

Public Document Pack



Notice of Meeting:

Cabinet

Meeting Location:

The Liz Cantell Room, Ealing Town Hall,
New Broadway, Ealing, W5 2BY

Date and Time:

Wednesday, 13 July 2022 at 7.00 pm

Contact for Enquiries:

Email: democraticservices@ealing.gov.uk

Telephone: 020 8825 6253

Chief Executive:

Tony Clements

Members:

P Mason (Chair)
J Anand
J Blacker
D Costigan

S Donnelly
B Mahfouz
S Manro
K K Nagpal
A Raza
L Wall

Portfolio

Leader of the Council
Cabinet Member for Thriving Communities
Cabinet Member for Healthy Lives
Deputy Leader and Cabinet Member for
Climate Action
Cabinet Member for Inclusive Economy
Cabinet Member for Decent Living Incomes
Cabinet Member for Good Growth
Cabinet Member for A Fairer Start
Cabinet Member for Tackling Inequality
Cabinet Member for Genuinely Affordable
Homes

AGENDA

Webcast Meeting

This meeting will be webcast live on the Council's Youtube site

[Ealing Council - YouTube](#)

- 1 **Apologies for Absence**
- 2 **Urgent Matters**
- 3 **Matters to be Considered in Private**
- 4 **Declarations of Interest**
- 5 **Minutes** (Pages 3 - 16)

To approve as a correct record the minutes of the meeting held on 15 June 2022.
- 6 **Appointments to Sub Committees and Outside Bodies**
- 7 **Budget Strategy and Medium Term Financial Strategy (MTFS) 2023-24** (Pages 17 - 46)
- 8 **Commitment of Public Health Grant to Fund New Inequalities and Engagement Initiatives** (Pages 47 - 54)
- 9 **Council Performance Report - Year End 2021-22** (Pages 55 - 74)
- 10 **Southall Reset** (Pages 75 - 228)
- 11 **Transport Programme 2022-23** (Pages 229 - 250)
- 12 **Ealing Indoor and Outdoor Sports Facility Strategy and Action Plan 2022 - 2031** (Pages 251 - 412)

Exclusion of the Public and Press

Published: Tuesday, 5 July 2022

Minutes of the meeting of the Cabinet

Date: Wednesday, 15 June 2022

Venue: The Liz Cantell Room, Ealing Town Hall, New Broadway,
Ealing, W5 2BY

Attendees (in person): Councillors

P Mason (Chair), J Anand, S Donnelly, B Mahfouz, S Manro, K Nagpal, A Raza and L Wall

Apologies:

D Costigan

Attendees (virtual): Councillors

J Blacker

Also present: Councillor Shaw (Chief Whip)

1 Apologies for Absence

Resolved

Councillor Costigan sent apologies for absence.
Councillor Blacker joined the meeting remotely.

This meeting was held in a hybrid format with members and officers able to join the meeting remotely.

However, regulations did not allow for members attending virtually to be counted as present in the attendance section of the minutes, and their attendance would not count as attendance in relation to section 85(1) of the Local Government Act 1972.

Members attending virtually would be able to speak but would not be able to vote.

2 Urgent Matters

There were none.

3 Matters to be Considered in Private

There were none.

4 Declarations of Interest

Councillors Anand, Mahfouz and Manro declared an interest and left the meeting for the duration of item 9 Private Rented Sector – Selective Licensing Scheme (Designation 2) by virtue of being landlords within the areas covered in the report.

5 Minutes

That the minutes of the meeting held on 18 May be approved as a true and correct record.

6 Appointments to Sub Committees and Outside Bodies

There were none.

7 Revenue and Capital Outturn 2021/22

Resolved

That Cabinet:

- i) notes the General Fund revenue budget outturn position of £2.678m net underspend (1.05%) for 2021/22 (section 4 of the report), and an underspend of £0.903m on the Housing Revenue Account (HRA) for 2021/22 (section 7 of the report).
- ii) approves for reserves to be topped-up by the General Fund underspend of £2.678m (section 9 of the report).
- iii) notes financial pressures arising from COVID-19 in 2021/22 with total spend of c£37m in relation to General Fund, fully funded from government grants (section 4 of the report) and £0.903m in relation to the HRA (section 7 of the report).
- iv) notes the progress on delivering the 2021/22 savings (section 5 of the report).
- v) notes the year end Dedicated Schools Grant (DSG) surplus of £0.781m within the DSG account (section 6 of the report).
- vi) notes the HRA balance as at 31 March 2022 of £4.925m and earmarked reserves of £15.249m (section 9 of the report).
- vii) notes the 2021/22 capital programme outturn variance of £0.009m overspend (paragraph 8.3 and 8.5.1 of the report).
- viii) approves the re-profiling of 2021/22 capital programme schemes with slippage in excess of £1m, of £67.469m (Appendix 2 of the report) into future years.
- ix) notes the General Fund balance as at 31 March 2022 of £15.919m and the total balance on General Fund earmarked reserves of £124.535m as at 31 March 2022 (section 9 of the report).
- x) noted the tabled addendum correcting table 8 in the report.
- xi) thanked Ross Brown (Chief Finance Officer), Shabana Kauser (Assistant Director, Finance) and the finance team for their hard

- work on on delivering a balanced budget.
- xii) thanks Ross Brown (Chief Finance Officer) for the support that he has given to the portfolio holder and the Council during his time being Chief Finance Officer.

Reason for Decision and Options Considered

The report outlined the Council's outturn position on revenue, capital, income and expenditure for 2021/22.

8 The Broadway Connection, Ealing Broadway W5 – Potential CPO

Resolved

That Cabinet:

- i) agrees, in principle, that the Council use its statutory powers, including its powers of compulsory purchase to support land assembly in respect of those properties within the Site that are not in the Developer's ownership, and to facilitate the comprehensive redevelopment of the Site, subject to the Council and the Developer entering into a CPO Indemnity Agreement (CPOIA).
- ii) delegates authority to the Director of Growth and Sustainability to negotiate and agree the terms and authorise the Council to enter into a CPOIA with the Developer summarised at paragraph 5.3 in the report.
- iii) agrees in principle to the disposal of Council land within the Site, shown on the plan in Appendix 1 of the report subject to the disposal being for best consideration under section 123 of the Local Government Act.
- iv) notes that the proposed development of the Site known as The Broadway Connection (the planning application for which is due to be submitted in August 2022) (the Development) would include the stopping up of the footpath at Haven Place, and agrees that Cabinet supports the preparation of an application to stop up Haven Place if required to facilitate the redevelopment of the Site and for the application to be progressed under officer delegations at the appropriate time.
- v) delegates authority to the Director of Growth and Sustainability to take all steps necessary to enable a CPO to be made including but not limited to:
 - (a) the carrying out of land referencing including without limitation the service of notices under section 16 of the Local Government (Miscellaneous Provisions) Act 1976 and/or section 5A of the Acquisition of Land Act 1981.
 - (b) the entry onto the Site and other land for the purpose of carrying out surveys pursuant to section 15 of the Local Government (Miscellaneous Provisions) Act 1976
 - (c) the preparation of a draft statement of reasons .
 - (d) the preparation of a draft CPO plan and schedule
 - (e) the preparation of notices to owners, lessees and occupiers, site notices and any other notices required to be served and/or

advertised in accordance with the Acquisition of Land Act 1981 should the Executive authorise the making of a CPO.

- vi) notes the current position with regard to the Site as shown on the plan in Appendix 1 of the report (the Site), noting in particular that the Site is currently incohesive and dated and British Land (the Developer) is proposing to submit a planning application for the comprehensive redevelopment of the Site and that regeneration of the Site can deliver a cohesive site with refreshed retail, significant improvements in public realm and connectivity, as well as, much needed quality office space, bringing social and environmental benefits to Ealing and contributing towards economic growth in the area.
- vii) notes that the Developer has strong financial standing and an excellent reputation and track record in carrying out and managing retail and commercially led development sites, including the existing Broadway Shopping Centre in Ealing.

Reason for Decision and Options Considered

The majority of the Site was originally assembled for comprehensive redevelopment by Glenkerrin Ltd and its directors well over 10 years ago (known at that time as the Arcadia development). When Glenkerrin 3 subsequently went into administration in December 2011 the part of the Site in its ownership was subsequently disposed of by the receivers.

Proposals for the Site were then brought forward in 2015 by London Newcastle for a mixed-use scheme focusing on retail and residential (the 2015 Scheme). The 2015 Scheme was approved in principle by the Council but subject to a challenge and call-in for consideration on heritage grounds. Following this, the majority of the Site was sold to the Developer in 2017 and the 2015 Scheme was withdrawn.

The Developer now owned most, but not all, of the Site. The Developer had contacted the few remaining third-party landowners and would attempt to acquire the remaining parts of the Site through negotiation. Although the Developer would continue to negotiate to acquire all necessary land interests and rights, given the size of the Site it was likely that this would not be possible and therefore a CPO would be required to assemble the Site to enable its comprehensive redevelopment.

The Developer proposed to submit a planning application for the Development in August 2022, the Development would provide replacement retail, restaurant and café uses at ground floor and significant new office provision on the upper floors, alongside new public realm, a music venue and leisure use, and enhanced permeability across the Site, in particular the creation of a more direct route from the train station to the existing shopping centre. Learning lessons from earlier failed proposals for the development of the Site, notably the 2015 Scheme, the Development would retain

some of the most important buildings to ensure a positive contribution to conservation and heritage.

Ealing Town Centre was the main shopping and food and beverage destination in the borough and ranked as one of London's 'Metropolitan Centres'. According to the recent Town Centre Health Check commissioned by the Council as part of the preparation of the new local plan, Ealing's footfall had held up relatively well since the Covid Pandemic. However, parts of it were slightly run down and in need of investment to protect the character and attraction of the area, which continued to suffer from lower business weekday footfall. The provision of new office space as well as providing jobs in itself would support the wider catchment area demand for shopping, leisure and services in the town centre. These two contributions would help support Ealing as a Metropolitan Centre and ensure it retained its competitive position compared to other centres across Greater London.

The Developer had ownership of a number of sites in the town centre, including the majority of the Site under consideration here, the Ealing Broadway Shopping Centre and International House. Considering the scale of potential investment in the wider area and the genuine opportunity to create a 'critical mass' of office provision sufficient to be attractive to the wider office market and to support town centre retail, leisure and service activities, the Developer had approached the Council to ask if the Council would be willing to exercise its statutory powers to enable it to complete the land assembly and facilitate the redevelopment of the Site.

Provided that the Council was satisfied that a sustainable, commercially led, cohesive redevelopment of the Site which delivered significant improvements to public realm and connectivity was consistent with the Council's strategic planning policies for the area it was able to support the principle of a CPO for this type of redevelopment subject to the Developer indemnifying the Council in respect of its costs by means of a CPOIA. Officers were satisfied that the Scheme proposed for the Site met this requirement for the purposes of this report.

The Council acting as planning authority would of course need to be satisfied that the specific Development proposals were consistent with its strategic policies for the future planning of Ealing Metropolitan Town Centre before granting planning permission for the Development, and it was noted that an approval in principle to make a CPO to support redevelopment of the Site as described above did not prejudice the Council's position as planning authority in the consideration and determination of specific planning application(s) for the Site (including the proposed Development) as such applications come forward. All planning applications related to the Site would be considered on their merits in the usual way.

The decision to make a CPO being sought at this stage was a decision in principle and it was proposed that a further report would be brought back to Cabinet for authority for confirmation of the making of a CPO in due course when the planning status of the Site was known, i.e., if/when both Ealing Council and the Mayor of London had resolved to approve a planning application for the proposed scheme for the Site following proper consideration of the planning merits.

The reason for requesting these 'in principle' decisions now was that this would give greater confidence to the Developer that a redevelopment scheme of the type described above would be deliverable in principle, as despite engaging in negotiations it may not be possible for the Developer to acquire all the remaining properties within the Site and rights required to redevelop the Site by agreement. Further, some of the work needed to prepare the CPO if required, needed to be started now and therefore the CPOIA needs to be put in place early to indemnify the Council against the cost of any work and officer time required to work with the project team to help prepare the CPO. This Developer confidence supports the Council's strategic objectives to promote good quality economic growth and local jobs for local people in its largest and most economically significant Town Centre.

Officers have considered the option of delaying this report until later in the planning application process for the Development. However, this would not give any benefit to achieving the positive outcomes of the redevelopment of the Site and would delay the implementation of the Development consent (if granted) if indeed a CPO is later required. The planning process is separate from the Council's executive decision making through Cabinet and it is not a legal requirements for a specific planning permission to have been granted for a site to make a CPO, it is appropriate for the Council to take an 'in principle' view now, and for the avoidance of doubt, such a decision does not fetter the Council's discretion as a planning authority in determining planning applications related to the Site.. In the meantime, the Developer can continue to seek to acquire the remaining property interests and rights required for redevelopment of the Site by agreement thereby potentially avoiding the need for a CPO later.

9 Private Rented Sector – Selective Licensing Scheme (Designation 2)

Resolved

That Cabinet:

- i) agrees to designate a new selective licensing area (to be known as Selective Licensing Designation 2) in the 12 wards of Acton Central, Dormers Wells, Greenford Broadway, Greenford Green, Hanger Hill, Hobbayne, Lady Margaret, North Greenford, Northolt Mandeville, Northolt West End, Perivale and South Acton (pre-May 2022 boundaries) as delineated and edged red on the map in the

draft designation in Appendix 1 for a five-year period, subject to confirmation by the Department of Levelling Up, Housing and Communities (DLUHC).

- ii) agrees that this Selective Licensing Designation 2 will have the same terms and conditions as Selective Licensing Designation 1 that was agreed by Cabinet on 8 December 2021. Those terms and conditions are set out in paragraphs 1.4 and 1.6 – 1.10 of the 8 December 2021 Cabinet report Private Rented Sector Licensing Schemes Renewal.
- iii) authorises the Director of Community Development, following consultation with the Portfolio Holder, to agree the final document requesting confirmation of the selective licensing designation from DLUHC.
- iv) Note the content of the Property Regulation teams HR/People Strategy in Appendix 3 of the report.

Reason for Decision and Options Considered

In order to bring private rented properties in Ealing with the worst property conditions under a selective licensing regime the council has adopted a phased strategic approach. The first phase of this approach had been the implementation of a small selective licensing designation in the three wards of East Acton, Southall Broadway and Southall Green (pre-May 2022 boundaries) which came into force on 1 April 2022. This ensured that there was a continuation of licensing (following the expiry of its initial PRS licensing schemes on 31 December 2021) in the three wards which have some of the worst property conditions, the most PRS complaints and some of the highest levels of category 1 hazards in the borough. This was known as Selective Licensing Designation 1.

Prior to the agreement of this designation, the council had undertaken a statutory consultation on its licensing proposals between 10 May and 16 August 2021. The findings of that consultation, the council's response to the representations made and the final proposals for the designation were presented to Cabinet in the 08 December 2021 report Private Rented Sector Licensing Schemes Renewal. The consultation also included proposals to introduce a second selective licensing scheme, known as Selective Licensing Designation 2 in the wards of Acton Central, Dormers Wells, Greenford Broadway, Greenford Green, Hanger Hill, Hobbayne, Lady Margaret, North Greenford, Northolt Mandeville, Northolt West End, Perivale and South Acton (Pre-May 2022 boundaries). The streets in this designation were listed in Appendix 2 to the report. This second phase was vitally important to ensure that improvements in the safety of properties could continue to be made across all wards where there was evidence of poor property conditions and serious housing hazards.

Having two phases to the scheme was strategically significant as it allowed the Property Regulation team to gradually scale up resource to administer and enforce a larger designation. The team was reduced in

line with the end of the initial schemes (December 2021) and recruitment was underway to ensure a fully operational team was in place to service designation 1. 2.7 in the report. However, it was noted in the 8 December 2021 cabinet report that scaling up for designation 2 was an even greater challenge. In response, a fully researched and realistic HR/People Strategy had been devised that would provide a practical road map to how this larger selective licensing designation would be resourced. The strategy set out the Property Regulation team's approach to the recruitment, development, and retention of people to the team to ensure the substantially enlarged licensing schemes are efficiently and effectively administered, scheme objectives met and statutory obligations are fulfilled. Refer to Appendix 3 of the report Approvals for selective licensing designations.

Confirmation from DLUHC was required for any selective licensing scheme which would cover more than 20% of the geographical area or would affect more than 20% of privately rented homes in the local authority area.

Designation 2 equates to 56.89% of the geographical area of the borough and 41.35% of the total affected (i.e. affected by the designation) private rented sector in Ealing. This figure was of the predicted PRS without s254 HMOs, which would be covered by additional or mandatory HMO licensing and not selective licensing. Together with designation 1, this would equate to 70.37% of the geographical area of the borough and 59.72% of the total affected private rented sector in Ealing. The figure for the total PRS inclusive of s254 HMOs in designation 2 was 45.23% and when combined with designation 1, is 65.06%. This designation therefore requires confirmation from DLUHC. Strategic importance of selective licensing for Ealing.

The government published its White Paper 'Levelling Up the United Kingdom' on 2 February 2022. Levelling up is the government's moral, social and economic programme and sets out how it will spread opportunity more equally across the UK. 2.12 The paper includes commitments to improve the PRS. These measures include: the publication of a further White Paper containing proposals to introduce a legally binding "Decent Homes" standard in the PRS. • explore a National Landlord Register. • bring forward other measures to reset the relationship between landlords and tenants, including through ending section 21 "no fault evictions". • A 50% reduction in non-decent homes by 2030.

Selective licensing compliments the measures proposed within the Levelling Up White paper. Licence conditions improve property conditions by requiring landlords to proactively manage their properties to a consistent standard. All eligible licensable PRS properties would have to be licenced with the council and recorded on a public register. Better managed properties/tenancies result in improved landlord-tenant

relations and longer, more sustained tenancies and less evictions. As well as supporting national policy objectives, property licensing supports the council in meeting a number of its own local strategic priorities, and these were set out in the paragraphs in the report.

The 2022 Ealing Labour manifesto sets out the following key pledges/priorities for the council: • Decent living incomes • Genuinely affordable homes • Good growth • Climate action • Thriving communities • Inclusive economy • Tackling crime and inequality • A fairer start • Healthy lives

In relation to genuinely affordable homes the manifesto recognises there was a housing crisis in London and that too many people could not access affordable, safe and decent homes. A number of pledges had been made to help deliver genuinely affordable homes including the following:

- a) Establishing a Private Renters Association, led by renters, to provide mutual support and advocacy for the 15,000 families that are renting privately within the borough. One of the objectives of the property licensing schemes is to increase awareness in tenants of the minimum standards to be expected in rented accommodation. Property licensing would therefore support the council in meeting this pledge.
- b) Continuing the fight with government to give us the powers we need to extend our landlord licencing scheme across 100% of the borough, to ensure that we put an end to rogue slum landlords taking advantage of tenants.

The proposed designation 2 would increase selective licensing to 15 wards as opposed to the 3 wards currently covered by designation 1. One of the objectives of the property licensing schemes was to eliminate rogue landlords. Implementing the enlarged designation 2 was a significant step towards meeting this pledge.

Presently eight wards have not been included in selective licensing designations 1 or 2. These being Cleveland, Ealing Broadway, Ealing Common, Elthorne, Northfield, Norwood Green, Southfield and Walpole (pre-May 2022 boundaries). Although these wards contained high levels of PRS the evidence did not show the higher proportion of housing hazards that we had see in other parts of the borough. We would however continue to monitor the wards not included in the schemes and should the evidence change then consideration would be given to develop proposals for a third designation.

10 Future Funding for the Voluntary Sector

Resolved
That Cabinet

- i) approves a six-month extension from 1 April 2023 to 30 September

2023 to the existing grants in the 2019-23 VCS Funding Programme subject to satisfactory monitoring of current service delivery costing £1.12m.

- ii) approves the proposals for consultation on the 2023-27 VCS funding programme.
- iii) notes there will be a future report following the consultation on the 2023-27 VCS funding programme with recommendations for priorities and budget allocations.

Reason for Decision and Options Considered

A six-month extension to the current VCS funding programme was needed to allow sufficient time for a reasonable and rational consultation process post-election and the application and assessment processes for the VCS funding programme for 2023-27. The extension also factored in adequate notice for currently funded VCS organisations to wind down their existing activities and for the newly funded organisations to mobilise in advance of the start of delivery of services from 1 October 2023.

Not to extend the current grant funding would mean that a number of key services would cease to be provided whilst the application process for the 2023-27 programme was being conducted.

The council was obliged to consult with the voluntary sector about grant funding. Not to consult would be contrary to the commitment to the voluntary sector through the joint council, CCG and VCS partnership agreement.

11 Right to Buy-back Fund - GLA Grant Agreement

Resolved

That Cabinet:

- i) notes that the application for up to £3.250m to the GLA Right to Buy-back Fund has been successful.
- ii) agrees that the Council enter into the grant agreement to secure the funding.
- iii) delegates authority to the Director of Housing Development to finalise the terms of the grant agreement with the GLA and authorise the Council to enter into the agreement.
- iv) approves an increase in the Temporary Accommodation Acquisitions Framework capital budget by up to £2.223m to be fully funded by the grant at 1.1 of the report.
- v) approves the substitution of up to £1.027m of the grant at 1.1 of the report in place of currently approved borrowing supporting the TA Accommodation Acquisitions Framework capital budget.

Reason for Decision and Options Considered

The Mayor of London had launched a new Right to Buy-back (RTBB) fund to help increase the stock of council-owned housing and to mitigate the historic

impact of the Right to Buy policy on London's affordable housing. This forms part of the GLA's Affordable Homes for Londoners Programme 2016-2023.

The GLA was making funding available for affordable housing tenures, but specifically encouraged and expected to allocate the majority of grant under this fund to bids for acquisitions that would be let at social rent levels or accommodation within Affordable Rent levels or Local Housing Allowance rates (whichever was lower) for households who were homeless or at risk of homelessness and in housing need.

The standard grant rate is £100,000 per property under the social housing route and £65,000 per property under the temporary accommodation (TA) route.

100 per cent of grant is payable upon completion once the grant recipient had confirmed that the relevant land acquisition milestone has been achieved.

Acquisitions funded through the Right to Buy-back fund must be completed before March 2023 and only capital funding was available to support the acquisition costs of these homes.

All homes purchased through this scheme must also meet the Government's Decent Homes Standard, be in a fit condition (subject to ongoing repairs and maintenance) to be occupied for the agreed purpose for at least a further 30 years and do not form part of any known or anticipated plans for demolition within that timeframe.

For properties to be eligible for Right to Buy-back Funding, bidders must have acquired either a freehold interest or a leasehold interest with a minimum of 60 years unexpired duration.

Ealing have successfully bid and received an allocation up to £3.250m to part-fund the acquisition of up to 50 properties for use as Temporary Accommodation.

12 Stanhope Primary School Redevelopment

Resolved

That Cabinet

- i) notes the update provided in this report relating to the proposed redevelopment of Stanhope Primary School, which was incorporated into the capital programme by Cabinet in January 2019.
- ii) authorises the Assistant Director: Planning, Resources and Service Development to further develop proposals for a rebuild of the school.
- iii) authorises the Assistant Director: Planning, Resources and Service

Development to undertake consultation with required stakeholders on the proposals.

- iv) a) Agrees, subject to the outcome of public consultation, to an application being submitted for the consent required from the Secretary of State, for the appropriation of land for residential purposes to generate capital funding towards the rebuild of the school.
 - b) Notes that further report will be presented to Cabinet following the activities in 1.4 a), for Cabinet to decide whether to proceed with the appropriation of land for residential purposes.
- v) notes that the site is shared with the Ealing Education Centre (EEC) which provides training and continuing professional development (CPD) for school staff, and that EEC would move to an alternative site, yet to be confirmed.
- vi) authorises the Assistant Director Planning, Resources and Service Development:
 - a. to invite and evaluate tenders or run a mini-competition via a framework or dynamic purchasing system for the pre-construction services agreement to develop proposals for redevelopment works at Stanhope Primary School at an estimated value of £0.6m, to be for a period of 12 months, funded from the Stanhope Primary School Rebuild budget in the schools capital programme;
 - b. to invite and evaluate tenders or run a mini-competition via a framework or dynamic purchasing system for any enabling and temporary accommodation works required for the redevelopment works at Stanhope Primary School, funded from the Stanhope Primary School Rebuild budget in the schools capital programme;
 - c. to submit any planning applications required to progress with the redevelopment of the school.
- vii) delegates to the Assistant Director: Planning, Resources and Service Development to seek all necessary Planning and Statutory Approvals for the schemes described in this report.
- viii) notes that contracts will not be entered into until further approval has been obtained.

Reason for Decision and Options Considered

The decisions were required to enable the Council to progress with plans to rebuild Stanhope Primary School.

Under the Council's Constitution, Cabinet approval was required to proceed with schemes over £5m per annum in value, Portfolio Holder approval was required in order to proceed with schemes between £0.500m and £5m per annum, and the schemes up to £0.500m per annum fall within Director delegated powers.

13 Date of the Next Meeting

Resolved

That Cabinet notes that the next meeting of Cabinet would be held on 13 July 2022 at 7pm.

Meeting commenced: 7.00 pm

Meeting finished: 7.42 pm

Signed:

Dated: Wednesday, 13 July 2022

P Mason (Chair)

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Report for: **DECISION**

Item Number:

Contains Confidential or Exempt Information	No
Title	BUDGET STRATEGY AND MTFS 2023/24 TO 2025/26
Responsible Officers	Ross Brown. Chief Finance Officer (Section 151)
Authors	Shabana Kausar, Assistant Director Strategic Finance
Portfolio	Councillor Steve Donnelly, Cabinet Member for Inclusive Economy
For Consideration By	Cabinet
Date to be considered	13 July 2022
Implementation Date if Not Called In	26 July 2022
Affected Wards	All
Area Committees	All
Keywords/Index	Budget strategy, Medium-Term Financial Strategy (MTFS), Budget approach/process.

Purpose of Report

Ealing Council has delivered on the objectives of its Future Ealing programme that has focused on improving the life of the residents and most vulnerable in the Borough whilst working with significantly reduced budgets after a prolonged duration of successive funding reductions. The 2022/23 Budget Strategy saw continued investment supporting vital areas to provide a sustainable platform for services to be delivered from.

The report updates Cabinet on the current financial planning position and to seek endorsement for the savings strategy for 2023/24, which reflects the savings which will be required over the next three years of the Medium-Term Financial Strategy (MTFS), 2023/24 to 2025/26.

This report represents the first stage in the Council's annual budget planning process for 2023/24, following the agreement of the MTFS by Council in

February 2022.

The report also sets out the Budget Strategy for the Capital Programme and for the Housing Revenue Account 2023/24.

1. Recommendations

1.1. It is recommended that Cabinet:

- 1) Note the lack of clarity regarding the timing of the Governments Spending Review and the lack of any indication as to the value of financial settlement to Local Authorities which makes budget planning, particularly in the current environment unnecessarily complex and challenging.
- 2) Agrees that Executive Directors prepare detailed plans and budget proposals in accordance with the Administration's priorities and financial strategy objectives (paragraphs 4.2 to 4.4), taking into account emerging expenditure and funding information (section 3) and the proposed approach to savings identification (paragraph 4.5). Flowing from that budget proposals are to be brought back to Cabinet for approval as part of the annual budget report.
- 3) Sets a requirement to identify savings proposals that will close the revised forecast budget gap for 2022/23 of £38m by the end of the budget process.
- 4) Notes the increase in the forecast budget gap of £16m profiled in 2022/23 which increase the indicative cumulative budget gap over the three-year Medium-Term Financial Strategy period from c£71m to c£87m; and sets a requirement to also bring forward proposals to close the forecast gap in 2023/24 onwards, recognising that the local government finance settlement could have a material impact on this value.
- 5) Agrees that any revenue growth proposals will require savings of an equivalent quantum to be identified (paragraph 5.9.2).
- 6) Notes and agrees the capital investment process as set out in the report (section 6).
- 7) Notes Housing Revenue Account (HRA) Budget Strategy (section 7).
- 8) Notes the budget preparation timetable as set out in the report (section 8).

2. Reason for Decision and Options Considered

2.1. The Council made significant investment in service areas as part of the

2022/23 budget process but continues to face significant budget pressures in future years and uncertainty, including the continuing level of support from Central Government over the medium term. Additionally due to an increased demand for services, the long-term impact of COVID-19 alongside the current backdrop of the cost of living crisis including most notably the rising inflation and energy prices, council services continue to operate in a challenging resource environment where small demand change can lead to material budget variances.

- 2.2. This report is part of the Council's budget setting and business planning process. The Medium-Term Financial Strategy (MTFS) was recommended by Cabinet in February 2021 and approved by Council on 2 March 2021. Building upon that there was the subsequent approval by Cabinet in May 2022 a re-allocation of revenue growth.
- 2.3. This report now seeks approval of the updated MTFS assumptions for 2022/23 to 2024/25 so that officers can prepare detailed budget proposals for Member consideration as part of the annual budget-setting cycle in line with the timetable in section 8.
- 2.4. The overarching objective of the MTFS is to set a priority-led budget over the medium term that is balanced and realistic; and supported by achievable savings plans. However, it must be recognised that significant budget gaps such as that set out in this report could severely curtail the ability of the Council to deliver service levels in line with those currently provided.
- 2.5. The Council will continue to consider the necessary funding requirements for delivering its priorities as part of the annual medium term financial strategy (MTFS) and budget process.

3. Financial Context and Overview

3.1. Spring 2022 Statement

3.1.1. On 23 March 2022, the Chancellor presented his Spring Statement to House of Commons which included the following key announcements:

- a) Household Support Fund
 - Extension of the scheme into 2022/23
 - £1bn allocation, almost doubled from 2021/22 allocation of £421m
- b) Business Rates – Green Reliefs
 - At Autumn Budget 2021, the Government announced two new measures to support green investment and the decarbonisation of buildings, to apply from April 2023. The first measure was an exemption for eligible plant and machinery used in onsite renewable energy

generation and storage. Plant and machinery such as rooftop solar panels, wind turbines, and battery storage will be exempt along with storage used with electric vehicle storage points. The second measure was a 100% relief for eligible low-carbon heat networks which have their own rates bill.

- At the Spring Statement the Chancellor announced that the Government would bring forward this investment in energy efficiency and clean heat to support the security of energy supply.
- These measures will therefore come into effect one year earlier from 1 April 2022.
- The Valuation Office Agency (VOA) will work to implement this exemption, and it will be backdated to the date the regulations came into force.
- Council's will be reimbursed for these funds through an additional section 31 grant.

c) Other

- VAT on the installation of energy efficient systems would be cut from 5% to zero from April 2022. The cut to VAT for the next five years covers the installation of technologies such as solar panels, heat pumps and insulation.
- 5p cut to fuel duty

3.1.2. The general national and local health of the economy has both direct and indirect impacts on the Council's medium-term financial strategy. The comprehensive spending review (CSR) usually will provide a funding outlook over the short to medium term considering the latest economic performance and projections of e.g., GDP, borrowing, taxation levels and employment rates. Although the government has published a multi-year CSR it only provided local government with another one-year finance settlement for 2022/23. This makes it difficult to assess the financial impact of the current MTFs assumptions in the medium term. It is made even more difficult due to the current economic climate driven by cost of living crisis, rising energy costs, inflation, war in Ukraine and the pandemic and impact of these factors in the short to long term on the national and local economy.

3.1.3. It is too early to speculate on the details that may be included within financial settlement for local government but there are a number of long-standing funding issues that remain unresolved which include:

- Details and revised timeline of the 'Fair Funding Review' and Business Rates baseline reset. As confirmed by London Council following publication of the finance settlement the Government set out their intentions to work closely with local government and other stakeholders over the coming months and to consult on any potential changes. There

has been no formal consultation with regards to any funding changes.

- Impact of Business Rates Revaluations.
- Future of the New Homes Bonus grant scheme.
- Long-term funding arrangements for Social Care.
- Arrangements for Council Tax and future of the Social Care Precept.

3.1.4. At the time of writing this report, it remains unclear when the government will release the local government financial settlement, although the Secretary of State for Department of Levelling Up, Housing and Communities (DLUHC) made an announcement at the Local Government Conference on 29 June that council will receive a two-year settlement from next year. Even though the announcement of a two-year settlement is positive there is still uncertainty over what this maybe and if any of the above funding issues will be resolved. At this time the Council will need to continue to plan with little or no funding certainty over the medium term until the multi-year settlement is published.

3.2. **Queens' Speech**

3.2.1. The third Queen's speech was delivered on 10 May 2022 which proposed a total of 38 Bills and various other policies and commitments (which may require additional legislation).

3.2.2. The 38 bills referred to in the Queens speech can be grouped into the following policy objectives:

a) Growing the economy to address the cost of living

- A total of 23 Bills have been introduced to support growing the economy.
- Those most relevant to local government are:
 - 1) Levelling Up and Regeneration Bill - some of the main elements of this Bill will be:
 - The creation of a new model of combined authority - the 'County Deal'.
 - New powers for local authorities to bring empty premises back into use and instigate rental auctions of vacant commercial properties in town centres and on high streets.
 - Capturing more of the financial value created by development with a locally set, non-negotiable levy to deliver the infrastructure that communities need.
 - Giving residents more of a say over changing street names and ensuring everyone can continue to benefit from al fresco dining.
 - 2) Schools Bill – main elements of the bill are:
 - to ensure funding is allocated on a fair and consistent basis for all schools wherever they are.
 - support more schools to become academies.
 - implement a direct National Funding Formula, so that each mainstream school will be allocated funding on the same basis,

wherever it is in the country

- 3) Non-Domestic Rates Bill – this aims to introduce more frequent revaluations with the intention of making rates bill more responsive to economic changes. Some the main elements of the Bill will be:
 - Shortening the business rates revaluation cycle from five to three years from 2023.
 - Tightening appeals against rates on the basis of changing circumstances.
 - Introducing new 12-month rates relief on increases to rateable value arising from improvements made to a property.
 - Introducing a new 100% rates relief for low carbon heat networks that are assessed as separate entities for business rates.
- 4) UK Infrastructure Bank Bill – the objective is to support economic growth including at a regional and local level and to provide the Bank with the necessary powers to lend directly to local authorities.
- 5) Procurement Bill – which aims to boost business by making public procurement more accessible for new entrants such as small businesses and voluntary, charitable and social enterprises, enabling them to compete for public contracts. Key elements of the Bill will be:
 - Enshrining in law the objectives of public procurement.
 - New exclusion rules will enable unacceptable behaviour and poor performance to be tackled including allowing past performance to be properly considered.
 - Facilitating time-saving for public bodies through new streamlined procedures.
 - Enabling smaller contracts to be restricted to UK suppliers,

b) Making the streets safer

- A total of 7 new Bills will be introduced under the policy objective aim of which is to cutting crime with a particular focus on public order arising from public protest, enhancing national security including threats to certain public locations and venues, tackling economic crime, addressing modern slavery, increasing online safety and supporting the victims of crime.

c) Funding the NHS to clear the Covid backlogs

- Alongside reference to a number of policy initiatives including the reform to Social Care and additional funding for health and social care, the government has indicated it will publish draft legislation to reform the Mental Health Act.

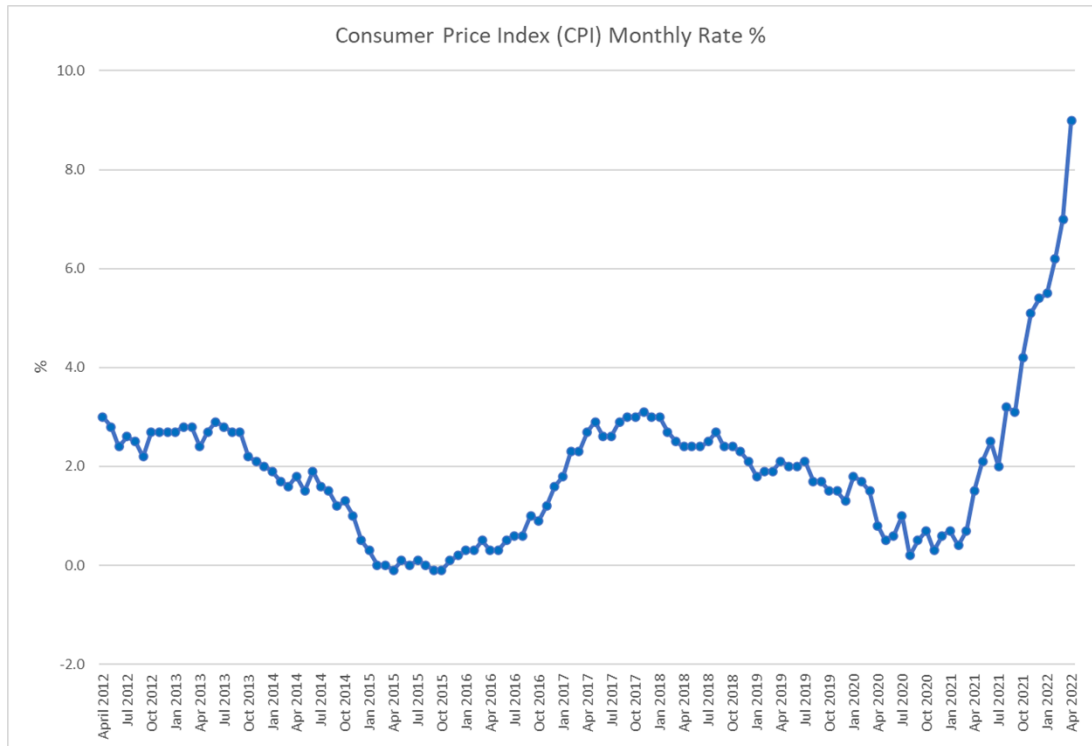
d) Providing the leadership needed in challenging times

- A total of 7 new Bills will be introduced under the policy objective covering a range of issues from a Bill of Rights to Freedom of Speech, from Northern Ireland to Animal Welfare.

3.3 Inflation

3.2.3. Currently inflation stands at 9% (CPI April 2022) which is 7% above the Bank of England inflation target rate and the highest rate since 40 years. The chart below shows the movement in inflation over the period April 2012 to April 2022.

Chart 1: Consumer Price Index (CPI) Monthly Rate between April 2012 to April 2022



Source: ONS CPI Inflation April 2022

3.2.4. The impact of the on-going inflation increases combined with the cost of living crisis and rising energy prices are starting to have significant impact on the local and national economy. The Council is not immune to this and will also be impacted. Below is list of key service areas or contracts that have been identified to have a financial impact in-year.

- a) Social care services - across both adults and children services are expected to be faced with additional in-year costs in relation to higher fees to care providers to offset their rising costs of running care homes.
- b) Home to School Transport - cost increases driven predominately by the rising fuel prices.
- c) Construction Costs - the soaring cost of construction materials means the costs of delivering capital projects is at risk of increasing which will impact both the General Fund and Housing Revenue Account (HRA) programmes. At the moment most contractors are trying to absorb such costs within their

project budgets through the use of project contingency. However, as inflation keeps rising there is a higher probability that developers/providers will pass on some of these costs onto the Council. Although this will be dependent on individual negotiations and contract terms such cost increases could have an impact on the Council's treasury management budgets and borrowing requirements which may require the Council to review, defer and/or reprioritise capital projects in order to balance the overall budget.

- d) Private Sector Rental Market - landlords may seek to increase rents in line with inflation which can lead to additional costs due to the availability of genuinely affordable private rented properties which could lead to increased homelessness caseload requiring the need for temporary accommodation and use of bed and breakfast. In addition, if the Local Housing Allowance does not rise in line with inflation this could impact council budgets due to the differential between the rent income and cost of property lease in relation to temporary accommodation.
- e) Pay Inflation – The following proposals have been put forward by unions to the National Joint Committee (NJC) for consideration as part of the annual pay award review:
 - A substantial increase with a minimum of £2,000 or the current rate of RPI - whichever is greater - on all spinal column points
 - 11.1% for Chief Officers

3.2.5. As part of the annual budget process for 2022/23 the following inflation has been set aside in-year for inflation:

- £3.475m (2.5%) for pay inflation
- £1.200m for contract inflation

3.2.6. It is recognised that although this may not be sufficient to fully fund all inflation driven pressures borne by the Council, officers will flag pressures to the Senior Leadership Team (SLT) and Members via the in-year financial monitoring process to ascertain the impact. Where required SLT will look to put in place measures and corrective action that continues to deliver a balanced budget for the year. Where such actions cannot fully meet the financial pressures, the Council will need to use its cash reserves to balance its budget in 2022/23. Any recurring cost pressures will need to be considered as part of the 2023/24 MTFS and budget process.

3.2.7. Global price increases and spiralling inflation are having a major impact on these day-to-day services and construction projects and the Council could be faced with extraordinary additional costs at a time when budgets are already under strain. Councils have a legal obligation to balance their budgets and have very little scope for meeting these pressures without cutting services,

cancelling or delaying major infrastructure projects, proposing council tax rises next year or using one-off reserves. With inflation likely to rise even further and remain high for the foreseeable future, councils face a winter of difficult decisions unless financial support is provided by government to offset these extraordinary additional extra costs.

3.4 Interest Rates

3.4.1 Over the last year the Bank of England has increased interest rates by 1% between 16 December 2021 to 16 June 2022 to 1.25%. The Bank of England Monetary Policy Committee are expected to review this next on 4 August 2022.

3.4.2 Officers will be observing the increase in interest rates on councils borrowing requirement and will feed this into the quarterly financial position and the 2023/24 MTFS and budget process.

3.5 New Health and Social Care Reforms

Overview

3.5.1 In September 2021 the government announced funding reforms for adult social care to be funded through the introduction of a new UK wide 1.25% Health and Social Care Levy, based on NI contributions, funding for which has only been provided on a one-off basis within the new Services Grant.

3.5.2 In December 2021, the government published a white paper 'People at the Heart of Care' which outlined a 10-year vision to put personalised care and support at the heart of adult social care, ensuring that people:

- Have the choice, control and support they need to live independent lives
- Can access outstanding quality and tailored care and support
- Find adult social care fair and accessible

3.5.3 This white paper established the main pillars of investment and transformation of the adult social care system over including:

- Housing and home adaptations
- Technology and digitisation
- Workforce training and wellbeing support
- Support for unpaid carers, and improved information and advice
- Innovation and improvement

3.5.4 As part of the Chancellor's autumn budget a total of £5.4bn was announced for adult social care reform over the spending review period.

Health and Social Care Act

3.5.5 Regulations to support this are now included in the Health and Care Act which gained Royal Assent in April 2022. The Act puts into legislation the new arrangements, both borough based and within sub regional NHS structures,

which already exist in shadow form in Ealing and the North West London region, supported by the Integrated Care Partnership arrangements already in place.

3.5.6 Social care reform sets out the long-term aspirations for how people will experience care and support in the future. To ensure that everyone:

- has choice, control and support to live independently
- can access outstanding quality and tailored care and support
- finds adult social care fair and accessible.

3.5.7 Social care reform also sets out:

- Long-term vision for adult social care workforce.
- Ambition to ensure availability of sufficient choice of housing options.
- Proposals to improve information, advice and support services for people with informal caring responsibilities.

Social Care Charging Reforms

3.5.8 The most significant changes proposed involve changes to the way people pay for their care and support. From October 2023:

- No one will have to pay more than £86,000 for their personal care costs. Currently there is no limit on how much you might pay.
- Individuals with less than £100,000 in savings and assets are likely to be eligible for help from their local council with their care costs. Currently only those with less than £23,250 are eligible for state support.
- More people will be able to ask their local council to arrange their care for them to give them a choice of better value care.

3.5.9 The reforms will increase demand for social care assessments and financial assessments from self-funders who will be eligible to have a care account to track their progress towards the new £86,000 cap. Once they have hit the cap the Council will have responsibility to arrange care and reassess any on going financial contribution towards those costs. In addition, the increase in the savings and assets thresholds from £23,250 to £100,000 means that more people will be eligible for financial assistance from the Council. In order to manage this new demand, the government is advising that councils set up a process for early identification and assessment of self-funders from 1 April 2023, ahead of the reforms taking effect from 1 October 2023. A non-ringfenced grant for implementation of the social care charging reforms has been allocated in this year for this purpose.

3.5.10 This grant is designed to cover the planning and preparation costs associated with charging reform to recruit additional staff to manage the increased demand for assessments and the implementation of the care account module. Based on current planning estimates, the implementation grant is not sufficient to meet the anticipated levels of additional resource required.

Fair Cost of Care

- 3.5.11 A sustainable care market is fundamental to underpinning the ambition set out in the white paper published in December 2021. To support this commitment, a grant for 'Market Sustainability and Fair Cost of Care Fund' was announced in the finance settlement.
- 3.5.12 To prepare the market, government expects Councils to:
- conduct a cost of care exercise for only those providers within its borough to determine the sustainable rates and identify how close they are to it
 - engage with local providers to improve data on operational costs and number of self-funders to better understand the impact of reform on the local market (particularly the 65+ residential care market, but also additional pressures to domiciliary care)
 - strengthen capacity to plan for, and execute, greater market oversight and improved market management to ensure markets are well positioned to deliver on our reform ambitions
 - use this additional funding to genuinely increase fee rates, as appropriate to local circumstances.
- 3.5.13 The following are the key conditions the Council needs to meet with regards to 'Market Sustainability and Fair Cost of Care Fund'
- Submission of Cost of Care, Market Sustainability Plan and spend return in October 2022
 - 75% of the funding in 2022/23 to be spent toward rate fee increases paid to providers in scope (65+ care homes and 18+ homecare).

Integration with Health

- 3.5.14 Integrated Care Systems (ICSs)
- ICS will comprise an NHS Integrated Care Board and a Borough Based Partnership.
 - ICB's will be established as statutory bodies in England and will be responsible for the day to day running of the NHS, while the Borough Based Partnership will develop an integrated care strategy to address the system's health, public health and social care needs.
- 3.5.15 There are two forms of integration that will be enshrined in legislation:
- 1) integration within the NHS to enable NHS organisations to work together across a system; and
 - 2) integration between the NHS, local authorities and other partners to deliver improved outcomes for health and wellbeing of their populations.
- 3.5.16 The ICB and relevant council will be required to establish a Borough Based Partnership, bringing together wider partners across the NHS, social care, public health and wider stakeholders.

Integrated Care Board (ICB)

3.5.17 Putting ICBs on a statutory footing will give them decision-making powers and responsibilities for NHS system performance, delivery and sustainability. It will also allow NHS England to have an explicit power to set a financial allocation or other financial objectives at a system level.

3.5.18 The ICB will be responsible for:

- The day to day running of the NHS and have specific requirements to develop a plan to meet the health needs of the population within their area
- To set the strategic direction of the system and develop a capital plan for NHS providers in their system
- Meeting the whole system financial objectives which require financial balance to be delivered.
- It will also take on the commissioning functions of clinical commissioning within its boundaries and some of those of NHS England.
- Delegating commissioning and functions to place level partnerships and provider collaboratives.

Borough Based Partnership (BBP)

3.5.19 The BBP (also known as the Integrated Care Partnership) is a key role which will develop an integrated care plan to address the health, social care and public health needs in its system, to which each ICB and the council will be required to have regard.

3.5.20 Membership of the BBP could include representatives of Health and Wellbeing Boards (HWBs), local Healthwatch organisations, the voluntary and community sector, social care providers, housing providers and other partners involved in health and wellbeing.

Other New Duties

3.5.21 The Act introduces a new duty for the Care Quality Commission to conduct reviews of councils regulated adult social care functions and assess councils' performance and publish a report of its assessment.

Financial Impacts of the new Health Social Care Reforms

3.5.22 The Council has received a total of £1.064m one-off funding in 2022/23 of which £0.957m is the 'Market Sustainability and Fair Cost of Care Fund' ring fenced grant and £0.107m as a non-ringfenced grant for implementation of the social care charging reforms.

3.5.23 Officers are currently working on producing the fair cost of care which would help identify funding pressures with regards this element of the reform. As further details of respective policies and guidance are released a financial implication assessment will need to be undertaken in collaboration with London

Council's to determine the impact on the Council's finances.

3.5.24 There is a high risk that any potential the funding allocated through the local government finance settlement may not be sufficient to cover the additional costs likely to be incurred by councils. These concerns have been expressed by the Local Government Association as part of their original feedback earlier in the year.

3.5.25 Any additional funding is not intended to deal with the pressures arising from additional demand, complexity of demand and associated costs and there are concerns across the sector around increased demand, particularly flowing from the pandemic.

3.6 2022/23 Budget and MTFS 2023/24 to 2025/26

3.2.8. The MTFS, covering the 4-year period 2022/23 to 2025/26, was approved by Cabinet and Council in February and March 2022 respectively. It reflects the impacts of central government funding decisions, analysis of advice and information from relevant organisations and the effects of the national and local economic context. It provides a robust financial framework to support achievement of the Council's overall objectives and delivery of services.

3.2.9. By necessity, the MTFS is updated to reflect changing circumstances, updated priorities and ambitions, the latest financial situation and external factors such as Government funding settlements. Uncertainty regarding the impact of postponed local government funding reforms (business rates baseline funding reset and the Fair Funding Review) and widely anticipated economic recession that is likely to follow the pandemic present significant risks. This in turn creates a high degree of uncertainty both within and beyond 2022/23. As such the MTFS and budget strategy is being compiled in a period of unprecedented financial uncertainty and any estimate beyond one-year is very much speculative.

3.2.10. The table below summarises the MTFS forecasts for 2022/23 to 2025/26 and confirms the forecast budget gap of £22.718m, £23.982m and £24.533m for the years 2023/24 onwards.

Table 1: 2022/23 to 2025/26 Medium Term Financial Strategy (MTFS) Summary

MTFS 2022/23 to 2025/26	2022/23	2023/24	2024/25	2025/26
	£M	£M	£M	£M
Total Funding	(256.587)	(255.547)	(260.724)	(265.379)
Net Budget Requirement	253.087	274.765	303.924	333.112
Contributions to (+) / from (-) reserves	3.500	3.500	3.500	3.500
Net Budget Requirement after Reserves	256.587	278.265	307.424	336.612
Forecasted Budget Gap - Incremental	0.000	22.718	23.982	24.533

Forecasted Budget Gap - Cumulative	0.000	22.718	46.700	71.233
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Source: Budget Strategy & MTF5 2022/23 to 2025/26 - February 2022 Cabinet

3.3. **General Fund Balance**

3.3.1. For 2022/23 the Council's General Fund balance was set at its risk-assessed target level of £15.919m. Having reviewed the current financial challenges being faced as a result of the pandemic, the Chief Finance Officer, as the Council's Section 151 Officer, has considered the level of General Fund Balance very carefully. In conjunction with the annual budgeted contribution of £3.5m to reserves the General Fund balance of £15.919m is assessed to be adequate at the level given, in view of the risks the Council is facing and considering Ealing's spending history. The adequacy of reserves will continue to be reviewed annually and given the unknown financial long-term impact of the pandemic it is particularly difficult to determine accurately.

3.4. **Adequacy of Reserves**

3.4.1. The Council also sets aside funding in reserves for specific purposes and to mitigate financial risks as part of the budget planning and monitoring process. At 31 March 2022 the Council's General Fund earmarked reserves (excluding COVID-19 grant and other technical reserve balances) totalled £79.021m, of which £39.603m relates to un-ringfenced reserves.

3.4.2. With the exception of the last few years the Council has previously seen its reserve balances reducing year on year and whilst prudent and appropriate for the typical budgetary requirements and normal challenges faced by Ealing, they are not meant to nor have the capacity to deal with significant pressures and nor should reserves be fully depleted without very careful consideration of the impact on future years.

3.4.3. As such, the Council needs to continue to act in a prudent manner and reduce the reliance on reserves in year, and importantly, not commit to any expenditure that could expose the Council to any risk that may ultimately result in further reserve commitments being required.

3.4.4. Reliance cannot be placed on reserves as a funding strategy for 2022/23 onwards. Recurring revenue savings from service areas or new income streams must be found to meet the forecast budget gap. Further reviews of reserves will be undertaken during 2022/23 as part of the MTF5 process, however it should be noted that reserves including the use of General Fund balance will only be no considered as a last resort and in exceptional cases in order to fulfil the statutory obligation to set a balanced budget.

4. **Approach to Budget Setting**

3.5. As set out above, the postponement of funding reforms and the absence of

government spending plans mean that there is maximum funding uncertainty, making the preparation of medium-term financial plans highly complicated and speculative.

3.6. **Delivering Administration Priorities**

3.6.1. The budget process is priority-led, aligning the allocation of resources with the priorities of the Administration. There are three key new Administration priorities for Ealing covering the MTFS period:

- Creating good jobs
- Tackling the climate crisis
- Fighting inequality

3.6.2. Alongside the MTFS the Council Plan is the council's key strategic planning framework. The Council is developing an updated council plan for the period 2022-26 aligned to the priorities in the Labour manifesto and reflecting other requirements on the Council including demand pressures and statutory requirements. This will be presented to Full Council in July 2022 and will identify key year one deliverables.

3.6.3. The key priorities set out above are supported by nine priority outcomes delivered via the Future Ealing programme. The nine ways to make the borough better are:

- Tackling inequality
- Climate action
- Decent living Incomes
- Inclusive economy
- Genuinely affordable homes
- Good growth
- Thriving communities
- A fairer start
- Healthy lives

3.6.4. Priority programmes to deliver on these priorities is managed through the Future Ealing governance and include:

- Housing Delivery Programme - successfully meeting the 2,500 genuinely affordable homes programme in the period 2018-22 and now working towards a target of 4,000 for the period 2022-26.
- The Better Lives adults programme - seeking to maximise independence for vulnerable and older adults and prepare for the national social care reforms.
- Children's programme - seeking to deliver good outcomes for vulnerable young people and care leavers.

- Homelessness programme - seeking to prevent homelessness and provide increased suitable accommodation for families who are homeless.
- Digital programme - making it easier for residents to access services with 86 of council services now online and over 150,000 resident and business 'my accounts' created.

3.6.5. These are alongside the commitment of the new Administration to deliver London Living Wage, Ethical Charter and Social Value.

3.7. **Future Ealing Outcomes**

3.7.1. The Council will continue to use Future Ealing as a vehicle for delivering the 2023/24 and future years budget strategy.

3.7.2. The Future Ealing budget strategy contains two main strands:

1) **Future Ealing Outcomes**

Continued drive on Future Ealing outcomes and the associated savings that this approach brings.

2) **Modern Council**

The focus of Modern Council is to identify opportunities to create more integrated and joined-up operations; deliver optimal support services; make more effective use of technology; adopt a more commercial approach; and ensure the effectiveness and efficiency of internal business processes.

3.8. **Key Deliverables and Objectives**

1) **Set and Deliver a Balanced Budget**

Councils are required to deliver a balanced budget each year ensuring that the projected expenditure and commitments can be matched by the available resources in year. Over the last three financial years the government has only announced one-year settlements for Local Government.

Against the current backdrop of the cost of living crisis exacerbated by the rising inflation and energy prices, council services continue to operate in a challenging resource environment where small demand change can lead to material budget variances.

In addition to this, postponement of funding reforms, implementation of new health and social care reforms and the absence of detail government spending plans mean that there is maximum funding uncertainty, making the preparation of medium-term financial plans highly complicated and speculative.

In response to these challenges, it is necessary for the Council to consider and implement a set of measures that look to deliver a balanced budget. These measures could in some instances not deliver on the objectives of Future Ealing but are a necessary approach to set a balanced budget.

2) Maximise Future Ealing as a Transformational approach for the Organisation

The Council continues to use Future Ealing as a vehicle for delivering the 2023/24 and future years budget strategy as far as it is able to do so.

At times there may be a need to change or stop the status quo in order for the Council to do new or different things.

This will enable the Council to embed a culture that supports its residents and staff in accessing and receiving a more efficient and effective service through new ways of working which include flexible/remote working and digital platform that help the Council to unlock resources and opportunities to deliver services differently.

3) Supporting Implementation of Administration Priorities

In parallel to the above objectives, the Council will support implementation of administration priorities.

4) Ensure safe and effective delivery of any COVID-19 response

This is to ensure that any proposals and options being developed and implemented do not adversely impact the Council's continued ability to respond to recovery phase of COVID-19 but can also look to delivering the response at a cost neutral basis (where applicable).

3.9. Developing Proposals

- 4.5.1. The project management team are currently developing a process in consultation with Senior Leadership Team (SLT), Finance and Members that will identify options of delivery including procuring external support and expertise to build on and enhance the current in-house capacity. The agreed approach will look to provide support to services in identifying opportunities for transformation and saving proposals, driving improved value for money and developing options and business cases within the agreed timescales, and contribute to allowing the Council to approve a balanced budget in February 2023.

5. Medium Term Financial Strategy (MTFS) and 2023/24 Budget Update

- 3.10. As noted above, against the current backdrop of the cost of living crisis exacerbated by the rising inflation and energy prices, postponement of funding reforms and the absence of government detail spending plans mean that there

is maximum funding uncertainty, making the preparation of medium-term financial plans highly complicated and speculative.

- 3.11. Uncertainty regarding future government funding, the widely anticipated economic recession that is likely to follow the pandemic and current cost of living crisis present significant risks. In addition to potential funding reductions, there is also the potential for significant spending pressures from demand-led services, specifically in Looked After Children's, Children's' with Disability, Special Educational Need (SEN) transport, Adults service, Homelessness and new burdens which impact on the budget. Although some growth has been built into the MTFS to help alleviate some of these pressures, they continue to present a significant budget risk, particularly when all of this is taken in together with inflation rises, cost of living crisis continued demographic and contractual pressures.
- 3.12. The MTFS and budget strategy continues to be compiled in a period of unprecedented financial uncertainty. As such an estimate beyond one-year is very much speculative until details of a multi-year settlement are known. Therefore, the 2023/24 budget gap has been reviewed and updated through undertaking financial scenario planning, the details of which are set out in paragraph 4.9.
- 3.13. As part of an early insight prior to completing Quarter 1 budget monitoring and forecasting processes, a number of key assumptions and estimates, along with known changes, have been modelled in the updated MTFS for 2023/24. The sections of this report below provide an update to the budget gap position for 2023/24.

5.5. Scenario Modelling – 2023/24 Budget Gap

- 5.5.1. As set out above, due to the current period of unprecedented financial uncertainty and rising inflation and impact of cost of living, the 2023/24 budget gap has been assessed against three scenario cases with 'scenario 2b' being taken forward as the updated budget gap for 2023/24.

Table 2: 2022/23 Budget Gap Sensitivity Modelling

2023/24 MTFS Scenario Planning	Scenario 1	Scenario 2		Scenario 3
		2a	2b	
	£M	£M	£M	£M
Net cost of Services	(2.587)	(2.587)	(2.587)	(2.587)
Priority Growth	11.797	7.797	16.797	22.797
<i>Pay Inflation</i>	5.170	8.845	8.845	12.720
<i>Contract Inflation</i>	5.497	9.359	9.359	14.093
Subtotal: Inflation	10.667	18.204	18.204	26.813

2023/24 MTFS Scenario Planning	Scenario 1	Scenario 2		Scenario 3
		2a	2b	
	£M	£M	£M	£M
Levies	1.322	1.322	1.322	1.322
Corporate Items including Treasury Management	3.094	3.499	3.499	3.904
Centrally Held Grants	9.051	9.051	9.051	9.051
Net Centrally Held Budgets	35.931	39.873	48.873	63.886
Net Budget Requirement	33.344	37.286	46.286	61.300
Core Funding	1.040	1.040	1.040	1.040
Indicative 2023/24 Budget Gap Total	34.385	38.326	47.326	62.340
Local Government Finance Settlement (cash flat at 2022/23 levels)	(9.051)	(9.051)	(9.051)	(9.051)
Indicative Revised 2023/24 Budget Gap Total	25.334	29.276	38.276	53.289

5.5.2. Whilst the range of the budget gap for 2023/24 is between c£25m to c£53m, the current working estimate of the 2023/24 budget gap is being increased to c£38m.

5.6. Government Funding

5.6.1. The February 2022 actual for 2022/23 has not changed and reflects the final settlement position, announced in January, which is reflected in the Net Budget Requirement set out in table 1 above. As set out above, there is a high degree of uncertainty of what the local government finance settlement will contain both within and beyond 2023/24.

5.6.2. Over last three years, the Council has always received additional grant that has facilitated the Council in closing its budget gap albeit that it has been announced as typically one-off funding. Given the historic context, the Council can assume that a similar value may come forward again in 2023/24. As such the Council has included in its scenario planning the assumption that a similar level of grant funding will be received in 2023/24. At this time, it is financially prudent for the Council to work within these assumptions. As the Council understands the impacts of any future funding and as government makes us aware, the budget gap estimate will be updated making necessary adjustments which will be communicated to Cabinet through regular updates on the Budget Strategy during this financial year. Any adverse settlement would therefore require the Council to change the current budget gap and take rapid action to ensure that it can set a balanced budget for 2023/24.

5.7. Collection Fund

- 5.7.1. Over the pandemic the Council saw significant losses in its income collection in relation to council tax and business rates in 2021/22. Ealing were not alone in this phenomenon as similar experiences are seen across all local authorities and as such councils will be able to phase the 2020/21 deficit over three years and also be partly compensated for their losses. The financial impact is shown below.

General Fund Budget Impact

- 5.7.2. As at 31 March 2022 Collection Fund reported a gross overspend of c£40m (Ealing's share), of which c£26m is being funded through additional section 31 grants in relation to the retail and leisure relief and c£5m from the 75% income compensation mechanism. This leaves the Council to fund a net loss of c£9.4m from the General Fund. The table below sets out the current profile of the budgeted impact.

Table 3: 2022/23 Budget Impact of the Estimated Collection Fund Deficit as at 31 March 2022

General Fund Impact for Ealing	£M			
	2021/22	2022/23	2023/24	Total
Council Tax	(2.451)	4.331	2.530	4.410
Business Rates	2.969	(0.263)	2.302	5.008
Estimated Budget Impact	0.517	4.068	4.832	9.417

- 5.7.3. At the time of setting the budget in February 2022, the loss was estimated to be £8.652m which has increased to £9.417m mainly due to a combination of change in the income loss mechanism calculation updated by DLUHC and recovery rates. Council will look to manage the increased pressure through combination of reserves and or in-year savings.

Business Rates

- 5.7.4. The Council's MTFS has assumed to retain 30% of the estimated business rates over the MTFS period, in line with current retention scheme.

5.8. Council Tax and Adult Social Care Precept Options 2023/24

- 5.8.1. Each year the government determines the limit at which council tax increases would be excessive and therefore require a referendum. The referendum limit for 2022/23 was 1.99% for core Council Tax and up to 1% for the Social Care Precept.
- 5.8.2. At this point there is no indication from Government what (if any) limits are proposed on council tax increase in 2023/24 and proposals on the Social Care precept.
- 5.8.3. There is a nil forecast included within the current MTFS for 2023/24 and beyond with regards to council tax and social care precept increases.

5.8.4. For illustrative purposes, a 1.99% social care precept equates to c£3.16m, a 1% core council tax increase (in line with 2022/23 powers) equates to c£1.59m. When combined this amounts to c£4.75m.

5.9. New Revenue Growth and Service Pressures

5.9.1. From an MTFs perspective there are a number of areas where it is sensible to make provisional estimates for growth, such new areas that will need to be factored into 2023/24 that are not currently taken include:

- Provision for growth required to address service pressures, inflation and increase in energy costs. It should be noted that included in the MTFs summary at table 1 above, there is some provision for service growth but not to the level in previous years.
- Growth required to address service pressures through changes in operational delivery model such full-year effect of the Perceval House Decant revenue costs.
- Provision for growth required to address commitments set out in the 2022/23 Budget Amendment report approved by Cabinet in May 2022.
- Growth required for capital investment to address health and safety pressures as well as meeting administrative priorities.

5.9.2. The updated MTFs budget gap of c£38m includes a total forecast of £17m (excluding inflationary pressures), an increase of c£12m from the original budget gap as approved by Cabinet in February 2022. Officers will continue to monitor the level and recurring nature of service pressures in-year and will have to pursue all options to mitigate pressures on a permanent basis, which will need to determine the appropriateness of including new growth in addressing said pressures. The resultant effect of new growth capacity to address these pressures would be reviewed and updated during the year, therefore in order to allow for more growth provision would require saving target to be increased to accommodate updated assumptions.

5.9.3. This presents a very real risk to the financial stability of the authority and in a similar way to the potential impact of the settlement being adverse, the manifestation of pressures at current levels without further mitigation would require new savings to be found to ensure a balanced budget can be set.

5.10. Summary Impact of Changes

5.10.1. The table below provides an updated position of the MTFs for 2023/24 to 2025/26 as at February 2023, which has changed by £16m, reflective of the items noted above.

Table 4: 2022/23 to 2025/26 Updated Medium Term Financial Strategy Summary

MTFS 2022/23 to 2025/26	2022/23	2023/24	2024/25	2025/26
	£M	£M	£M	£M
Total Funding	(256.587)	(255.547)	(260.724)	(265.379)
Net Budget Requirement	253.087	290.323	319.482	348.670
Contributions to (+) / from (-) reserves	3.500	3.500	3.500	3.500
Net Budget Requirement after Reserves	256.587	293.823	322.982	352.170
Forecasted Budget Gap - Incremental	0.000	38.276	23.982	24.533
Forecasted Budget Gap - Cumulative	0.000	38.276	62.258	86.791

5.10.2. Assumptions will continue to be stress tested against various scenarios in parallel to the budget process. Changes to the budget gap will continued to be reported in accordance with the timetable set out in section 8 below.

5.10.3. The updated indicative budget gap for 2023/24 of c£38m, 2024/25 of £24m and 2025/26 of £25m will be delivered through the Future Ealing programme, whilst continuing focus in reducing the level of growth requirements in 2022/23. Specific saving proposals will be brought to Cabinet for approval in line with the timetable, detailed in section 8 below.

5.10.4. Members are asked to consider and agree the updated MTFS for 2023/24 and beyond as set out in table above, noting that the Council, in common with all local authorities, continues to face a challenging financial outlook. A more accurate forecast will be developed as and when further certainty or information is released by Government, however plans will be prepared on the basis of prudent scenarios in the absence of such clarity.

6. Capital Investment Proposals

6.1. As detailed in the 2021/22 Revenue and Capital Outturn Report to Cabinet in June 2022, the revised Capital Programme for the period 2022/23 to 2026/27 totalled £1,061.852m. A summary of the capital programme as at 31 March 2022 is set out in the table below.

Table 5: 2022/23 to 2026/27 plus Capital Programme Summary

Capital Programme Summary	Budget 2022/23	Budget 2023/24	Budget 2024/25	Budget 2025/26	Budget 2026/27 +	Total
	£M	£M	£M	£M	£M	£M
General Fund	330.831	135.220	106.037	79.658	58.666	710.412
HRA	66.186	69.530	93.744	75.587	46.393	351.440
Total	397.017	204.750	199.781	155.245	105.059	1,061.852

Source: Revenue and Capital Outturn 2021/22 – June 2022 Cabinet

6.2. Capital Growth

6.2.1. The planning assumption for the capital programme in 2022/23 onwards is for a net neutral impact on the General Fund. Further work will be undertaken as part of the budget process to assess each business case against set of agreed criteria which will look to ensure that any investment requiring financing is affordable.

6.2.2. The new investment will prioritise any capital spending required to meet council priorities set out in the updated Council Plan and unavoidable Health and Safety and any funds remaining will be allocated against other priorities agreed as part of the budget setting process.

6.3. Invest to Save Proposals

6.3.1. The Council's invest-to-save mechanism will remain in place in 2023/24. It allows services to drive innovation in service provision, by delivering budget savings that are allocated in part to replenish the Invest-To-Save Reserve. Proposals are anticipated to be developed within the scope of the planned Outturn Reviews and other savings initiatives.

7. Housing Revenue Account (HRA) Budget Strategy

7.1. In 2021/22, the HRA closed with a balanced position with no movements to reserves, leaving an unchanged general balance of £4.926m, above the 5% minimum of the total budgeted income HRA balance approved by Cabinet. In 2022/23, the HRA had a budgeted a gross expenditure of £73.624m.

7.2. The Council continues to invest, over the medium term, in its housing stock. This includes a regeneration and improvement programme on Copley Close, continuation of the council new build scheme, enabling of the estate regeneration programme, investment in sheltered housing and significant environmental works to other estates, as well as other revenue-based service initiatives. The HRA continues to manage its properties in challenging environment, in light of increased take up of Right to Buy applications, longer term delivery of the Estate Regeneration programme.

7.3. Going forward, the HRA will ensure more efficient and timely delivery of the HRA capital programme whilst generating more value for money on its revenue expenditure. The cost of the current 5-year approved HRA capital programme to 2026/27 is £351.440m and will fund major schemes including a comprehensive health and safety, compliance, stock improvement programme, large scale Estate Regeneration and development of the Council New Build programme.

7.4. The HRA budget strategy will be presented to Cabinet for review in December

2022.

8. Budget Process and Timetable

- 8.1. The Council has a well-established Budget Review Process that integrates financial planning with corporate planning and considers the wider impact on the community through equalities impact assessments.

Table 6: Budget Activity Timetable

Date	Activity
November 2022	<ul style="list-style-type: none">Comprehensive Spending Review Update (<i>date yet to be confirmed</i>)
December 2022	<ul style="list-style-type: none">Provisional Local Government Finance SettlementCabinet report reflecting the updated MTFS forecasts and funding position, including savings proposalsCouncil decision to approve updated Flexible Use of Capital Receipts policy (<i>if required</i>)Cabinet report to approve HRA budget for 2023/24 and 30-year business plan (including capital programme)
January 2022	<ul style="list-style-type: none"><i>Final Local Government Finance Settlement (provisional)</i>Cabinet report to approve HRA budget for 2021/22 and 30-year business plan (including capital programme)Section 151 officer agrees Tax Base and forecast Collection Fund surplus under delegated authority
February/March 2022	<ul style="list-style-type: none">Consultation with Ealing Business PartnershipBudget proposals to Cabinet and Overview & Scrutiny CommitteeCabinet considers final budget proposals and makes recommendations to Full CouncilCouncil approves Budget & Council Tax for 2023/24

9. Legal

- 9.1. The Council has a legal duty to set a balanced budget.
- 9.2. The Council is required to monitor and review, from time to time during the year, its income and expenditure against budget, using the same figure for financial reserves. If, having conducted the review, it appears to the Council that there has been a deterioration in its financial position, it must take such action, if any, as it considers necessary to deal with the situation, and be ready to take action if overspends or shortfalls in income emerge. (Section 28 of the Local Government Act 2003).

10. Value for Money

- 10.1. Managing within budget and the achievement of efficiency savings are key responsibilities of budget managers, identified as such in their performance objectives, which have helped promote the Value for Money (VFM) culture.
- 10.2. The budget process sets the approach, providing the framework in which the Council can look to improve performance and achieve better VFM through the council's financial and policy frameworks such as contract procedure rules and social value.

11. Sustainability Impact Assessment

- 11.1. Not applicable.

12. Risk Management

- 12.1. Under Section 25 of the Local Government Act 2003, the S151 Officer is required to provide his statutory advice to Council, in the annual budget report and their view of the robustness of the budget estimates. Budget estimates are exactly that, estimates of spending and income at a point in time. At the time of setting the 2022/23 budget the S151 officer provided Full Council with reasonable assurance that the budget has been based on the best available information and assumptions at the point in time.
- 12.2. Council is faced with an uncertain financial climate over the short to long term which presents a high risk to the authority and there remains potential for further, as yet unrecognised, risks such as impact of rising inflation and energy prices, social care demand. It is important that the Council continues to maintain its spending within budget, puts in place corrective action or spend measures to contain spend within the resources available. Taking into account the budget risks and uncertainties, and assuming that the recommendations set out above are agreed, the Council's contingency and balances are still considered prudent. However, Cabinet's attention is drawn to the need for

close monitoring of the budget and, in particular, the achievement of savings. It will be essential for the Senior Leadership Team (SLT) to continue to exercise a firm financial management throughout the year to ensure that expenditure is contained within budget and targets for service improvements and savings delivery are met.

12.3. Given the uncertainties of the economic environment and the anticipated scale of the expenditure reductions required in the short to long term, there are inevitably significant risks involved in delivering balanced budgets over the short to medium term. Key strategic risks will be:

- included in the Corporate Risk Register;
- regularly reported to Audit Committee;
- reviewed through quarterly budget updates reports to Cabinet of 2022/23 financial position; and
- reviewed through updated Budget and MTFs Strategy reports to Cabinet.

12.4. Since 2013/14, the balancing of the budget in-year depends upon the Council achieving its council tax and business rates projections which are closely monitored by the Local Taxation service with the Finance Strategy Group.

12.5. The most immediate risk to the budget process are:

- Cost of living, rising inflation and energy prices;
- unfunded income loss pressures as a result of the pandemic particular in relation to Council Tax and Business rates income. The Council will continue to closely monitor the impact of these income streams and support lobby to government as region to ensure the Council can be full compensated for these losses;
- non-delivery of the approved savings; and
- social care placement pressures, which continue to be partly mitigated by spend controls, transformational cost reduction programmes and close monitoring by SLT and by the Leader and the portfolio holders for Finance and Leisure, Health & Adult Services and Schools & Children's Services.

12.6. The Council is faced with an uncertain financial climate over the medium to long term which presents a high risk to the authority and there remains potential for further, as yet unrecognised, risks. For this reason, a prudent approach to the level of reserves held by the council remains sensible and necessary. The Chief Finance Officer, as the council's Section 151 Officer, is required to state whether the reserves are adequate as part of the annual budget setting process.

12.7. The Council's MTFs is continually under review and builds in projections for the MTFs period and beyond as further details and analysis become available. These updates are regularly reviewed by SLT and the portfolio holder and

updates on the financial environment the Council is operating in are provided in Budget Strategy reports to Cabinet. Any sustainability impacts will be considered before final decisions are taken on whether or not to implement each proposal.

13. Community Safety

13.1. Not applicable.

14. Links to Strategic Objectives

14.1. The Council's MTFS, budgets, capital programme and capital strategy are designed to deliver the Council's strategic priorities. The proposed budget amendment for 2022/23 will continue to address the delivery of national and local priorities.

15. Equalities, Human Rights and Community Cohesion

15.1. Budget proposals have been developed and impacts considered in line with the principles set out under S149 Equality Act 2010 and Human Rights Act 1988, including the need to protect elderly, disabled, children and young people who are the most vulnerable residents of the borough.

15.2. Implementation of each of the proposals will follow the Council's processes, policies and local terms and conditions to ensure fair selection, assimilation, and recruitment and to ensure on-going monitoring of diversity.

15.3. Equalities Analysis Assessments (EAAs)

15.3.1. Where proposals will have equalities implications an EAA is required. EAAs are tools that help the Council make sure its policies, and the ways it carries out its functions, do what they are intended to do and for everybody. If an EAA is required, it will be prepared and taken into account prior to the final decision on whether or not to proceed with the proposal being taken.

16. In Regard to the Council's Public Law Duties

16.1. When making decisions the Council must act reasonably and rationally. It must take into account all relevant information and disregard all irrelevant information and consult those affected, taking into account their views before final decisions are made. It must also comply with its legal duties, including those relating to equalities as referred to above. Many proposals will impact upon third parties and where this is the case there may be a requirement for the Council to consult those affected before a final decision is taken on whether or not to implement the proposal or to amend the proposal prior to implementation.

17. Staffing / Workforce and Accommodation Implications

17.1. Not applicable.

18. Property and Assets

18.1. The Capital investment proposals set out in this report for approval in principle reflect the need to make efficient use of the Council's property and assets at an affordable cost to support the delivery of Council priorities.

19. Consultation

19.1. Consultation may be required in relation to some of the budget proposals set out in this report. Where this is the case, the consultation will be undertaken in accordance with legal requirements and within a timetable appropriate to the individual circumstances of the proposal in question, including with recognised trade unions and affected individuals. The outcomes from each consultation undertaken will be taken into account before a final decision is taken on whether or not to proceed with the proposal in question, either as presently proposed or in an amended form.

20. Timetable for Implementation

20.1. Upon approval of the budget amendment, council officers will undertake the necessary steps to agreeing the detailed implementation plans with their relevant Portfolio Holders and put in action the steps required to implementing the agreed priorities within the approved budget.

21. Appendices

21.1. Not applicable.

22. Background Information

- 2022/23 Budget Amendment – Cabinet 18 May 2022
- 2022/23 Budget Strategy and Council Tax Resolution – Council 1 March 2022
- Budget Strategy and MTFs 2022/23 to 2024/25 – Cabinet 9 February 2022

Consultation

Name of consultee	Department	Date sent to consultee	Date response received from consultee	Comments appear in report para:
Internal				
Ross Brown	Chief Finance Officer	22/06/2022	Continuous	Throughout
Councillor Peter Mason	Leader of the Council	23/06/2022	27/06/2022	Throughout
Councillor Steve Donnelly	Cabinet Member for Inclusive Economy	22/06/2022	Continuous	Throughout
Councillor Joshua Blacker	Cabinet Member for Healthy Lives	23/06/2022	27/06/2022	Paragraph 3.5
Paul Martin	Acting Chief Executive	22/06/2022	Continuous	Throughout
Judith Finlay Lucy Taylor	Executive Directors	22/06/2022	Continuous	Throughout
Helen Harris	Director of Legal and Democratic Services	22/06/2022	29/06/2022	Throughout
Kieran Read	Director of Strategy & Engagement	22/06/2022	30/06/2022	Paragraph 4.2
Russell Dyer	Assistant Director - Accountancy	22/06/2022	Continuous	Throughout
Adenike Tilleray	Assistant Director - Commissioning and Use of Resources	27/06/2022	28/06/2022	Paragraph 3.5
Yalini Gunarajah	Finance Manager – Place	29/06/2022	29/06/2022	Section 7
Katherine Ball	Finance manager – Capital and Projects	29/06/2022	30/06/2022	Section 6
Louisa Fearnley	Finance Manager – Financial Control	29/06/2022	0/07/2022	Section 5.7

Report History

Decision Type: For Decision		Urgency Item? No	
Authorised by Cabinet Date:	Report Deadline:	Date Report Sent:	
Member:			
Report no:	Report authors and contact queries: Shabana Kausar, Assistant Director Strategic Finance, 020 8825 7549		



Report for:
ACTION

Item Number:

Contains Confidential or Exempt Information	NO
Title	Commitment of Public Health Grant to fund new inequalities and engagement initiatives
Responsible Officer(s)	Anna Bryden, Director of Public Health
Author(s)	Anna Bryden, Director of Public Health
Portfolio(s)	Cllr Raza Cllr Blacker
For Consideration By	Cabinet
Date to be Considered	13 th July 2022
Implementation Date if Not Called In	26 th July 2022
Affected Wards	All
Keywords/Index	Public health; finances; grant; inequalities; engagement; innovation

Purpose of Report:

The Council has a very clear commitment to reduce inequalities. The need for this has been highlighted and exacerbated throughout the COVID-19 pandemic, as well as in the wider context explored in the findings and demands of the independent Race Equality Commission. Underlying this is also a clear need to continue to improve how the Council engages with all our communities. In order to support achievement of these aims, opportunities for funding have been proactively identified from the Public Health Grant for two initiatives. The first is to set aside annual funding of £90,000 to continue and expand the Community Champions programme. The second is to fund a one-off bidding process (£400,000) to support innovation across the Council for small initiatives to help reduce health inequalities.

1. Recommendations for DECISION

- 1.1 That the Cabinet agrees to commit £90,000 of annual funding to continuation of the Community Champions programme
- 1.2 That the Cabinet agrees to commit £400,000 of non-recurrent funding to create a fund to support innovative proposals which focus on reducing health inequalities

2. Recommendations for NOTING

2.1 None

3. Reason for Decision and Options Considered

3.1 As a core part of the Labour Manifesto and the Council Plan, there is a clear commitment to reduce inequalities. The need for this has been highlighted and exacerbated throughout the COVID-19 pandemic, as well as in the wider context explored in the findings and demands of the independent Race Equality Commission that reported in January this year. Underlying this is also a clear need to continue to improve how the Council engages with all our communities through long-term, ongoing conversations because this will be the way in which we can best understand, and then address, what we can do together to help people live healthy and happy lives.

3.2 During the last two years we have worked with people in the community who wanted to help respond to the crisis, and who were able to use their networks to promote messages about what everyone should do to protect themselves and others from COVID-19. We have built a different kind of relationship by looking at what we can do collaboratively, identifying barriers to accessing and making use of accurate information, and providing tailored support. In January 2022, the council received a £485,000 grant from the Department of Levelling up, Housing and Communities to deliver a Community Vaccine Champions programme that builds on this approach, working with voluntary sector partners, including the EACH consortium. We are developing a new matrix for providing community support, starting with talking to groups to understand what the council can do to help increase capacity, particularly for those smaller voluntary sector organisations who continue to work with us to promote vaccination, and with a view to expanding the work to address wider health issues. After the funding comes to an end in autumn 2022, it is proposed that £90,000 of Public Health Grant is used to continue and build on the key elements of the Community Champions programme. Details for how this resource will be used will be developed during this year, as the programme is rolled out and evaluated, and will be co-produced with community representatives. A large part of the resource is likely to be used to fund some workforce to lead on the programme. This will support continuation of an approach which will help with long-term engagement with our local communities, responding to one of the demands of the Race Equality Commission to put communities at the heart of health programme design, and with a focus on supporting broader health and wellbeing. This is particularly important for those people in the parts of the borough that were identified in the Commission's findings as feeling left behind and under-served by health services.

3.3 There is also an opportunity to commit £400,000 from the Public Health Grant to a one-off fund to support new and innovative proposals from across the Council which focus on our priorities for reducing health inequalities, based on our understanding of what we know about our communities. This would entail an internal bidding process and a cross-Council decision-making panel, chaired by the Director of Public Health. Assessment criteria are to be finalised, but key proposed criteria would include the points below:

- Specific aim to reduce health inequalities, particularly in relation to the Race Equality Commission health demands and prioritising communities who have most felt the impacts of covid. Bidders may find it helpful to refer to the Joint Strategic Needs Assessment (www.ealing.gov.uk/jsna), the recent Annual Public Health Report which focused on inequalities during the pandemic (https://www.ealing.gov.uk/downloads/download/3826/annual_public_health_reports) and the Race Equality Commission report (<https://erec.dosomethinggood.org.uk/>).
- To be used for a new area of spend and/or continuation of covid recovery support. Bidders should assure themselves that there is no duplication with existing spend or services provided.
- Bids will need to be submitted by Council teams. Teams are strongly encouraged to co-develop their bids with local partner organisations (e.g. NHS) and/or community, voluntary or faith groups. Teams are also encouraged to submit joint bids with other teams across the Council.
- Sustainability, to ensure a meaningful and long-lasting use of the funds – e.g. something that then becomes embedded in existing work/services, such as training for staff/communities or pump-priming a longer-term area of work. Bids can also be submitted to pilot and evaluate a new approach or service, as long as there is alternative sustainable funding to then take it forward.
- Bids can be any value up to a maximum of £100,000.
- Funding for successful bids can cover more than one financial year (e.g. for a 3-year initiative).
- The bidding process will be developed in detail by the Public Health department, in collaboration with other departments such as Finance, Strategy & Engagement and Community Development.

3.4 All spend must be in accordance with the terms and conditions of the Public Health Grant, and approved as such by the Director of Public Health. Bidders will be asked to specify which category of the grant conditions their bid will meet. Details are available at:

<https://www.gov.uk/government/publications/public-health-grants-to-local-authorities-2022-to-2023/public-health-ringfenced-grant-2022-to-2023-local-authority-circular#annex-c-categories>

4. Key Implications

4.1 Positive opportunity for innovative cross-council initiatives to support reductions in health inequalities.

5. Financial

a) Financial impact on the budget

The Public Health grant is ring fenced and used towards achieving Public Health outcomes.

The financial impact of the recommendations within the report are contained to the Public Health Grant and the Public Health Reserve as set out below.

- **Community Champions programme** - The £90,000 annual contribution towards the continuation of this scheme will be funded from the 22/23 public health grant uplift of £708,605.
- **Innovative proposals which focus on reducing health inequalities** - The £400,000 non-recurrent commitment to support this proposal will be funded from the Public Health reserves.

The financial commitment of using the Public Health grant allocation and reserve balance is as follows:

	Frequency	Year 1 (2022/23)	Year 2 (2023/24)	Year 3 (2024/25)	Year 4 (2025/26)
		£'000	£'000	£'000	£'000
Innovative proposals to reduce health inequalities	One-Off	400			
Continuation of Community Champions programme	Recurrent	90	90	90	90
Total		490	90	90	90

6. Legal

The Health and Care Act 2012 transferred public health responsibilities to local authorities by way of a ring-fenced grant. Local authorities are mandated to support and fund a range of public health activities. The Grant Terms and Conditions will be reviewed by the Council's Legal team.

When making decisions public authorities must act reasonably.

S149 Equality Act 2010 requires public authorities to have due regard to the need to:

- (a) Eliminate discrimination, harassment, victimisation, and any other conduct that is prohibited by the Act; Advance equality of opportunity between persons who share a relevant protected characteristic and persons who do not share it; Foster good relations between persons who share a relevant protected characteristics and persons who do not share it.
- (b) The relevant protected characteristics are age; disability; gender reassignment; pregnancy and maternity; race; religion or belief; sex; sexual orientation.
- (c) Having due regard to the need to advance equality of opportunity between persons who share a relevant protected characteristic and persons who do not share it involves having due regard, in particular, to the need to:
- (d) Remove or minimise disadvantages suffered by persons who share a relevant protected characteristic that are connected to that characteristic; take steps to meet the needs of persons who share a relevant protected characteristic that are different from the needs of persons who do not share it; encourage persons who share a relevant protected characteristic to participate in public life or in any other activity in which participation by such persons is disproportionately low.
- (e) The steps involved in meeting the needs of disabled persons that are different from the needs of persons who are not disabled include, in particular, steps to take account of disabled persons' disabilities.
- (f) Having due regard to the need to foster good relations between persons who share a relevant protected characteristic and persons who do not share it involves having due regard, in particular, to the need to tackle prejudice, and promote understanding.
- (g) Compliance with the duties in this section may involve treating some persons more favourably than others.

As part of the grant allocation process the Council will consider and assess the impact that the proposed programmes/grants could have on different protected groups and, where possible, identify methods for mitigating or avoiding any adverse impact on those groups. The underlying purpose of this proposal is to tackle health inequality.

7. Value For Money

For the Community Champions programme, the main costs are likely to be staffing and will be benchmarked and graded as per the usual HR processes. For the inequalities fund, all bidding teams will be responsible for taking forward their initiative. This will include ensuring that all procurement and value for money processes are followed.

8. Sustainability Impact Appraisal

Sustainability will be a key criteria of the inequalities fund, to ensure a meaningful and long-lasting use of the funds. This could include something that then becomes embedded in existing work/services, such as training for staff/communities or pump-priming a longer-term area of work.

9. Risk Management

No major risks. Sustainability of initiatives will be assessed as a specific part of the bidding process for the £400,000 fund.

10. Community Safety

No direct impact

11. Links to the 3 Key Priorities for the Borough

Direct link to the key priority of Fighting inequality. Bids could also potentially support the other key priorities, as long as they met the Public Health Grant terms and conditions.

12. Equalities, Human Rights and Community Cohesion

Both of these funding decisions are intended to support the reduction on inequalities in Ealing. A full Equality Analysis Assessment has not been undertaken at this stage, as the paper does not provide details of specific service changes, etc.

13. Staffing/Workforce and Accommodation implications:

As the detailed plan develops for the Community Champions programme, this may involve recruiting to a small number of roles.

No specific accommodation implications.

14. Property and Assets

No implications

15. Any other implications:

None

16. Consultation

Consultation has been carried out with Council officers and Lead Members, particularly with regards to the scope and process for the £400,000 fund.

17. Timetable for Implementation

The current Community Champions programme will continue to be rolled out and evaluated over the summer and autumn 2022, and a detailed plan will then be developed for the most appropriate way to take forward the programme in the longer term, based on iterative learning with community representatives.

The process for the inequalities fund will be finalised over the summer, with an intention to launch in the autumn.

18. Appendices

None

19. Background Information

Public Health Grant categories are available at:

<https://www.gov.uk/government/publications/public-health-grants-to-local-authorities-2022-to-2023/public-health-ringfenced-grant-2022-to-2023-local-authority-circular#annex-c-categories>

Joint Strategic Needs Assessment: www.ealing.gov.uk/jsna

Annual Public Health Report:

https://www.ealing.gov.uk/downloads/download/3826/annual_public_health_reports

Race Equality Commission report: <https://erec.dosomethinggood.org.uk/>

Consultation

Name of consultee	Post held	Date sent to consultee	Date response received	Comments appear in paragraph:
Internal				
Mark Wiltshire	Director of Community Development	27/05/22	31/05/22	3.1-3.3
Joanna Sumner	AD Communities	27/05/22	07/06/22	3.1-3.3
Kieran Reed	Director of Strategy & Engagement	27/05/22	07/06/22	3.1-3.3
Russell Dyer	Head of Accountancy	27/05/22		
Jumoke Adebisi	Senior Finance Business Advisor	27/05/22	13/06/22	5
Judith Finlay	Executive Director – Children’s, Adults & Public Health	31/05/22	14/06/22	Purpose; 3.1-3.3
Cllr Raza	Cabinet Member	08/06/22		
Cllr Blacker	Cabinet Member	08/06/22	13/06/22	Purpose
Kathleen Ennis	Principal Lawyer (Housing and Social Care)	31/05/22	10/06/22	6
Rubinder Bains	Deputy Director of Public Health	08/06/22	13/06/22	3.3
External				

Report History

Decision type:	Urgency item?
Non-key decision	No
Report no.:	Report author and contact for queries: Anna Bryden, Director of Public Health



Report for: INFORMATION
Item Number:

Contains Confidential or Exempt Information	NO
Title	Council Performance Report Year End 2021/22
Responsible Officer(s)	Kieran Read Director of Strategy & Engagement 020 8825 6395 Email: ReadK@ealing.gov.uk
Author(s)	Maria Gull Research and Performance Officer 0208 825 5316 Email: GullMa@ealing.gov.uk Rajiv Ahlawat Strategic Intelligence & Corporate Performance Manager 0208 825 6380 Email: AhlawatR@ealing.gov.uk
Portfolio(s)	Cllr. Mason, Leader of the Council
For Consideration By	Cabinet
Date to be Considered	13 July 2022
Implementation Date if Not Called In	N/A – Information only
Affected Wards	All
Keywords/Index	Key Indicators, Priorities, Performance, Council Plan
Purpose of Report: This report presents performance of the Council Plan performance indicators at year-end 2021/22. These performance indicators sit within the Council Plan 2021/22 and performance against them demonstrates progress against the council's priorities.	

1. Recommendations

That Cabinet

- i) Notes the contents of the report;
- ii) Notes the progress made against the Council Plan performance indicators during the year 2021/22 (April 2021 – March 2022)

2. Reason for Decision and Options Considered

The purpose of this report is to provide Cabinet with a summary of the council’s performance at the year-end 2021/22. The report also lists the indicators whose performance information will not be available this year due to the impact of the Covid19 pandemic.

3. Performance updates

3.1 Summary of performance at year end 2021/22

This section provides a summary of performance at year end 2021/22. More detailed performance information, including trends and analysis, is available on the Council’s website through our public performance dashboard at the link below:

www.ealing.gov.uk/performance

Out of the 84 indicators in the performance set, there are 16 indicators that are not being reported in 2021/22 as they have been impacted by the Covid19 pandemic or do not have data available; in addition, another six biennial indicators are not due for reporting this year. Details of these 22 indicators with no performance information this year are shown in Appendix 1. Therefore, this year performance is being reported against a total of 62 indicators only.

Out of the 62 reportable indicators, year-end performance is available for 53 indicators so far. However, as the performance against target (RAG) status is not available for four of these indicators (adults social care survey results, discussed in Section 3.4), Table 1 below is based on 58 indicators only. Due to uncertainty of the adults social care users survey going ahead last year no targets were set for these four indicators, therefore only their outturns are being reported.

33 (67.3%) of the 58 indicators have either met their target or were within tolerance during 2021/22, while 16 (32.7%) did not meet their target. Information for 9 remaining indicators is not available because they have a reporting time-lag i.e., their performance becomes available a certain period after the end of the year, or data was not provided in time for this report.

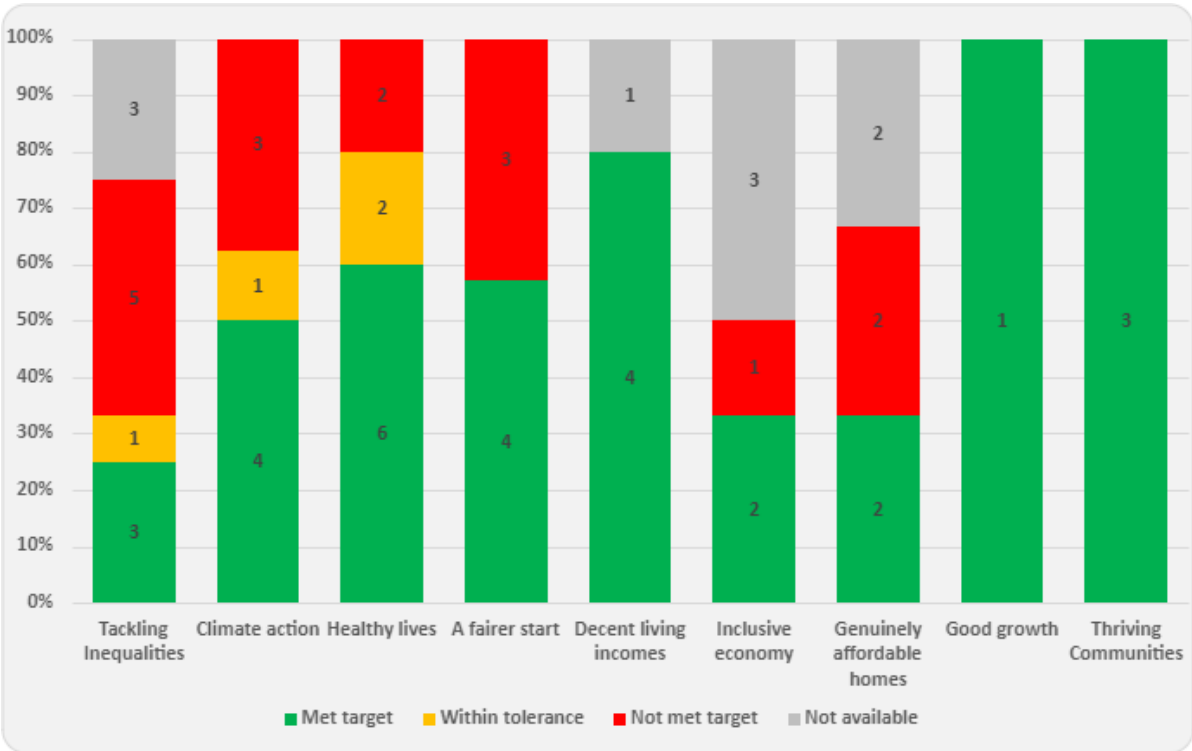
Table 1: Year-end position of performance against target in 2021/22

Status	Number of PIs	Percent of total PIs reported this year	Percent of available PIs at year-end 21/22
Green	29	50%	59%
Amber	4	7%	8%
Red	16	28%	32%
Not available	9	16%	-
Total	58		

Figure 1 below shows the performance status of all the indicators organised by each of the nine outcome areas. Each bar represents 100% of the measures within an outcome, and the actual number of measures that are Red, Amber, Green or ‘Not

available' are also shown on the bars. Indicators where no update is expected are not included in the breakdown.

Figure 1: Performance status by outcome area – year end 2021/22



In terms of direction of travel of performance, comparable outturns are available for 42 of the 55 measures which could be monitored for direction of travel this year (the remaining 13 are new and did not have a baseline last year), 48% of which have shown better performance than at the same point last year (Table 2).

Table 2: Direction of travel – Year to date as at year end 2021/22

DoT	Number of PIs	Percent of total PIs reported this year	Percent of available PIs at year-end 21/22
Up	22	40%	52%
Same	0	0%	0%
Down	20	36%	48%
Not available	13	24%	-
Total	55		

3.2 Indicators that met target or were within tolerance

This section presents the performance indicators that have met or remained within tolerance of the set targets for year 2021/22. These are shown in the table below, and are discussed in more detail later with a narrative commentary.

Table 3: The 33 indicators that have met target or were within tolerance

Outcome area	Performance measures	Scale	Freq.	YE Perf 2021/22	YE Target 2021/22	YE RAG 2021/22	YE 2020/21	DoT
Tackling inequality	Rate of incidents of Violence with injury per 1,000 population	Smaller is better	Quarterly	8.46	8.20	Amber	7.67	Down
	Rate of incidents of knife crime with injury per 1,000 population	Smaller is better	Quarterly	0.39	0.45	Green	0.36	Down
	First time entrants to the Youth Justice System aged 10-17 (Rate per 100,000 10-17 population)	Smaller is better	Quarterly	147.9	215	Green	214.3	Up
	Percentage of young offenders engaged in suitable education, training or employment	Bigger is better	Quarterly	91.9%	85%	Green	86.2%	Up
Climate action	Increase in kWh generated from Solar PV installed on Council owned corporate buildings - NEW	Bigger is better	Annual	165	30	Green	New indicator	DoT not available
	Levels of cleanliness (Percentage streets free of litter)	Bigger is better	Every 4 months	95.2%	93%	Green	95.9%	Down
	Levels of cleanliness (Percentage streets free of detritus)	Bigger is better	Every 4 months	94.7%	92%	Green	92.8%	Up
	Levels of cleanliness (Percentage streets free of graffiti)	Bigger is better	Every 4 months	95.1%	97%	Amber	92.7%	Up
	Levels of cleanliness (Percentage streets free of fly posting)	Bigger is better	Every 4 months	98.1%	98%	Green	98.2%	Down
Healthy lives	Average waiting time for assessments (days)	Smaller is better	Monthly	61	100	Green	91	Up
	Number of contacts to the front door	Smaller is better	Monthly	35,601	40,000	Green	34,419	Down
	Number of referrals from the contact centre	Smaller is better	Monthly	3,720	3,600	Amber	4,605	Up
	Number of care reviews (unique persons only)	Bigger is better	Monthly	5,568	4,800	Green	5,441	Up

	Admissions into permanent residential and nursing care (Rate per 100,000 population aged 65+)	Smaller is better	Quarterly	306.6	462.1	Green	201.5	Down
	No. of visits to leisure centres	Bigger is better	Monthly	1,575,151	1,429,292	Green	3,029,53	Up
	Proportion of residents aged 16+ who are active	Bigger is better	Every 6 months	58.8%	60%	Amber	58.2%	Up
	Rate of hospital admissions per 100,000 population for alcohol-related conditions (Narrow definition)	Smaller is better	Annual	496	520	Green	576	Up
A fairer start	Percentage of students achieving level 3 by 19	Bigger is better	Annual	73.9%	71%	Green	71.8%	Up
	Percentage of Ealing schools rated good or outstanding - all	Bigger is better	Quarterly	93.2%	92.1%	Green	93.3%	Down
	Percentage of students with Special Educational Needs (SEN) achieving level 3 by 19	Bigger is better	Annual	43.1%	40%	Green	43.07%	Up
	Percentage of 16-17 year olds not in education, employment or training	Smaller is better	Monthly	0.7%	1.5%	Green	1.1%	Up
Decent living incomes	Number of residents supported to gain work	Bigger is better	Quarterly	2,122	1,140	Green	502	Up
	Number of residents achieving accredited qualifications / training - NEW	Bigger is better	Quarterly	4,473	3,401	Green	New indicator	DoT not available
	Number of youth workplace opportunities including apprenticeships - NEW	Bigger is better	Annual	450	120	Green	New indicator	DoT not available
	Number of registered London Living Wage employers	Bigger is better	Quarterly	42	42	Green	37	Up
Inclusive economy	Percentage of services, available and easily accessed through digital	Bigger is better	Every 6 months	86%	70%	Green	67%	Up
	Percentage of businesses formed in 2019 surviving after one year-NEW	Bigger is better	Annual	89.1%	89%	Green	New indicator	DoT not available
Genuinely affordable homes	% of homelessness applications prevented through early intervention as a percentage of total homeless approaches	Bigger is better	Quarterly	45.4%	30%	Green	46.8%	Down

	Number of families in B&B	Smaller is better	Quarterly	20	100	Green	16	Down
Good growth	Number of new Business Registrations in the borough (local units) - NEW	Bigger is better	Annual	165	100	Green	New indicator	DoT not available
Thriving communities	Rank among all London boroughs for number of Green Flag awards received	Smaller is better	Annual	5	8	Green	6	Up
	Number of participants attracted to take part in the borough's cultural offer annually	Bigger is better	Annual	59,728	35,000	Green	10,784	Up
	Percentage of parks and green spaces with an active group carrying out management and maintenance	Bigger is better	Annual	32%	30%	Green	30%	Up

a) Crime and safety indicators

Two of the three crime and safety indicators met or were within tolerance of the yearly target. In particular:

- Although the Quarter 4 rate for 'incidents of violence with injury per 1,000 population' of 1.95 exceeded the target of 1.87, the year-end performance of 8.46 was within tolerance of the expected rate for 2021-22 (8.20). This is a rise from the rate last year in 2020/21 (7.67).
- The rate of 'incidents of knife crime with injury per 1,000 population' has been consistently better than the targeted rate throughout the year. The final yearly figure of 0.39 is a slight increase from last year's performance of 0.36, however this is still better than the set target of 0.45.

b) First time entrants to the Youth Justice System aged 10-17

The rate of first time entrants to the youth justice system per 100,000 young people aged 10-17 was 147.9 at year-end 2021/22 – significantly better than the targeted rate of 215 for the year. After missing the target in quarter 1, there has been a steady improvement in figures, resulting in strong overall performance as well as an increase from last year's performance of 214.

c) Young offenders engaged in suitable education, training or employment (ETE)

93.8% of offenders (15 out of 16) referred to the service in the fourth quarter of the year were engaged in suitable ETE, which was better than targeted (85.0%). In total this year 57 of the 62 (91.9%) young offenders referred remained engaged in suitable EET, which is a notable rise from 86.2% in 2020/21 (56 of 65 young offenders).

d) Energy generated from solar panels

The programme of increasing energy from solar photovoltaic (PV) panels installed on Council owned corporate buildings has overperformed remarkably, with 165 kWp (kilowatt peak) generated this year as opposed to 30 targeted. This is a new indicator, therefore performance cannot be compared to the previous year.

e) Percentage of streets free of litter, graffiti, fly posting and detritus

All four street cleanliness indicators reported inspection outcomes that were better than or within tolerance of target after the last tranche of inspections this year. In particular:

- The proportion of streets free of litter was 95.2%, which was a slight reduction on the previous year (95.9%) though still better than the proportion targeted (93.0%).
- The proportion of streets free of detritus was 94.4%, against the target of 92.0%. This is a strong performance and a further improvement from 92.8% in 2020/21.
- The proportion of streets free of graffiti was still slightly lower than targeted (95.1% as opposed to 97%), however this is still within tolerance and only a small reduction from last year's figure of 95.9%.
- The proportion of streets free of fly posting was 98.1% - a marginal reduction from 98.2% at the end of last year, however better than the figure targeted for the period (98.0%).

f) Delivering the Better Lives programme

All indicators with available performance information this year were either better than or within tolerance of the yearly target. In particular:

- The average waiting time for a social care assessment has been steadily falling over the year with the final figure of 61 days, which is notably better than originally targeted (100 days). The improved performance this year is the result of a change in team structure as well as a data cleaning exercise where a number of cases awaiting an update on the system were completed, resulting in reduced waiting times.
- There have been 35,601 contacts to the front door this year which is better performance than the targeted 40,000. The annual figure increased slightly from 34,419 in the previous year.
- There was a total of 956 referrals from the contact centre in the fourth quarter of the year, more than targeted for the period (900). However, the yearly performance (3,720) remained within tolerance of the target of 3,600.

Reasons for increased referrals include the digital programme that allows for self-referrals to be made online, making Adult Social Care more accessible to some residents. There has also been an increase in referrals from GPs where there are

now social prescribers working within the surgeries who also make referrals to the social care Advice and Referrals Centre (ARC). This can create multiple referrals for the same person. There are residents moving into the borough from other local authorities with care and support which is transferred to Ealing or require support once arriving in the borough. Furthermore, during the pandemic, families were working from home providing informal care. As people have returned to work, there has been an increased need for formal support. In general, we are seeing demographic changes such as an aging population where many referrals come through for people who are 90+. Under the prevention duty we are seeing a rise in referrals for Occupational Therapy from GPs and other NHS services. The hospital OT are no longer able to purchase some equipment so will refer to Ealing. Also, when there is a spike in Covid transmissions, there is usually an increase in hospital admissions with a focus on discharges where ARC process Discharge to Assess requests from Accident & Emergency Services, Clinical Decisions Unit and Acute Medical Unit.

- The number of care reviews has been much better than the target and has been increasing steadily throughout the year. The total of 5,568 care reviews undertaken this year is a significantly better figure than 4,800 originally expected, and a further improvement from the total of 5,441 last year.
- By the end of 2021/22 there had been 293.5 admissions into permanent residential and nursing care per 100,000 residents in Ealing. Notably, this is a strong outturn against the target of 462.1 for the year.

g) Increase the proportion of active residents

With the lifting of Covid19 restrictions, visits to leisure centres have drastically increased from 302,953 in 2020/21 to 1,575,151 this year. This is understandably lower than the pre-pandemic figure of 2,465,551, however the annual target of 1,429,292 has been successfully met.

The proportion of residents aged 16+ who are active stands at 58.8% in 2021/22 which is an improvement from 58.2% in the previous year, and within tolerance of the target of 60%. Activity levels are starting to recover following large drops caused by the Covid-19 pandemic restrictions. Covering the period between November 2020 and November 2021, the results show that while activity levels dropped as a result of restrictions designed to stop the spread of the virus, they then stabilised and are now starting to recover. This performance is in keeping with national trends, although the proportion of active residents in Ealing remains slightly lower than in England (61.4%) and London (62.4%). It should also be noted that Ealing's survey sample size of 508 residents means the results range between 53.1% and 64.1% at 95% confidence level.

h) Reduce alcohol related hospital admission rate – New method

The current rate of alcohol related hospital admissions per 100,000 population stands at 496 which is better than the targeted 520, and lower than last year's rate of 576. However, this is largely because of a change in the methodology of calculating this indicator. The Office for Health Improvement and Disparities (OHID) has recently updated the calculations underlying alcohol-related indicators. The result has been

that the newly published admission rates are notably lower than those previously published and are no longer comparable with previously reported data. Due to this change in methodology, we have had to proportionally revise the previously agreed target of 645 per 100,000 to 520, in line with the difference between the previously published rate and the revised rate.

The rate of alcohol related hospital admissions per 100,000 residents in Ealing fell from 576 in 2019/20 to 496 in 2020/21. While performance is now better than originally targeted (520), it should be noted that that target was based on pre-pandemic figures, and it was not possible to estimate the impact of lockdowns on hospital services. A similar trend has been seen across London and the rest of the country. Ealing still has the highest rate of alcohol related admissions in London.

i) Continued increase in academic progress and outcomes, including SEND

The percentage of students achieving level 3 by 19 has been steadily rising over the last two years. The current annual performance of 73.9% exceeded the expected target of 71% and is a further increase from 71.8% and 68.4% in 2020/21 and 2019/20 respectively.

43.09% of all SEND pupils also achieved level 3 by the age of 19 this year. This is good performance in relation to the target of 40% set for 2021/22, and a marginal increase from 43.07% last year.

j) Employment and skills measures

All four employment indicators performed well against their yearly targets. In particular:

- The number of out of work residents supported to gain work was nearly double the agreed target. In total, 2,122 residents have been helped into employment which is an exceptionally strong outturn compared to 1,140 residents originally targeted to be helped by the end of the year. This is also a major improvement from the total of 502 residents helped into work in 2020/21.
- The number of employers accredited as London Living Wage (LLW) employers at the end of March 2022 remained at 42, the same as the target for the year. This is also in line with the administration's pledge of doubling the number of LLW employers over the course of the Council Plan from 21 to 42.
- A total of 4,473 out of work residents achieved accredited qualifications or training this year which greatly outperformed the target of 3,401. This is a new indicator introduced in 2021/22, therefore there is no comparable figure for last year.
- The number of youth workplace opportunities including apprenticeship was set as a new indicator for 2021/22. The first annual figure of 450 is almost four times the target of 120.

k) Digital access to Council services

86% of council services are now available and can easily be accessed digitally, which is well above the target of 70% and a significant increase from 67% in 2020/21. There has been a steady improvement over time from just 60% services being accessible online in the previous years.

l) Business survival rate and new business registrations

Percentage of businesses that survived one year after formation in 2019 in the borough was 89.1% this year which is above the targeted 89%. Similarly, the number of new business registrations has also exceeded expectations with the final figure of 165 for the year, more than the targeted 100. Both indicators are new, therefore comparable performance from last year is not available.

m) Homelessness applications prevented through early intervention, and no. of families in B&B

The council undertakes early intervention work, which means households at risk of becoming homeless are supported in a variety of ways that prevents them from eventually becoming homeless and being housed in temporary accommodation.

By the end of the 2021/22, 45.4% (1,722 of 3,829) of homelessness approaches to the council have been prevented from applying for homelessness through early intervention, which was notably higher than the amount targeted for this year (30.0%).

Further, only 20 families were living in B&B accommodation at the end of 2021/22, which, although a slight rise from 16 families at this point last year, is notably a much better result than anticipated (100).

n) Improving the quality of place

Percentage of parks and green spaces with an active group carrying management and maintenance increased from 30% in 2020/21 to 32% in 2021/22. This is also above the target of 30% set for this year. During the year Ealing has also maintained its position in the top quartile of Green Flag holders in London, with 23 Green Flags awarded - one more than the previous year.

o) Participation in the borough's cultural offer

In total, 59,728 participants attended the borough's cultural offer this year which is double the expected 35,000 and a significant increase from 10,784 attendees in 2020/21. In particular, 28,009 residents visited Pitzhanger Manor and Gallery and 21,808 visited Gunnersbury Museum. Ealing Summer Festivals were further attended by 9,911 people despite a reduction in scale due to Covid restrictions.

3.3 Indicators that did not meet target

This section presents the performance indicators that did not meet their annual targets this year. These are shown in the table below, and are discussed in more detail later with a narrative commentary.

Table 4: The 16 indicators that did not meet target in 2021/22

Outcome area	Performance measures	Scale	Freq.	YE Perf 2021/22	YE Target 2021/22	YE RAG 2021/22	YE 2020/21	DoT
Tackling inequality	Percentage of the top paid 5% of local authority staff who are from an ethnic minority (excluding those in maintained schools) - NEW	Bigger is better	Annual	16.2%	17.0%	Red	16.0%	Up
	Percentage of the top paid 5% of local authority staff who have a disability (excluding those in maintained schools) - NEW	Bigger is better	Annual	2.4%	3.5%	Red	3.0%	Down
	Mean gender pay gap for council employees	Smaller is better	Annual	6.1%	5.8%	Red	5.9%	Down
	Rate of incidents of domestic abuse - Violence with injury per 1,000 population	Smaller is better	Quarterly	2.70	2.55	Red	2.65	Down
	Rate of drug/ alcohol related ambulance attendances per 1,000 population	Smaller is better	Quarterly	7.57	7.07	Red	6.84	Down
Climate action	Percentage of household waste sent for reuse, recycling and composting	Bigger is better	Monthly	47.4%	53%	Red	49%	Down
	Number of council houses retrofitted to achieve an EPC 'B' rating - NEW	Bigger is better	Annual	0	50	Red	New indicator	Not applicable
	Number of solar panel installations in the borough as a result of renewable energy programmes - NEW	Bigger is better	Annual	25	134	Red	New indicator	Not applicable
Healthy lives	Child excess weight in 4-5 year olds	Smaller is better	Annual	25.1%	21.5%	Red	21.2%	Down
	Child excess weight in 10-11 year olds	Smaller is better	Annual	42.9%	38.2%	Red	37.9%	Down
A fairer start	Percentage of EHC plans issued within 20 weeks (exc. exceptions)	Bigger is better	Quarterly	69%	75%	Red	69.7%	Down
	Rate of looked after children per 10,000 population aged 0-17	Smaller is better	Monthly	40.1	35.8	Red	37.6	Down
	Number of looked after children	Smaller is better	Monthly	330	294	Red	307	Down
Inclusive economy	Sickness absence (Number of days lost per FTE)	Smaller is better	Monthly	8.75	7.0	Red	5.8	Down
Genuinely affordable homes	Number of affordable homes completed and onsite	Bigger is better	Quarterly	3501	5424	Red	2925	Up
	Number of genuinely affordable homes completed and onsite	Bigger is better	Quarterly	1714	2047	Red	1176	Up

These performance outturns are discussed in more detail below:

p) Pay gap performance indicators

The Council pay gap performance indicators have not met the annual targets. Percentage of the top paid 5% of staff who have a disability stands at 2.4% which is below the set target of 3.5% this year and a further decrease from 3% in 2020/21. Similarly, the mean gender pay gap for council employees remains higher than targeted (5.8%) at 6.1%, worse than 5.9% in the previous year.

Proportion of the top 5% of the local authority staff who are from an ethnic minority constitutes 16.2% of the total employees. This is less than 17% expected this year, however a slight improvement from 16% in 2020/21.

q) Incidents of domestic abuse- Violence with injury

The cumulative rate of incidents of 'domestic abuse - violence with injury' was 2.70 (214 incidents per 1,000 population) which is higher than the annual target of 2.55. The incidents peaked in the first two quarters at the rate of 0.71 and 0.73 respectively but then dropped to 0.63 in the last quarter. There have been 918 total incidents this year which is higher than the total figure of 906 in 2020/21.

When compared to London-wide figures, Ealing has slightly underperformed as compared to London as a whole, with a 0.99 increase in the number of incidents as opposed to a reduction by 0.80 across London. However, both figures are within 1% of the previous year's total which does not indicate a significant change in the level of offending. Looking at the data on domestic abuse offences in Ealing for the past eight years, the number of incidents has been fluctuating between 837 and 941, with no clear directional trend.

Conversely, there has been a rise in general domestic abuse incidents (not featuring violence with injury) being reported, which can be seen as an indication of growing confidence in the authorities to deal with situations appropriately and providing them with an intervention opportunity.

It should also be noted however that there has been a decline in police sanction detections relating to 'domestic abuse – violence with injury' offences, with the Metropolitan Police detections down 28% year on year, and Ealing detections down 47% year on year.

r) Drug/ alcohol related hospital admissions per 1,000 population

The average yearly admissions rate stands at 7.57 which is above the set target of 7.07. The figures were excessively high at 2.1 in the first quarter which contributed to the high overall rate, however there has been a decreasing trend throughout the rest of the year. This is an increase however, by 0.73 from 2020/21 rate of 6.84.

London Ambulance Service (LAS) has seen an overall increase in their busy days of around 10%, with some days now seeing over 6,000-7,000 calls, as the Covid pandemic and restrictions have eased.

There were also unprecedented periods of sustained high demand during 2021, with June 2021 being LAS's second busiest month ever.

s) Percentage of household waste sent for reuse, recycling and composting

47.4% of household waste was sent for reuse, recycling and composting in 2021/22, below the target set for the period (53.0%) and lower than that reported in 2020/21 (49%).

The underperformance is largely due to the well documented impact of the pandemic on recycling levels. All London boroughs have seen a reduction in recycling rates, with home working and periodic school closures increasing the amount of waste generated by households. In addition, there has been a reduction in the use of Household Waste and Recycling centres, with some residents either using the bulky waste collection service or private services, neither of which routinely separates items for recycling. There has been a slight change in direction over the year in terms of reduction of overall waste, but recycling tonnages have not sufficiently increased to offset the slower reducing residual waste tonnages which remain higher than pre pandemic levels.

The residual behavioural change impact of the pandemic will continue to present recycling rate improvement challenges in the short to medium term, but the Council's reduction and recycling plan includes measures that should have a positive impact on performance in 2022/23.

t) Improving energy performance

The programme of retrofitting council houses to achieve EPC 'B' ratings has not been able to start as planned, which has meant that no council homes were retrofitted during 2021/22, against the target of 50 for the year. The Covid-19 pandemic has caused significant delays in delivering any major works projects which were, in turn, preceded by procurement delays. Design challenges and continuously rising costs have further delayed the start of the project. To mitigate the issue, three external works contractors have now been appointed, with the product delivery plans being currently finalised. The Asset Management team are also recruiting an energy/carbon officer to help deliver better retrofits.

Further, there have been 25 solar panel installations in the borough as part of renewable energy programmes, lower than the targeted 134 for the year. While 134 residents initially accepted the offer of having solar panels installed and the target was agreed accordingly, the programme experienced a high attrition rate primarily as a result of delays in supply chains, the roof proving infeasible or changes in residents' circumstances. Both energy performance indicators are new for 2021/22 and therefore not comparable to the previous year.

u) Child excess weight for those aged 4-5 and 10-11

25.1% of children aged 4-5 who were measured in the past year were overweight or obese, which was higher than the 21.5% originally targeted for the year. Similarly, 42.9% of children aged 10-11 who were measured in the past year were overweight or obese, which was higher than the 38.2% originally targeted for the year. As

expected, the pandemic has had an impact on childhood obesity, and this should be reflected for both measures.

While the proportions of those children measured who were overweight or obese rose year on year, it should be noted that the actual number of children measured was significantly lower because of Covid restrictions, and represents only 12.8% of the usual cohort size, covering only eight schools across the borough.

v) EHC plans issued within 20 weeks (excluding exceptions)

Performance for this measure is reported by calendar year rather than financial year; therefore, the December 2021 figure refers to the year-end outturn for 2021/22. 69% of total Education, Health, and Care (EHC) plans were issued within 20 weeks this year, which is below the target of 75%, and down from last year's figure of 69.7%. Performance has declined mainly due to late receipt of health advice, particularly Speech and Language Therapy, which has experienced capacity difficulties due to recruitment. There is also a wider pressure across all multi-agency teams as requests for EHC plans have consistently risen by a further 6% during the reporting period. There has also been a rise in the complexity of needs following the pandemic, which require a wider range of professional input.

w) Number and rate of looked after children

At the end of the year 2021/22, there were 330 looked after children (LAC) in Ealing, a rate of 40.1 per 10,000 of the 0-17 population, which was worse than expected for the period (294) and an increase of 23 from the number who were being looked after at the end of 2020/21. The LAC population has remained high compared to the previous year, which was caused by increasing number of children coming into care and fewer ceasing care and linked to a rising number of unaccompanied asylum-seeking children (UASC) coming into care.

The number of UASC coming into care in 2021/22 has increased more than threefold from 18 in 2020/21 to 56 in 2021/22. The pandemic in 2020/21 led to a significantly lower number of young people seeking asylum but as Covid restrictions lifted in the UK, Ealing saw a significant increase in UASC. This boosted the looked after children population and its equivalent rate higher than anticipated.

Data from other councils show a similar picture across London where there has been a steady increase in the rates during year (available data April – Dec 2021). The rate of looked after children entering care also increased across the region which was evident post lockdowns where there are uptakes in children entering care.

The service is monitoring the LAC population on a weekly basis and working together with families and professionals to return children and young people to a safe environment when appropriate.

x) Sickness absence – whole Council

The level of sickness absence was 8.75 days per full time employee this year which is more than the target of 7 days, as well as a notable increase on the 5.8 days

reported at the end of 2020/21. The average number of sick days in the rolling 12 months is the highest reported since December 2016.

y) Affordable and genuinely affordable homes completed or onsite

The administration had set a manifesto commitment of 2,500 genuinely affordable homes (defined as completed units and starts on site) by the end of the term. Against this target, a total of 2,576 genuinely affordable homes (a surplus of 76) were completed or on site at the end of March 2022, since the beginning of the programme in April 2018.

In terms of the 2021/22 annual targets for home starts and completions, a total of 1,714 genuinely affordable homes were either completed or onsite at the end the year, fewer than targeted for the period (2,047). Similarly, there were 3,501 affordable homes completed or were onsite by the end of 2021/22, against the annual target of 5,424.

The underperformance was mostly due to delays to starts on site, which have resulted from a number of factors. Covid lockdowns brought the closure of building sites that disrupted both starts and completions. The effect of Brexit has also led to supply chain issues of both materials and trades, as well as people on site.

3.4 Other performance outturns

- a) **Adult social care users survey results:** There are four performance indicators in the Council Plan derived from the annual Adult Social Care users survey, which had been suspended since 2019/20 due to the pandemic. It was not certain at the beginning of last year if the survey would take place in 2021/22, therefore no targets were set for the year. The survey did go ahead eventually, and performance is now available for the four measures. However it is not possible to report the performance against target status (Red, Amber, Green) or direction of travel of performance since last year for these four measures.

Table 5: The Adult Social Care users survey results, 2021/22

Outcome area	Performance measures	Scale	Freq.	YE Perf 2021/22
Healthy lives	Percentage of service users who have control over their daily life	Bigger is better	Annual	66.3%
	Percentage of service users who say that care and support services help them in feeling safe	Bigger is better	Annual	86.2%
	Percentage people who use services who are satisfied with their care and support	Bigger is better	Annual	53.8%
	Percentage of people who use services who find it easy to find information about support	Bigger is better	Annual	60.1%

The survey results have shown that the majority of social care users are satisfied with various aspects of social care and support services. 86.2% of service users stated that care and support services helped them feel safe which is a positive outcome given the high number of admissions and increased pressure on the NHS

during Covid-19 pandemic. 66.3% of users feel that they have control of their daily life and 60.1% find it easy to find information about support. A further 53.8% of service users are satisfied with their care and support.

b) Number of new homes delivered in 2020/21: Outturn for this indicator becomes available 6-8 months after the end of the year, therefore the performance figures for 2020/21 have become available now. There were a total of 1,750 new homes completed in 2020/21, against the target of 2,157 homes as per the Local Plan target aligned to the London Plan. Although the outturn figure falls short of the target, this is not entirely unexpected given the disruption to housing delivery caused by restrictions implemented in response to the COVID-19 pandemic. The government in its own reporting on housing delivery (via the Housing Delivery Test), have temporarily adjusted down the delivery targets employed in their reporting. A similar adjustment has not been made locally in respect of this indicator though, to avoid unnecessary complexity in reporting as well as in recognition of the fact that any shortfall now will ultimately need to be met in future years. The new London Plan targets employed here also represents a significant step up from earlier delivery targets, and it was always envisaged that it may take a number of years for delivery to reach or exceed targets; we are still operating in this transitional stage.

3.5 Indicators with no available performance

This section presents the 9 indicators with no available performance due to a reporting time lag. Performance should become available later in the year.

Table 6: The 9 indicators where year-end performance outturns are not available yet

Outcome area	Performance measures	Freq.	Status
Tackling inequality	Difference in employment rate of residents from White and ethnic minority groups	Annual	Performance not available yet, expected in July 2022
	Percentage ethnicity pay gap within the Council – NEW	Annual	Performance not available yet, expected in July 2022
	Percentage of young people who have committed serious youth violence, who have re-offended in the year	Quarterly	There is a 3-month lag in reporting for this measure, therefore year-end performance will be available in July 2022
Decent living incomes	Number of new homes delivered	Annual	Performance not available yet, expected in October 2022
Inclusive economy	Percentage of customers using digital to access council services	Every 6 months	Performance not available yet, expected later in July 2022
	% of total council spend within the borough	Quarterly	The data process behind the production of these outcomes is still undergoing a review, expected later in July 2022
	% of total council spend with small and medium enterprises	Quarterly	
Genuinely affordable homes	Percentage of total homes delivered that are affordable	Annual	Outcomes will be available in October 2022
	Percentage of total homes delivered that are genuinely affordable	Annual	

4. Financial

There are no direct financial implications as part of this report.

5. Legal

There are no direct legal implications as part of this report.

6. Value for Money

Having clear objectives and measurable targets assists the Council to ensure that all activity is focused on delivery, makes managers accountable for that delivery and increases effectiveness.

7. Sustainability Impact Appraisal

There are no direct sustainability impact appraisal implications for this report.

8. Risk Management

There is a clear link between managing performance and risk management. Performance indicators are used to regularly monitor the performance of services – this information is used to highlight trends in performance and enable the early identification of any potential issues. Through this regular monitoring of information by both members and senior officers, informed decisions can be made regarding any mitigating actions that need to be taken.

9. Community Safety

There are no direct community safety implications as part of this report.

10. Links to the 3 Key Priorities for the Borough

Performance measures in the framework contribute to all three key priorities for the borough.

The council's administration has three key priorities for Ealing. They are:

- fighting inequality
- tackling the climate crisis
- creating good jobs

11. Equalities, Human Rights and Community Cohesion

None.

12. Staffing/Workforce and Accommodation implications:

None.

13. Property and Assets

None.

14. Any other implications:

None.

15. Consultation

None. This report is for information only.

16. Timetable for Implementation

Implementation is dependent on specific action plans for improving performance in key areas.

17. Appendices

Appendix 1: Indicators with no performance data expected in 2021/22

18. Background Information

- Ealing Council Plan 2021/22

Consultation

Name of consultee	Post held	Date sent to consultee	Date response received	Comments appear in paragraph:
• Internal				
Una McCarthy	Interim Head of Strategy, Performance and Intelligence	10/06/2022	14/06/22	
Kieran Read	Director of Strategy & Engagement	10/06/2022	16/06/22	
Baljinder Sangha	Finance Manager – Planning & Monitoring, Strategic Finance	10/06/2022		
SLT		16/06/2022		
External				

Report History

Decision type:	Urgency item?
For information	
Report no.:	Report authors and contact for queries:
	Rajiv Ahlawat – extn 6380 Maria Gull – extn 6430

Appendix 1: Indicators where performance updates are not expected in 2021/22

This section presents the 22 indicators where no performance was expected this year due to the Covid-19 pandemic's impact on national reporting, robust data not being available, or where performance is reported every two years.

Table 1.1: The 22 indicators where performance is not available either due to the Covid-19 pandemic or a performance update was not expected in this calendar year

	Performance measures	Frequency of reporting	Reason for not reporting
1	Percentage of children achieving a good level of development at the Early Years Foundation Stage	Annual	Nationally impacted: Due to the pandemic's impact on school exams and the use of teacher grading the results for these indicators are no longer comparable with previous years, hence is not being reported this year
2	Percentage of pupils reaching the expected standard in Reading, Writing and Maths at Key Stage 2	Annual	
3	Percentage of pupils receiving a standard pass in English and Maths at Key Stage 4	Annual	
4	Progress 8 (Progress across 8 qualifications)	Annual	
5	Percentage of pupils with Special Educational Needs (SEN) reaching the expected standard in Reading, Writing and Maths at Key Stage 2	Annual	
6	Percentage of pupils with Special Educational Needs (SEN) receiving a standard pass in English and Maths at KS4	Annual	
7	Gap between Black Caribbean pupils and all pupils nationally reaching the expected standard in Reading, Writing and Maths at Key Stage 2	Annual	
8	Gap between Black Caribbean pupils and all pupils nationally receiving a standard pass in English and Maths at Key Stage 4.	Annual	
9	Gap between disadvantaged pupils and all other pupils nationally reaching the expected standard in Reading, Writing and Maths at Key Stage 2.	Annual	
10	Gap between disadvantaged pupils and all other pupils nationally receiving a standard pass in English and Maths at Key Stage 4	Annual	
11	Delayed transfers of care - Whole system (Rate per 100,000 population)	Monthly	Nationally impacted: Reporting of these indicators has been paused nationally since February 2020
12	Delayed transfers of care - Social care (Rate per 100,000 population)	Monthly	
13	Delayed transfers of care - NHS & Social care (Rate per 100,000 population)	Monthly	
14	Percentage of trips by walking, cycling and public transport	Annual	Nationally impacted: The annual London Travel Demand Survey has been paused/ altered during Social the Covid-19 pandemic due to restrictions on in-home interviewing.
15	Percentage of vacancy rates across town centres - NEW	Annual	Robust data not available due to data sharing issues with external partners

Performance measures		Frequency of reporting	Reason for not reporting
16	Percentage of customers who have their issue resolved at the first point of contact	Every 6 months	Mechanism to collect robust data not available at present – under review
17	Percentage of people feeling safe in the local neighbourhood after dark	Every 2 years	Biennial indicators: Information for these indicators is obtained from the biennial Ealing Residents Survey which was not due in 2021/22
18	Percentage of adults who have done voluntary work in the last 12 months	Every 2 years	
19	Percentage of residents who agree that people get on well with those from different backgrounds	Every 2 years	
20	Percentage of people who report having sufficient social contact	Every 2 years	
21	Percentage of customers who feel the council is easy to contact	Every 2 years	
22	Percentage of 5-year-olds who are free from obvious dental decay	Every 2 years	Biennial indicator: Information for this indicator is obtained from the biennial national Oral Health Survey which will not be available this year



<p>Report for: ACTION</p> <p>Item Number:</p>
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Contains Confidential or Exempt Information	NO
Title	Southall Reset
Responsible Officer(s)	Lucy Taylor, Executive Director of Place Sandra Fryer, Interim Director of Growth & Sustainability Darren Henaghan, Interim Director of Housing
Author(s)	Mandar Puranik, Head of Area Regeneration and Economic Renewal
Portfolio(s)	Cllr Peter Mason, Leader Cllr Deirdre Costigan, Deputy Leader and Climate Action Cllr Shital Manro, Good Growth
For Consideration By	Cabinet
Date to be Considered	13 July 2022
Implementation Date if Not Called In	26 July 2022
Affected Wards	Southall (all)
Keywords/Index	Southall, Reset, Regeneration, South Road Bridge, Active Travel

Purpose of Report:

The report seeks Cabinet approval-

- To initiate the **Southall Reset Programme** that will enable a community-led approach to regeneration and investment for the Southall town centre and its surrounding neighbourhoods located in the wards of Lady Margaret, Dormers Wells, Southall Broadway, Southall West, Southall Green and Norwood Green. The programme will be focused on tackling deep-rooted challenges specific to Southall to support its residents and businesses to become part of a thriving Southall community and benefit from a more inclusive economy.
- To initiate the **Southall Active Travel Project** by replacing the South Road Bridge widening project and seeking to re-allocate the GLA £9.29m funding towards a range of projects across Southall that will enhance walking and cycling opportunities and contribute to a more healthy, attractive, and prosperous town centre.

1.0 Recommendations for DECISION.

It is recommended that Cabinet,

- Agrees to initiate the Southall Reset Programme priorities, actions and activities, set out in paragraph 3.13 Table 1 are progressed over the next four years to tackle the key challenges faced by Southall residents and businesses.

- Agrees to set up a 'community-led' Southall Town Forum as integral part of helping to deliver and monitor the Southall Reset Programme and to ensure Council Plan 2022-26 priorities are fully integrated and achieved.
- Delegates authority to the Executive Director of Place following consultation with the Leader and Cabinet Member of Good Growth to set up the Southall Reset Programme (including the Southall Town Forum) governance and take the necessary steps to lead on the implementation with the service leads, allocate resources, and monitor the progress until 2022-26.
- Agrees in principle initiate the Southall Active Travel Project on the basis of that the South Road Bridge widening project described in paragraph 3.13 below is replaced by alternative transport mitigation measures, for the reasons set out in Appendix 4 including significant escalation of costs, timescales and technical challenges regarding deliverability.
- Agrees, that officers should seek consent from the GLA that the remaining GLA funding of £9.29m earmarked for South Road Bridge widening works should instead be allocated towards developing the alternative transport mitigation measures. These measures (the Southall Active Travel Project) would comprise a range of highway and public realm improvements and enhancements that would be developed in full engagement and consultation with the Southall residents and businesses, subject to the agreement and consent of the GLA and subject to the necessary planning consents being secured.
- Delegates authority to the Director of Growth and Sustainability following consultation with the Director of Housing, Cabinet Member of Good Growth and Cabinet Member of Climate Action to enter into any agreements with the GLA, TfL and other stakeholders and take any other steps necessary to facilitate the implementation and delivery of the Southall Active Travel Project in line with the draft Travel in Ealing Charter to be agreed with local residents

2.0 Recommendations for NOTING

It is recommended that Cabinet,

- Notes a revenue budget submission as part of the Medium-Term Financial Plan and 2023/24 budget process will be made to enable the Southall Reset Programme to be delivered and monitored until 2024-26.
- Notes the Southall Town Briefing headline economic performance, key challenges and opportunities included at Appendix 1 that support the need for the Southall Reset Programme and recommendations.
- Notes the Southall Baseline Study and Southall Employment Audit included at Appendix 2 and 3, respectively.

- Notes the Southall summary from the Shaping Ealing engagement included at section 16 of this report carried out between November 2021 to May 2022, which has informed the Southall Reset Programme priorities.
- Notes the conclusions of the South Road Bridge widening report included at Appendix 4 that covers the options considered, stakeholder engagement and construction challenges to inform the recommendation.
- Notes the business case, outlined in the Officer's Decision, to activate Southall Manor House included at Appendix 5 for it to become a local employment and business hub to benefit the wider Southall community of local businesses and offer opportunities for local residents for secure employment.

3.0 Reason for Decision and Options Considered

This section set out the context and reasons behind the two key decision topics, firstly those associated with the Southall Reset Programme and secondly, the Southall Active Travel Project by reallocating the South Road Bridge widening project funding.

Southall's current context

- 3.1 Southall is a cultural destination of national importance and is a growing neighbourhood. Significant new development of predominantly new homes is already underway and there are plans for a new commercial neighbourhood to complement the existing town centre. However, there remains much potential to bring 'good jobs' to the area to make the local economy more diverse and resilient and better capitalise on its proximity to Heathrow, the A312 and enhancing it as a destination for the South Asian food and retail.
- 3.2 Southall has experienced significant changes over the last decade, primarily due to the large-scale investment proposed and agreed through the planning system, of which a number of schemes have been implemented. Southall has also benefited from a multi-million-pound package of investment in infrastructure and the public realm following the publication of the 'Southall Big Plan' proposals in 2012. These schemes include:
 - Southall Broadway Boulevard public realm project, improving pavements and reducing pedestrian accidents by removing formal crossings and implementing a series of crossing boulevard points.
 - Southall Great Streets acupuncture points – implementation of new public spaces at Southall High Street (Lidl / Market Square), Southall Manor House Square, St John's Church, St Anselm's Church, outside the Dominion Centre
 - Improvements to South Road and implementation of a new public square north of Iceland and Quality Foods
 - The Implementation of the Merrick Road Foot and Cycle Bridge (due to open Autumn 2022) to provide a safe crossing away from South Road Bridge

- Investment in the Dominion Centre and the opening of the library there
 - The refurbishment of Southall Manor House and the disused Southall toilet block shortly to reopen as a cycling café
 - The provision of four new outdoor gyms in Southall's parks as part of the Let's Go Southall programme.
- 3.3 Despite the improvements and the public investment in the area, local people have expressed concerns about the significant amount of and affordability of new residential development, the relative lack of new employment space and job creation, and ongoing issues of congestion and fly tipping in the public realm. There is also concern about some of the heights proposed in new developments and pressure on local services. The recent Shaping Ealing engagement showed how concerned local people are about the future of Southall and their expectations for change, the findings of Shaping Ealing are set out in full in the engagement paragraphs 16.2 – 16.5.
- 3.5 Since the COVID-19 pandemic, Ealing has been one of England's hardest hit boroughs where levels of pre-pandemic inequality and disadvantage have been exacerbated. A primary cause of this impact was the downturn in the aviation sector with Heathrow and its supply chain network of businesses being the largest source of employment for Ealing residents, most notably in the borough's western communities in Southall. As a result, Ealing's is ranked second highest in West London in terms of those on in-work benefits and Southall had London's highest rate of furloughed residents.
- 3.6 Furthermore, the ongoing impacts of global factors, including COVID-19, cost of living crisis and BREXIT, have made life much harder for many of Southall's residents and businesses and impacts on Southall's local economy. In this context of rapid change and economic uncertainty it is critical to fully understand the current economic and social challenges that Southall residents and businesses are experiencing, and the council has therefore produced a comprehensive and holistic data document called the Southall Town Briefing included at Appendix 1.
- 3.7 The Southall Town Briefing is purposefully designed to inform local priorities - providing a robust and clear evidence-led starting point for the Southall Reset Programme. The Southall Town Briefing and associated evidence base studies has identified significant issues that would need a coordinated and sustained holistic response from the Council to fully support and enable a community-led approach to future change in Southall. However, it has also identified opportunities that could be harnessed by the Southall community over the coming years. The main findings are summarised below:

Southall's key socioeconomic characteristics

- Southall is home to 70,176 people. This is equivalent to 21% of the borough's population. Southall is one of the most ethnically diverse places in London.
- 23% of Southall's Lower Layer Super Output Areas (LSOAs) are in the top 20% deprived nationally. This is above the borough median ranking second out of the 7 towns

- Southall residents earn the least in the borough. 52% of Southall’s jobs are classified as low pay work. This is the highest proportion of all of the borough’s towns.
- Southall’s population density is 84 persons per hectare. This is above the borough median ranking second out of the 7 towns
- Despite these challenges, Southall’s businesses have grown by 20% since 2015. This is above the borough median ranking and first out of the 7 towns. It is home to major public sector employers, such as Ealing Hospital NHS Trust, St Bernard’s Hospital and industrial sites house diverse businesses e.g. Noon Products, Delifrance, London Workwear Rental amongst others.
- The industrial land in Southall is expected to come under further pressure due to the lack of supply and growing demand in West-London sub-region and London as a whole.
- As recognised by the Let’s Go Southall baseline survey at least 43% of residents are classified as inactive.

Key challenges for Southall

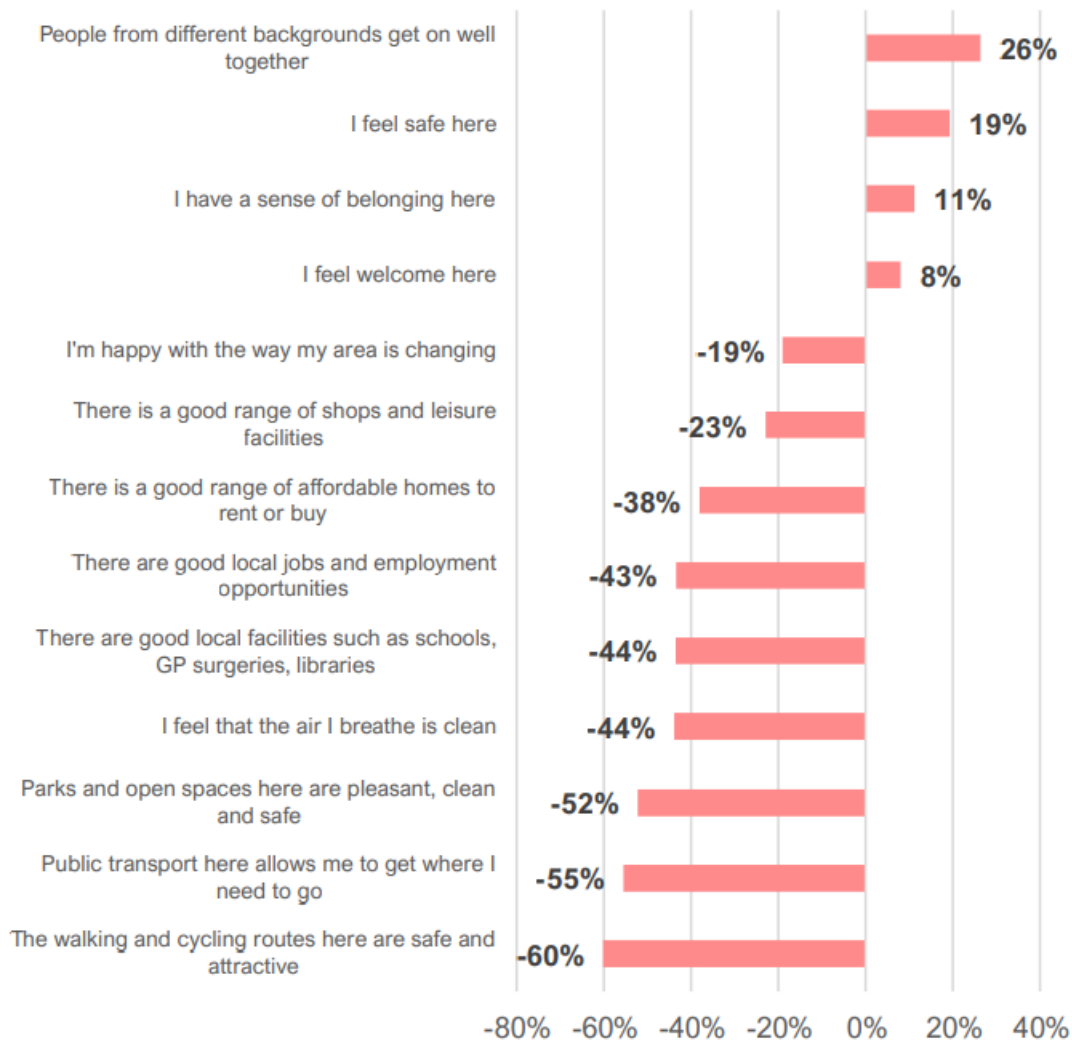
	Net annual income (2018)	Net annual income after housing costs (2018)	% of jobs in low paying industries	% of LSOAs in the top 20% most deprived nationally
1.	Ealing (£52,200)	Ealing (£37,578)	Southall (52%)	Northolt (40%)
2.	Acton (£47,843)	Acton (£33,143)	Northolt (47%)	Southall (24%)
3.	Perivale (£47,700)	Hanwell (£33,250)	Acton (39%)	Hanwell (17%)
4.	Hanwell (£47,075)	London (£31,610)	Ealing (37%)	Greenford (13%)
5.	Greenford (£44,680)	Perivale (£29,350)	London (33%)	Ealing (9%)
6.	London (£43,114)	Greenford (£28,080)	Greenford (32%)	Acton (6%)
7.	Southall (£41,271)	Southall (£25,886)	Hanwell (28%)	Perivale (0%)
8.	Northolt (£39,200)	Northolt (£25,200)	Perivale (26%)	

Sources: ONS, BRES, IMD

Image 1-Key socio-economic indicators for Southall vs London & Ealing’s other seven towns (Source: Appendix 1 Southall Town Briefing)

- **Low pay, poverty and deprivation:** Southall is where the borough-wide challenges of deprivation, low pay, are particularly acute. This is contributing to deeply embedded health and wellbeing challenges. The Race Equality Commission Report has highlighted the need for an investment in adequate primary care in Southall, ethnic minority pay-gap and deeper meaningful engagement, and better conversations with residents.

- **Place perception:** responses to the recent Shaping Ealing engagement survey suggests that views from Southall residents are much more negative as compared to the borough overall as well as the other six towns. There are concerns about the lack of safe walking and cycling routes, public transport provision, high quality open spaces, safety, air quality, community facilities and good jobs and employment opportunities.



Source: Shaping Ealing Survey

Image 2- Net positive/negative results from Southall respondents to the non-statutory Shaping Ealing engagement (Source: Appendix 1 Southall Town Briefing)

- **Retaining Southall's identity amid large scale development and rapid change:** In the Council's Local Plan 2013 and London Plan 2021, Southall is identified with potential for 9,000 new homes and 3,000 new jobs by 2041. Since 2014, the pace of new homes provision has been rapid with over 1,800 coming forward. However, the employment space and new jobs has not come forward as planned. Also, there is concern locally about the rapid pace of change, its impact on the local character, community facilities, community cohesion, and some local businesses in industrial areas feeling that they could be pushed out. Given that a significant number of new homes are in the

pipeline, it will take years for the planned benefits such as new open spaces, health and community facilities and local jobs to be realised fully.

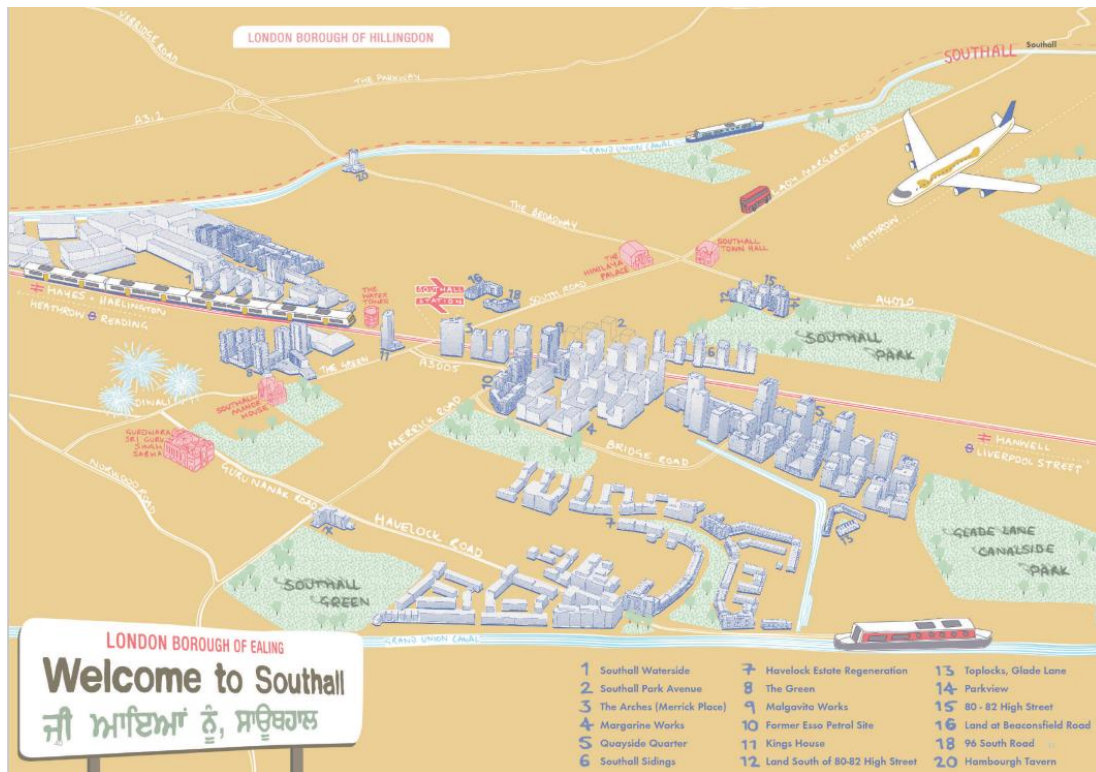


Image 3- An artist's impression of major developments, either under construction or approved in Southall (Source: Appendix 2 Southall Baseline Study)

Planning Context

- 3.8 A large part of Southall was designated an Opportunity Area in the 2011 London Plan, identifying a potential for 9,000 new homes and 3,000 new jobs by 2041. The designation was driven by a combination of a number of factors including the availability of former industrial brownfield sites and the planned arrival of the Elizabeth Line at Southall Station. The Southall Opportunity Area Planning Framework (OPAF) was approved in 2014 and has informed majority of the recent developments in Southall, providing much needed affordable homes in Ealing. However, the OAPF delivery has been led by residential developments, at the expense of to nurturing and strengthening Southall's role in West London as a centre of industry and employment. The arrival of the Elizabeth Line to Southall must be leveraged to ensure that good jobs and employment opportunities come to Southall, alongside investment in social infrastructure and amenities.
- 3.9 In early 2022, the Council commissioned two evidence base studies to provide the planning baseline of all development sites in Southall and undertake an audit of industrial areas. They are included at Appendix 2 and 3, respectively and provide an up-to-date picture. The evidence base studies confirm the limited provision of commercial and employment spaces in new developments and challenges faced by the existing businesses and industrial estates in Southall. Southall's industrial estates with nearly 400 businesses and over

4,000 jobs, contribute greatly to the local economy and more widely to the West London. Given the finite supply of industrial land in the borough, these estates would benefit by protection at right locations, intensification to optimise the land available and enhancement through investments to make them future ready in meeting the needs of new businesses and provide good jobs.

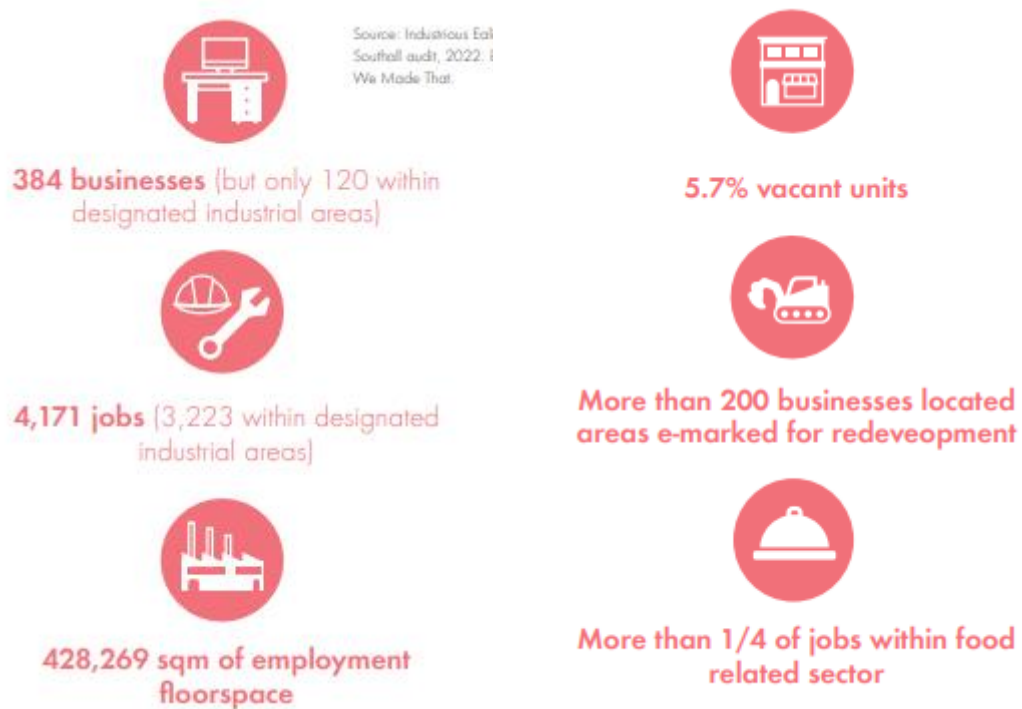


Image 4- Southall Industrial Areas' contribution to the local economy- key statistics (Source: Appendix 3 Southall Employment Audit)

3.10 The Southall Opportunity Area designation and OAPF are now 10 years old, and it is time for a new vision for Southall, in short it is time for a Reset of the Council's priorities to better reflect the priorities of the local community today. Officers are engaging with the GLA to agree how the Southall OAPF can be reviewed in the light of the London Plan policies and the emerging Ealing Local Plan to guide the development of a new kind of urbanism for Southall that is based on strong urban design, place making and sustainability principles developed in conjunction with local people, local businesses, land owners and developers and all who have stake in the future of Southall. More detailed masterplans and planning advice will be prepared for key areas of opportunity and change. This will be underpinned by the evidence base that is being developed for Ealing's new Local Plan, which will have chapter dedicated to Southall and will be adopted in due course.

Why a Southall Reset and what does it mean

3.11 The key challenges outlined above point towards the need for a fundamental change in how the Council deploys its finite resources and targets investment and enhancements in Southall, along with considering how it builds a new relationship with Southall's residents and businesses. This includes having a

full understanding and open recognition that some of the recent changes in Southall are perceived negatively by Southall's community and therefore lessons must be learned about how future changes can enable more positive outcomes and feelings for the community. A reset means the Council will support, encourage, and enable a community led approach to future development, investment and service delivery in Southall, where local people will have the best opportunity to shape the future direction of Southall.

3.12 While Southall already has a number of successful and innovative partnership projects underway including Lets Go Southall, Open Havelock, Southall Jobs Partnership and Southall Grand Union Canal Wellbeing Way, a longer term and co-ordinated overarching partnership between the council and the vast array of Southall stakeholders is necessary both to further develop a wider programme of improvements and to underpin the development of the New Local Plan. This would also enable the alignment of the Southall Reset Programme with the priorities set out in the Council Plan 2022/26.

3.13 The table below shows how are number of projects are already aligned with the Council Plan priorities and how new projects can be developed to maximise positive outcomes for Southall.

	Southall Reset Priorities/ Activity / Actions	Lead Service/ Team	Status
1	Good Growth		
1.1	Set out a new community -led regeneration charter for Southall (Southall Reset engagement)	Communities	Commence in Autumn 22
1.2	Celebrate the local high street economy to expand its reputation as the destination, with supporting infrastructure for visitor infrastructure and environmental improvements.	Economic Growth	Scoping
1.3	Review S106 funding available at Southall and prioritise implementation of projects. Raise funding through new developments for new infrastructure, education, health and community facilities	Economic Growth Service and Planning	Ongoing
1.4	Attract new businesses to Southall, intensify industrial sites and strengthening the local economy.	Business Growth and Inward Investment	Scoping
1.5	New Local Plan engagement to shape the 'Town Plan' section for Southall that will inform the planning, design of buildings, heritage, high streets, industry and open spaces.	Strategic Planning Team	Consultation commences in autumn 2022
2	Climate Action		
2.1	In line with the boroughwide Travel in Ealing Charter, develop and implement the Southall Active Travel Project in	Transport, Highways & Parking	Consultation planned

	engagement with the local residents and business community.		June and July 2022
2.2	Provide bike hangers, electric vehicle charging points, improving roads, tracks and pavements including investing cycling infrastructure to complement Let's Go Southall programme.	Transport, Highways & Parking	Scoping
2.3	Make Southall streets and open spaces beautiful and resilient through planting trees.	Leisure	Ongoing
2.4	Monitor and improve air quality in Southall	Safer Communities and Housing	Ongoing
2.5	Develop an action plan that sets out how we will work with partners to enhance enforcement of highways contraventions	Transport, Highways & Parking	Ongoing
2.6	Work with Greener Ealing Limited (GEL) and enforcement contractors to improve waste reduction, street cleanliness and food hygiene standards	Street Services	Ongoing
2.7	Explore feasibility of new connecting route between Windmill Lane Industrial Estate and Merrick Road	Transport, Highways & Parking	Scoping
3	Thriving Communities		
3.1	Establishing a new Town Forum (in the form of Southall Reset forum/ partnership) based on a community charter for an inclusive, open and transparent partnership and positive engagement to drive forward the Southall regeneration.	Communities, Area Regeneration and Economic Renewal	Scoping and due to launch in autumn 22
3.2	Implement Southall Grand Union Canal Wellbeing Way (£700k GLA funding)	Leisure	Design development and funding awarded
3.3	Rapidly expand Let's Go Southall initiative, investing £3.2m already committed by Sport England in Southall to make cycling more accessible and safer Distribute the first tranche of 535 cycles to Southall Residents as part of the Let's Ride Southall programme	Leisure	2 new bike hubs in place training sessions underway
3.4	Renew Dormers Wells leisure centre and plan for a youth centre to replace the Young Adults Centre.	Children's Services, Leisure, Major Projects and Development	Feasibility stage

3.5	Explore the feasibility of improving access to public conveniences on and around Southall Broadway	Strategic Property and Investment and Street Services	Scoping
3.6	Exploring additional potential cultural assets for the town	Arts Libraries and Heritage, Leisure	Scoping
4	Decent Living Incomes		
4.1	Support "Love Southall" shop local campaign as part of Ealing's High Street Taskforce, create unique brand to promote Southall, get tough on environmental and trading standards enforcements and invest in enhancing the local high street facilities.	Business Growth and Inward Investment	Ongoing
4.2	Expand the Southall Jobs Partnership providing the opportunity to access a well paid job, apprenticeships and promote career opportunities in the health and social care sector	Employment and Skills	Ongoing
4.3	The launch of learning hubs and new digital skills and maths courses in Southall library to support with employability skills.	Employment and Skills	Scoping
4.4	Provide for an affordable workspace, business space at Southall Manor House as a pilot.	Economic Growth	Launch summer 2022
4.5	Open Havelock' project in partnership with Peabody/ Catalyst Housing to turn vacant garages into workshops for local businesses.	Economic Growth	Due to open in Q3 22
4.6	Launch a new Inward Investment model for Southall that focuses investments to meet the local needs and unique opportunities offered by Southall	Business Growth and Inward Investment	Due to launch in autumn 22
5	Genuinely Affordable Homes		
5.1	Work with Southall developers and landowners to deliver even more genuinely affordable homes in new developments.	Planning, Housing Development	Ongoing
6	Inclusive Economy		
6.1	Use the Council land and assets in Southall to benefit residents of the borough.	Strategic Property and Investment	Cabinet approval Land and Investment Strategy expected in late 22.

7 Tackling Crime and Inequality			
7.1	Set out an Equality Action Plan, "Ealing for Everyone" pledge, respond to Safer Ealing for Women engagement findings to make streets, parks safer for Southall community,	Safer Communities & Resident Services	Scoping

Table 1 Southall Reset Priorities/ Activity / Actions

Southall Active Travel Project background

- 3.14 South Road Bridge carries South Road (A3005) over the Great Western Main Line in Southall, London. The widening of the South Road Bridge is a S106 planning obligation on the Green Quarter site (formerly Southall Gas works) and was secured in 2010 in prior to Crossrail. However, in 2015, responsibility for the delivery of this project passed to the Council as part of the GLA's 'housing zone' agreement, facilitated by the GLA funding of £11.875m.
- 3.15 In September 2018, Cabinet agreed to appoint Balfour Beatty as the main contractor and proceed to commission the 'preconstruction' phase of work. The feasibility study was delivered in 2018 and the detailed design was carried out by Highways consultants for the contractor Balfour Beatty in 2019 and 2020. The construction contract offer price and programme was delivered by Balfour Beatty in December 2020 and was reviewed in talks with Network Rail on method, programme and cost in 2021. It highlighted the key concerns as below:
- The total project cost estimated as £30m as against the available budget of £11.875 m.
 - The construction programme estimated to cover 5 calendar years, a significantly longer duration than previously anticipated in feasibility stage.
 - The construction of the bridge widening would also require a continuous 16-month one way road closure over the bridge. This would cause significant congestion in the area for all highways users including local London Bus services with a further impact on a wider area of west London.
- 3.16 The Council worked with Balfour Beatty and Network Rail to identify efficiencies that could significantly reduce the length of the programme and design measures to reduce costs. However no significant measures were found that could be used on the project to enhance deliverability and value for money. To date, spend of £2.58 m of the budget was incurred towards the feasibility, detailed design, and pre-construction stages. Therefore, officers in discussion with lead Members considered that the Council should not commission any further technical or design work on this project until options for alternative measures had been considered to avoid further abortive costs.
- 3.17 Council officers subsequently engaged with the GLA, TfL and concerned developers to discuss the findings and explore alternative transport measures and ways the remainder Housing Zone Grant funding could be redeployed. The policy context both at the Council and TfL has changed since 2010, when the bridge widening was originally imposed as a planning obligation/

condition. The Council and TfL now utilise the Healthy Streets Approach to improve air quality, safety, and reduce traffic congestion by supporting active travel measures. Poor air quality, safety, and congestion are big concerns for Southall residents and businesses, as evidenced by the recent Shaping Ealing engagement survey (see image 2 above), therefore the Southall Active Travel project is a good opportunity to directly respond to and resolve these concerns. Ultimately, the project would bring about a much wider range of benefits for the Southall community by making a larger area of Southall greener, healthier and a more pleasant place to live and work. It will also make Southall's high streets more attractive to visitors and help the local economy.

- 3.18 Added to this the 2010 consent did not assume the delivery of the Elizabeth Line, which is now expected to open fully in 2023. This means that the travel assessment today would be undertaken very differently to how it was undertaken in 2010 with more focus on public transport and active travel. These priorities also align with the Council Plan priority of Climate Action. Therefore, it is recommended that an alternative package of active travel measures should now be developed for Southall, providing enhanced infrastructure for safer walking and cycling routes complementary to the Let's Go Southall social movement, whilst still achieving the mitigation sought via the original bridge widening S106 obligation/condition and also still supporting the delivery of planned new homes in Southall.
- 3.19 As part of these alternative active travel measures, a range of options will be tested and form part of the engagement plans. In line with the Southall Reset ambitions, the engagement approach will follow the Council's draft Travel in Ealing Charter, currently in draft and provide an opportunity to all road users, residents and businesses alike to influence the proposals. The Let's Go Southall programme continues to focus on changing attitudes and behaviours towards physical activity amongst Southall residents by encouraging greater walking and cycling. It is helping to drive local demand for enhanced active travel measures and safe walking and cycling routes. The engagement will make use of the Let's Go Southall social movement investment and community resource, an example of this is the draft Travel in Ealing Charter work for Southall hosted and co-designed by the Let's Go Southall Active Communities Team. An indicative timetable for the implementation is outlined in section 17 of this report.
- 3.20 GLA officers have indicated that in principle the Housing Zone funding could be used to develop the alternative packages of active travel measures, preliminary designs and stakeholder engagement. However, the GLA requires the confirmation that the funding can be committed by Spring 2023 and fully spent by March 2025. There would also be a number of other tests and internal decisions by the GLA to confirm the availability of this funding package, which is currently being discussed between officers at Ealing and the GLA. Cabinet's approval and delegated authority as worded in recommendations seeks to confirm the Council's commitment and confidence over the delivery of active travel measures. Although officers would still need to work to get this package agreed and funded by the GLA, or by alternative funders should this option not be available.

- 3.21 It should also be noted that in addition to the GLA agreement to repurpose the Housing Zone funding, it will be necessary to seek a variation to the conditions attached to the planning permission and associated s106 to reflect the alternative proposals. Any decision to proceed with the alternative measures is therefore also subject to permission for that variation being secured.

4.0 Key Implications

How the Southall Reset Programme will be delivered and monitored

- 4.1 The Shaping Ealing engagement survey findings (summarised in section 16 of this report) are very important in the context of the Southall Reset Programme and similar to the Southall Town Briefing described in section 3.6-3.7 above, will act as key evidence to underpin the Southall Reset Programme. The Shaping Ealing engagement survey will also help inform the Council's New Local Plan, which is currently being drafted. Carefully considering the survey responses, the New Local Plan will in part be informed by the views of local residents and businesses and new planning policies can be developed to help to address local concerns about how their local area is changing. For example, in Southall this might be about the scale and design of new development going forward and the range of new homes and new jobs that those developments should provide locally. A draft version of the New Local Plan will be published in the autumn 2022 and will be subject to engagement and consultation with the Southall community before a final version of the New Local Plan is developed during 2023.
- 4.2 One of the key strands of the Southall Reset Programme will be working in partnership with businesses, landowners and strategic developers. The Council has commenced this by undertaking a business engagement during early 2022 and continue to build on it further to bring together a business group representing a cross-sector mix. Southall Business Expo was held at Southall Manor House on 7th July 2022, providing opportunities for businesses to showcase their offer, business to business networking and for residents to get involved. Similarly, officers convened roundtable meetings with the strategic developers and landowners in Southall. The meetings were chaired by the Director of Growth & Sustainability and there is willingness from this group to work together in addressing the shared priorities that extend outside their respective developments. These include supporting the local employment, skills, contributing to wider community infrastructure, initiatives such as a business brokerage role, jointly funded by developers to market the commercial spaces opportunities to local entrepreneurs, for example.
- 4.3 There are multiple projects, delivery agents and stakeholders active in Southall and the Southall Reset Programme will be the main vehicle to bring these disparate elements together. This is one of the ways in which the Council is looking to build greater levels of trust by debating the issues for Southall in a more open way. To ensure this is effective, appropriate governance will need to be in place so that it is clear when, where and how decisions are to be taken.

- 4.4 It is a Council priority to set up Town Forums for each of the borough's seven towns. These will take different forms, and will talk about different issues, depending on what people in each town want to talk about. We know many of the issues that people in Southall are concerned about from the Shaping Ealing engagement programme, other engagement and consultation exercises, including through the Race Equality Commission.
- 4.5 The Council Plan commitment is also that the Town Forums will have more power to set the spending priorities for local communities, and S106 / CIL funding will be allocated for this "*to be spent by communities on what they want, facilitating community initiatives and microfinancing.*" It would therefore make sense that the Southall Town Forum forms an integral part of the Southall Reset Programme governance. As set out in section 17, we will work with Southall councillors, and other local people with an interest, as a steering group from July 2022 working to set up the Southall Town Forum to be running from autumn 2022.

5.0 Financial impact on the budget

- 5.1 The additional capital and revenue budget request or a growth budget will be considered as part of the next medium-term financial plan budget to be developed prior to Cabinet agreement in February in 2023. There is £8.613m in the approved capital programme for South Road Bridge widening scheme funded by GLA Housing Zone grant which is planned to be re-purposed for Southall Active Travel projects and also £0.677m GLA Housing zone grant available for South Road Bridge widening which can be claimed for this purpose, subject to GLA agreement. This provides in total £9.290m. The overall Southall Reset Programme would require additional revenue and capital funding including the Active Travel projects (£3.500m to £5.000m as noted in para 5.2, with revenue and capital split to be determined). Further work is to be carried out to explore all funding avenues for the overall Southall Reset Programme, before capital and revenue financial proposals are submitted for consideration as part of medium-term financial plan, prior to any Cabinet agreement in February in 2023.

Southall Active Travel projects

- 5.2 The Southall Active Travel Project is expected to be implemented using the GLA Housing Zone funding and available S106 funds or other sources of funding. The remaining GLA housing zone funding is £9.29m between 2022/24 (over 2 years) for South Road Bridge widening. Officers are currently in discussion with the GLA to seek to repurpose this funding towards the implementation of Active Travel projects. It is unlikely that this funding would be sufficient to deliver the full package of desirable projects and subject to consultation, feasibility, consents and final designs this package could require additional funding of around £3.500m-5.000m to ensure full implementation. If that is the case, other avenues of funding would need to be secured such as:
- TfL LIPs or Capital funding
 - S106 or CIL contributions

- Central government grant for example future rounds of ‘Levelling Up’ funding or other grant
- Capital from Ealing Council

Southall Reset

- 5.3 The Southall Reset Programme will bring together a number of existing projects, committed S106 projects led by the relevant services. The specific growth bids or external funding partnerships associated with the projects listed in Table 1 are outside the scope of this report and will be approved separately.
- 5.4 There are projects planned in Southall during 2022-23, funded by S106. As new developments come forward, there will be further S106 contributions expected during 2023-26 out of the pipeline of sealed agreements once triggers are met. These S106 projects will contribute to new infrastructure and wider investment in Southall and they will be implemented under the umbrella of Southall Reset Programme to maximise their impacts.
- 5.5 The Southall Reset Programme will be led by the Economic Growth Service working in collaboration with the various Council wide services who will require an additional officer time, front loading wider engagement and programme management. An additional growth revenue budget spread across four years is sought to cover these resource implications. It will be considered as part of the *next* medium-term financial plan budget to be developed prior to Cabinet agreement in February in 2023.
- 5.6 There are expected to be opportunities for bid for external grants and funding to support the Southall Reset programme including the Government’s next round of Levelling up Fund.

6. Legal

- 6.1 The Council has a legal agreement in place for the GLA Housing Zone funding for the South Road bridge widening works. The Council officers have exchanged letters with the GLA officers to seek ‘in principle’ support to vary these terms to enable the Council to provide alternative transport mitigation measures, expected deliverables and timescales. A delegation is therefore sought to enable the Council to agree changes to the associated legal agreements following the Cabinet decision to agree alternative transport mitigation measures should the GLA agree to this.
- 6.2 A similar legal agreement is in place with Berkeley Homes to ensure the delivery of affordable housing units on their Southall site. These homes were delivered in 2018 and 2019.
- 6.3 Before alternative transport measures can be progressed the planning consent relating to the Berkeley Homes site and associated s106 will also need be varied.

7. Value For Money

7.1 Value For Money considerations associated with South Road Bridge widening project are discussed in Appendix 4.

7.2 Southall Active Travel Project will be developed in accordance with the Council's corporate procurement procedures, project management systems and best value considerations. The Council has extensive experience delivering active travel schemes of this scale within budget and programme, to a high-quality standard, covering all stages from inception through to construction and evaluation. During the execution of the project, regular progress review meetings will be held to ensure the project is being executed to approved budgets and timescales.

8. Sustainability Impact Assessment

8.1 The Southall Reset programme will be based on the principle of sustainable development informed by the 20- minute neighbourhood principles. The Council has a clear ambition to ensure all development is zero carbon by 2030 and officers will work with developers to achieve this vision, which will inform the approach to new developments

8.2 The project level proposals will include an assessment of the impact on sustainability as outlined within the Council's procurement policies.

9. Risk Management

9.1 A comprehensive risk register, and monitoring framework will be prepared as part of the Southall Reset Programme management and governance structure and Active Travel measures projects delivery. Any variation to the GLA Housing Zone funding spend needs to be agreed in advance with the GLA officers and prior to commissioning further work to minimise financial risks to the Council.

9.2 An obvious risk is that if the GLA does not agree to repurposing of the existing Housing Zone grant then it will not be possible to implement the package of Alternative Mitigation Measures in Southall, which would in turn risk Berkeley Homes seeking recompense under the Housing Zone Collaboration agreement. In order to mitigate and manage this risk, officers are in regular dialogue the GLA and TfL and have written to them formally seeking confirmation in principle.

10. Community Safety

Any schemes undertaken as part of the Active Travel in Southall Project would be designed to reduce accidents and enhance safety for pedestrians and cyclists.

11. Links to the 3 Key Priorities for the Borough

11.1 Section 3.13 Table 1 sets out how the Southall Rest programme will help achieve the Councils Corporate Plan which are all support Ealing Council's three key priorities for Ealing:

- Fighting inequality
- Tackling the climate crisis
- Creating good jobs.

12. Equalities, Human Rights and Community Cohesion

- 12.1 Due to the cross-cutting nature of this report which covers a broad umbrella of projects and workstreams, an Equality Analysis Assessment (EAA) will be carried out at the project level. Full regard will be paid to the EAA in the development of any proposals.

13. Staffing / Workforce and Accommodation implications:

None.

14. Property and Assets

- 14.1 There are several Council owned assets and property interests across Southall. The report does not involve the Council assets directly. However, one of the priorities of the Southall Reset Programme under the 'Inclusive Economy' includes '*Use the Council land and assets in Southall to benefit residents of the borough.*' This workstream will be progressed following the Council's Land and Asset Strategy due to be completed by the end of 2022.

15. Any other implications:

None

16. Consultation

Member Engagement

- 16.1 The Leader and relevant portfolio holders were briefed throughout the drafting of this report as part of the regular briefings. Following the local elections in May 2022, a joint briefing with all Southall ward councilors was held on 12th May. The scope of Southall Reset priorities were updated subsequently to reflect the discussion. The detailed issues logged during the member's briefing will be followed through the relevant workstream. Southall ward councilors will play a vital role in shaping and driving forward Southall Reset Forum and they will be updated through regular briefings.

Shaping Ealing (Southall) engagement findings

- 16.2 The first phase of non-statutory engagement on the new Local Plan for Ealing was launched on 10 November 2021 as a suite of activity under the "Shaping Ealing" umbrella. The consultation concluded on 9 May 2022 and the biggest ever volume of feedback has been received to any public consultation, consisting of nearly 10,600 responses to the online survey on the Give My View digital platform, and feedback gathered through a number of engagement events held in various parts of the borough including Southall. There were 1,046 or 10% of the total responses from Southall. Overall, views from Southall are much more negative as compared to the borough overall responses, as well as other areas. These are shown in Figure 1. The full

report covering all seven towns and setting out the next steps will be published separately in July 2022.

- 16.3 The survey asked a total of 13 attitudinal questions using a slider scale on whether people are happy with their local area in terms of things under the broad themes of environment, local facilities and opportunities, and community feeling. The slider scale responses (from 0-100) were converted into five-point agree/disagree scales, and for easier analysis/ interpretation a 'net agree' percentage has been calculated for each question. This is obtained by subtracting the percentage of those who 'disagree' (strongly or fairly) from those who 'agree' (strongly or fairly).
- The biggest divergence from the borough-wide results is on the availability of clean and safe parks and open spaces in Southall.
 - Similarly, while people in the borough feel safe on balance – net agree score 4% – this is not the case in Southall where the net agree score for this measure is -42%.
 - Results from Southall are also different from the borough for satisfaction with local facilities (Ealing score 9%, Southall -17%) and availability of shops and leisure facilities (Ealing score 1%, Southall -20%).
 - Further, even where the general polarity of opinion in Southall matches that in Ealing overall, people in Southall feel less positive than the borough overall on measures that are scored as positive, and more negative than the borough on the negative measures. For example, while the borough net score for cycling and walking facilities in the borough is only -8%, it is -52% in Southall. There are similar levels of differences in dissatisfaction with air quality and employment opportunities.
 - For the positive measures, while 52% people agree on balance there's good public transport, in Southall this percentage is only 28%. There are also similar gaps in feelings of being welcome (Borough score 34%, Southall 10%), and sense of belonging (34% and 10%).

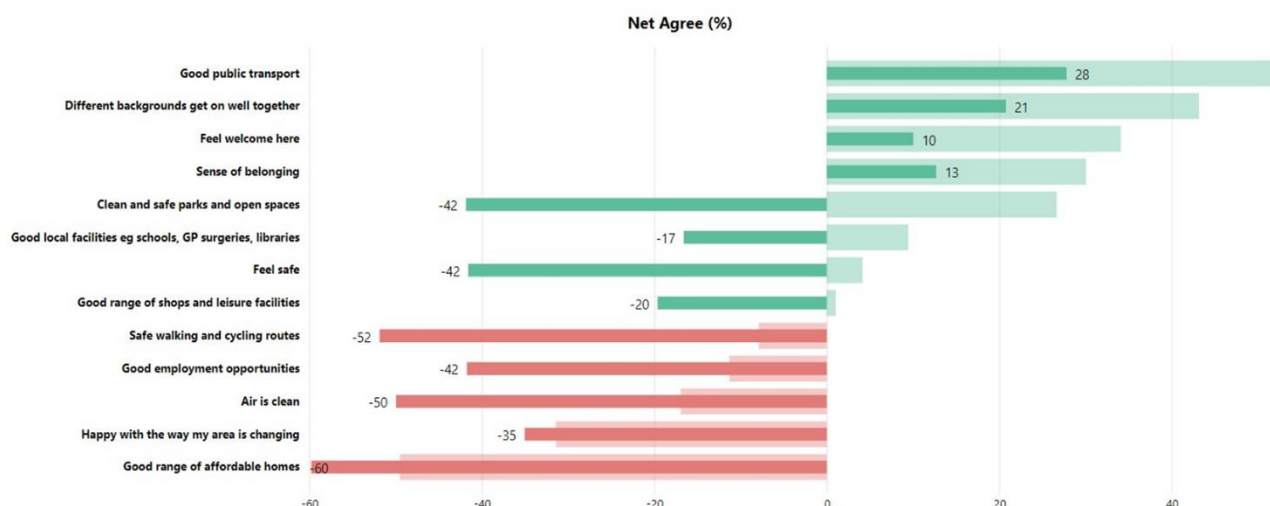


Image 5: Overall percentage of people in Southall who on balance agree with the 13 survey statements. (Net agree % = % agree - % disagree. Darker bars show Southall percentages; lighter underlying bars represent the borough average)

16.4 Furthermore, a number of online and in-person engagement events were held in Southall in partnership with Southall Community Alliance, GOSAD, Lets Go Southall, Southall Interfaith Forum, Catalyst Housing and Featherstone High School. Feedback from events held in Southall closely matches that seen through the online survey responses from the area. Key concerns and issues raised by participants in the events included:

- Dissatisfaction with local development, lack of facilities for walking and cycling as well as infrequent/ inadequate public transport, and concerns about safety especially in public spaces such as parks.
- Southall residents strongly raised poor levels of cleanliness and hygiene in the area and issues of littering, fly tipping, waste and pollution.
- Residents feel they are not either consulted properly or listened to by the council when new plans or policies are brought about.
- Participants said they did not oppose development but would like to ensure that proper infrastructure to support new development was in place before it takes place. Some felt that Southall was disproportionately impacted by the “disbenefits” of development such as noise, odour, traffic and disruption, instead of its advantages.
- Faith leaders from Southall noted the positive work as part of the Let’s Go Southall program, improved security and lighting in the parks, and investment in the outdoor gym. However, concerns were raised about the disposing of community assets such as the Youth Activity Centre and Featherstone Leisure Centre. Faith leaders also suggested other engagement methods for the local community such as more in-person engagement instead of digital/ online. They offered to have stalls in the local temples on the weekends to increase participation in the Local Plan survey.
- There were positive comments on diversity, multiculturalism, local cultural food and shops, therefore most young people would like to live in the borough after they finish school, however they find house prices are unaffordable, and also, made references to the level of homelessness and the poor state of housing. There is consensus that the local area does not always offer the best quality of housing, particularly the older social housing that looks run down and unsafe.
- At the events held in high schools, young people expressed a desire to work and live in the borough after finishing education but cited lack of suitable employment or apprenticeship opportunities as well as inability to use public and active transport to travel both locally and out of borough. Residents would like to see improvements to public facilities, parks and green spaces, as well as additional indoor and outdoor leisure facilities in the area.

16.5 There will be a full engagement with residents, businesses, and stakeholders in Southall on all the potential active travel projects following the principles set out in the draft Travel in Ealing Charter. This will allow the people of Southall, to influence the measures, and set the acceptability and or priority for implementation of schemes.

17. Timetable for Implementation

The project timetable is broadly as follows:

Task	When	
Southall Reset Programme	Co-develop the Southall Town Forum with the local stakeholders and finalise the terms of reference.	August -Oct 22
	Develop the programme priorities, confirm projects, resources, governance and funding.	Sept-Oct 22
	Implementation of 'quick wins' priority projects	Nov 22-December 23
	Annual review of the project progress and outcomes achieved.	Annually until March 26
Southall Active Travel Project	Stage 1 engagement	September-October 22
	Design development and identify projects	Nov 22-Jan 23
	Stage 2 engagement on project proposals	Feb-March 23
	Final package of Active Travel projects	April-May 23
	Funding committed and phased delivery confirmed	June 23
	Project implementation	September 23-March 25

18. Appendices

- Appendix 1 Southall Town Briefing
- Appendix 2 Southall Baseline Study
- Appendix 3 Southall Employment Audit
- Appendix 4 South Road Bridge widening, June 2022
- Appendix 5 Southall Manor House Officer Decision June 22

19. Background Information

Cabinet Report- [South Road Bridge & Highway Widening Contract, Southall, 11 September 2018](#)

Consultation

Name of consultee	Post held	Date sent to consultee	Date response received	Comments appear in paragraph:
Internal				
Eleanor Young	Strategic Regeneration Adviser	07/06/22		Throughout
Connor McDonagh	Assistant Director of Economic Growth	07/06/22		Throughout
Jessica Tamayo	Assistant Director of Strategic Property and Investment	16/06/22		
Charles Blake	Strategic Property Project Manager	16/06/22		
Chris Bunting	Assistant Director Leisure	9/06/22	13/06/22	Para 3.9, Table 1 and Lets Go Southall
Rajinder Singh	Let's Go Southall Transformation Lead	9/06/22	14/06/22	Appendix 6 Lets Go Southall and Active Travel engagement
Angela McKeever	Assistant Director of Employment and Skills	15/06/22		
Mark Wiltshire	Director of Community Development	15/06/22		
Joanna Sumner	Assistant Director - Communities	9/06/22	14/06/22	Paras 4.2 and 4.3
Tony Singh	Head of Highways	07/06/22		Throughout on Active Travel Projects sections
Chris Cole	Head of Transport Planning Service	07/06/22		Throughout on Active Travel Projects sections and Travel in Ealing Charter
Evan Bates	Manager, Special Projects, Highways	07/06/22		Throughout and Appendix 1 author
Steve Barton	Strategic Planning Manager	22/06/22	23/06/22	3.8-3.10 Planning Context
Carol Sam	Assistant Director Equalities and Engagement	22/06/22		
Lucy Taylor	Executive Director of Place	14/06/22	15/06/22	
Sandra Fryer	Interim Director of Growth & Sustainability	14/06/22	29/06/22	Planning context, funding opportunities
Darren Henaghan	Interim Director of Housing	14/06/22	15/06/22	

Ross Brown	Chief Finance Officer	9/06/22	14/06/22 and 01/07/22	5. Finance.
Russell Dyer	Head of Accountancy	9/06/22	01/07/22	5. Finance. 5.1 added and a recommendation to noet
Yalini Gunarajah	Finance Manager, Place	9/06/22	14/06/22 and 30/06/22	5. Finance
Jackie Adams	Head of Legal (Commercial)	9/06/22	14/06/22 and 30/06/22	6. Legal and recommendation s. 6.3 added
Cllr Peter Mason	Leader	16/06/22	22/06/22	Additional priorities included at Table 1
Cllr Deirdre Costigan	Deputy Leader and Climate Action	16/06/22	22/06/22	Clarity on funding, appendix 1 updated
Cllr Shital Manro	Good Growth	16/06/22	28/06/22	Town Briefing
External				

Report History

Decision type:	Urgency item?
Key decision	No
Report no.:	Report author and contact for queries:
	Mandar Puranik, Head of Area Regeneration and Economic Renewal

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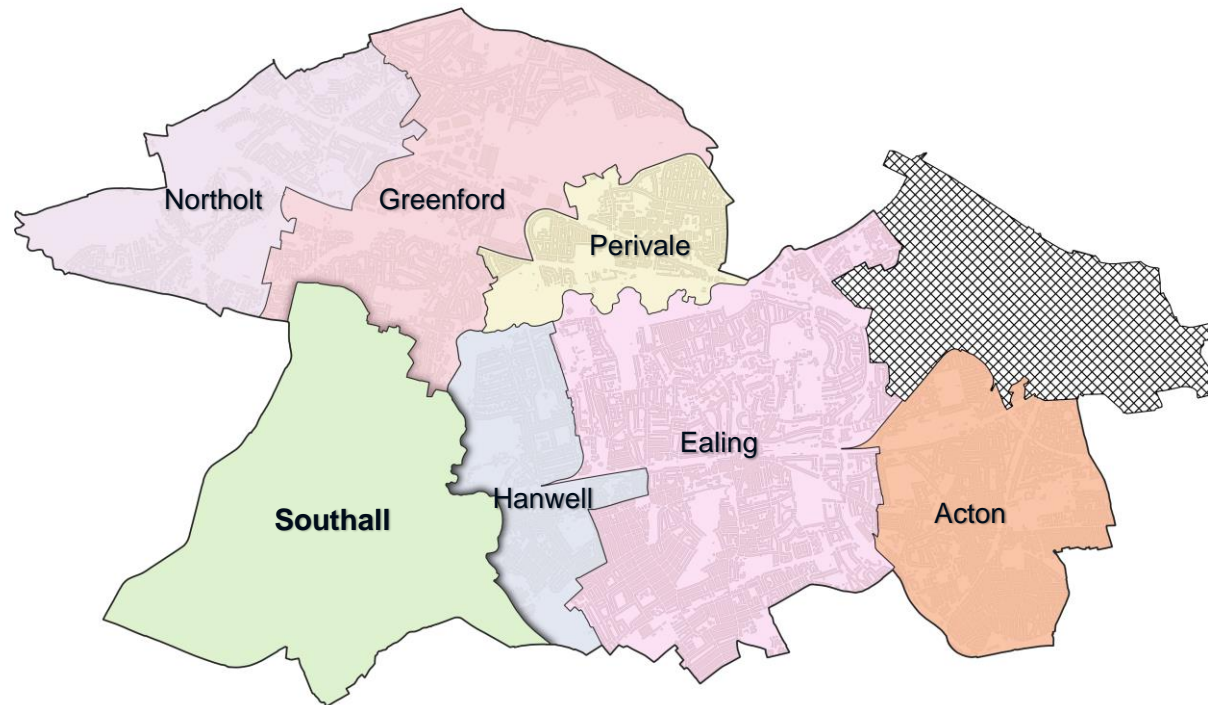
TOWN BRIEFING: SOUTHALL

JUNE 2022

EALING'S SEVEN TOWNS

Ealing is home to seven towns. Each town has a strong local identity with its own unique character, needs and opportunities. The seven towns approach is integral to the council's strategy and is at the centre of Ealing's approach to the new Local Plan. The OPDC area is located in the north east of the borough, and contains a significant proportion of the borough's high-value economic activity. OPDC is a Mayoral Development Corporation and is responsible for overseeing one of Europe's largest regeneration programmes. This town briefing focuses on the Southall sub-area.

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SOUTHALL TOWN BRIEFING

This Town Briefing provides high-level insight into the socio-economic character and performance of Southall. It sets out how London and Ealing's economy has changed, before outlining how these factors are shaping prosperity and opportunity in Southall. The Town Briefing is designed to inform local priorities - providing an evidence-led starting point for the Town Forums.

Ealing's Economic Context

Chapter 1 outlines how London's economy has changed over the last decade. It shows how Ealing's economy performs against the other 32 London boroughs, and evidences some of the key factors affecting prosperity in the borough.

Despite decades of growth, inequality and poverty across London and Ealing have increased. There is already significant work underway to support an economy which is fairer, greener, and more resilient.

The evidence included within the Town Briefing has been structured to align with the economic priorities set out within the Corporate Plan. This includes:

- **Jobs and Homes**
- **Environment and Economy**
- **Equality and People**

This chapter contains several key factors that will define prosperity at a borough and local level. This includes a summary of the action the council is already taking, and information about relevant economic strategies, projects, and plans.

Southall's Economic Profile

Chapter 2 provides high level intelligence showing how Southall performs against Ealing's other six towns, as well as the borough and London averages.

Economic evidence shows that Southall performs poorly against child poverty and health indicators. However, Southall performs strongly against economic growth and affordability measures.

Southall's Assets

Chapter 3 provides a review of the key assets that are important for local prosperity, vitality, and pride. This includes a review of major employers, public sector assets, cultural infrastructure, and the key developments planned for Southall.

Southall has a range of community, economic, and cultural assets which are integral to local prosperity.

Southall's challenges

Chapter 4 focuses on several key local challenges facing Southall's economy and residents. Using the data gathered in Chapters 1, 2, and 3 - and intelligence gathered from other evidence studies commissioned by the council - this outlines the key economic challenges facing the town.

Key challenges include place perception, poverty, and retaining Southall's identity in light of significant planned and future development

Southall's opportunities

Chapter 5 sets out three potential opportunities to explore within Southall over the next four years. Drawing on national and international case studies, this chapter presents the art of the possible and outlines potential priorities and areas of action which could be taken forward through the Town Forums.

There are key opportunities to explore to address local challenges including improving the town centre environment and creating good green jobs.

About this briefing:

This briefing has been compiled by PRD in partnership with Ealing Council. PRD are a place and economy consultancy and have recently been supporting the council to develop the evidence base to inform the Local Plan as part of the Industrious Ealing workstream.

The content of this briefing is not intended to be exhaustive. It has been designed to provide a snapshot of local economic performance to enable local leaders, residents, and businesses to identify shared priorities.

CHAPTER 1

EALING'S ECONOMIC CONTEXT

LONDON'S ECONOMIC EVOLUTION...

Despite a decade of economic growth, London's economy has become increasingly unequal. These long-term challenges have been brought to the fore by the COVID-19 pandemic and the cost of living crisis.

A DECADE OF GROWTH...

London's has grown significantly over the last ten years across a range of top level socio-economic measures.

London's population has grown by 12% and the number of businesses and jobs have increased significantly. Much of this has been high value economic activity, with the number of high value/knowledge-intensive businesses increasing by 72% since 2010.

BUT FOR MANY, WORK IS FAILING TO PAY AND INEQUALITY IS WIDENING...

Despite sustained economic growth, many Londoners are not sharing in the city's success.

27% of Londoners live in poverty (the highest poverty rate in the UK), with almost one in three workers earning an income below London Living Wage (GLA Datastore).

Between 2015 and 2019, the number of children in absolute low income households in London increased by 12%. This is all being driven by children living in working families – showing that employment is not always providing a reliable route out of poverty.

Currently, the ratio of income between the top 10% and bottom 10% of earners in London is around, 10:1, around double the rate of inequality in the rest of the county. This has not changed a great deal in the last decade, but the factors contributing to poverty and inequality have. This includes:

- **Feeling Well** - General feelings of wellbeing and life being worthwhile have not improved at the same rate as the rest of the country in the last decade

- **Disproportionality** – According to JRF, the poverty rate for BAME households in London is 38%. If you are from a non-white community you are more likely to experience poor mental and physical health, with younger people even more likely to be disproportionately impacted by poverty.
- **Housing Costs** – The average home in London costs around 13 times the average income, around double the rate in the North West or Midlands. Over 50% of Londoners live in rented accommodation and the market has returned quickly to its pre-pandemic rate.

THESE FRAGILITIES HAVE BEEN EXPOSED BY THE PANDEMIC...

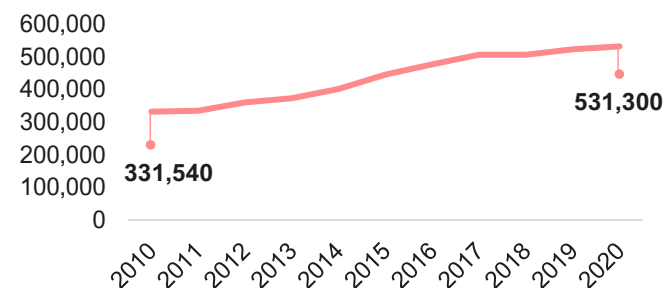
Long-term inequalities have been exposed and accentuated by the pandemic.

This is reinforced by the following indicators:

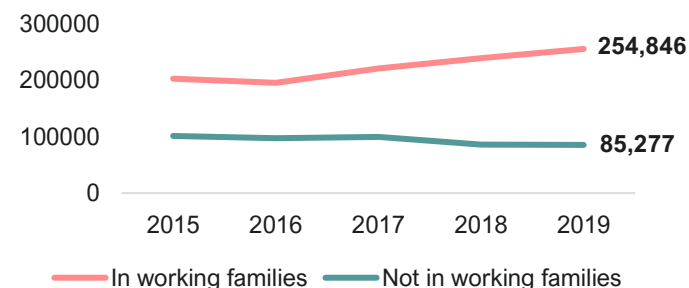
- **Food** – Between 2010 and 2020 number of Londoners relying on foodbanks has increased from around 12,000 to over 200,000; this has subsequently doubled to over 400,000 since the start of the pandemic (Statista)
- **Work Security** - London saw the biggest decline of PAYE employees of any region nationally and recovery took significantly longer. 1m Londoners were furloughed; In the boroughs with the highest rate - in Barnet, Brent, Hounslow, Newham and Redbridge, one in ten workers were still furloughed when the scheme ended

The economic resilience of Ealing's poorest households is likely to be further tested by the cost of living crisis – heightening the importance of targeted local action.

London business change, 2010-2020



Change in children in absolute low income households by parental work status in London, 2015-2019



EALING'S PERFORMANCE IN LONDON: JOBS AND HOMES

	Employment growth 2015-19	Population growth % 2010-2020	Resident earnings	Number of jobs paying less than the London Living wage 2018	% of jobs in low paying sectors	3-year housing delivery	Housing affordability ratio	Knowledge economy employment change	% of employment in local services
1.	Hackney +21%	City of London +49%	Kensington and Chelsea £50,337	Westminster 76,000	City of London 17%	Tower Hamlets 9,344	Barking and Dagenham 10.17	Kensington and Chelsea 16%	Lewisham 61%
2.	City of London +19%	Tower Hamlets +34%	Wandsworth £43,651	Camden 40,000	Tower Hamlets 24%	Newham 8,080	Bexley 10.57	Newham 15%	Wandsworth 57%
3.	Newham +12%	Camden +30%	Islington £42,786	Hillingdon 39,000	Hounslow 26%	Brent 6,933	Haringey 11.33	Hackney 12%	Greenwich 56%
4.	Barking and Dagenham +12%	Westminster +24%	Richmond upon Thames £42,151	Brent 35,000	Islington 27%	Barnet 6,559	Croydon 11.45	City of London 12%	Lambeth 56%
5.	Tower Hamlets +12%	Islington +24%	Westminster £41,977	Barnet 33,000	Southwark 28%	Southwark 5,789	Newham 11.90	Southwark 2%	Redbridge 56%
6.	Kensington and Chelsea +10%	Newham +19%	Bromley £41,170	Ealing 31,000	Westminster 30%	Greenwich 5,574	Tower Hamlets 11.97	Tower Hamlets 1%	Croydon 55%
7.	Southwark +10%	Barking and Dagenham +17%	Kingston upon Thames £40,572	Southwark 30,000	Barking and Dagenham 31%	Croydon 5,420	Sutton 12.12	Barking and Dagenham 0%	Barnet 54%
8.	Camden +10%	Hackney +16%	Tower Hamlets £40,533	City of London 29,000	Hackney 32%	Ealing 5,359	Bromley 12.14	Islington 0%	Kensington and Chelsea 54%
9.	Croydon +8%	Greenwich +16%	Lambeth £40,511	Bromley 29,000	Camden 33%	Wandsworth 4,943	Greenwich 12.36	Bromley -5%	Waltham Forest 54%
10.	Bexley +8%	Hillingdon +15%	Camden £39,994	Croydon 29,000	Bexley 33%	Hounslow 4,356	Enfield 12.93	Hammersmith and Fulham -5%	Kingston upon Thames 53%
11.	Greenwich +7%	Barnet +14%	Hammersmith and Fulham £39,430	Enfield 29,000	Harrow 35%	Lambeth 4,307	Hillingdon 13.11	Camden -6%	Haringey 53%
12.	Brent +7%	Kingston upon Thames +13%	Harrow £38,827	Hounslow 29,000	Bromley 35%	Redbridge 3,910	Redbridge 13.26	Lambeth -6%	Newham 52%
13.	Haringey +5%	Southwark +13%	Southwark £38,030	Sutton 29,000	Richmond upon Thames 36%	Hammersmith and Fulham 3,616	Kingston upon Thames 13.43	Westminster -8%	Bromley 52%
14.	Westminster +5%	Lewisham +12%	Bexley £37,572	Tower Hamlets 29,000	Merton 37%	Lewisham 3,506	Lewisham 13.43	Haringey -10%	Haringey 52%
15.	Ealing +5%	Redbridge +11%	Redbridge £37,118	Lambeth 28,000	Croydon 37%	Hillingdon 3,455	Lambeth 13.58	Haringey -10%	Harrow 51%
16.	Islington +5%	Haringey +10%	Sutton £36,459	Islington 26,000	Redbridge 38%	Harrow 3,328	Harrow 13.97	Lewisham -10%	Sutton 51%
17.	Waltham Forest +5%	Sutton +10%	Hackney £36,351	Haringey 25,000	Hillingdon 38%	Hackney 3,301	Waltham Forest 14.06	Bexley -11%	Richmond upon Thames 51%
18.	Hillingdon +4%	Hounslow 9%	Croydon £36,347	Bexley 24,000	Barnet 38%	Haringey 2,902	Hounslow 14.45	Waltham Forest -13%	Enfield 50%
19.	Wandsworth +4%	Waltham Forest +9%	Waltham Forest £36,096	Hammersmith and Fulham 23,000	Newham 39%	Waltham Forest 2,787	Southwark 14.59	Greenwich -14%	Brent 46%
20.	Redbridge +3%	Wandsworth +9%	Haringey £35,963	Kingston upon Thames 23,000	Hammersmith and Fulham 39%	Barking and Dagenham 2,695	Islington 14.68	Redbridge -14%	Hackney 46%
21.	Bromley +3%	Croydon +9%	Haringey £35,885	Merton 23,000	Sutton 39%	Islington 2,600	Wandsworth 14.89	Hillingdon -15%	Bexley 45%
22.	Enfield +2%	Enfield +8%	Barnet £35,716	Newham 23,000	Ealing 40%	Westminster 2,524	Hackney 15.41	Barnet -15%	Hammersmith and Fulham 44%
23.	Sutton +2%	Lambeth +8%	Hillingdon £35,695	Wandsworth 23,000	Greenwich 41%	Camden 2,202	Haringey 15.57	Wandsworth -15%	Westminster 42%
24.	Merton +2%	Bexley +8%	Greenwich £35,598	Harrow 20,000	Haringey 41%	Richmond upon Thames 2,019	Ealing 15.79	Ealing -16%	Barking and Dagenham 41%
25.	Richmond upon Thames +2%	Bromley +8%	Enfield £35,586	Kensington and Chelsea 20,000	Lewisham 42%	Enfield 1,777	Merton 15.97	Merton -18%	Ealing 41%
26.	Hounslow +1%	Brent +8%	Lewisham £35,365	Hackney 19,000	Haringey 42%	Kingston upon Thames 1,598	Brent 16.27	Richmond upon Thames -18%	Merton 40%
27.	Hammersmith and Fulham +1%	Richmond upon Thames +6%	Newham £34,869	Redbridge 18,000	Lambeth 43%	Bromley 1,477	Richmond upon Thames 16.61	Croydon -19%	Camden 36%
28.	Barnet +0%	Harrow +6%	Ealing £34,190	Waltham Forest 18,000	Enfield 43%	Haringey 1,474	Barnet 16.80	Brent -21%	Southwark 36%
29.	Harrow +0%	Haringey +5%	Merton £34,127	Greenwich 17,000	Waltham Forest 44%	Sutton 1,442	Hammersmith and Fulham 19.02	Harrow -22%	Hillingdon 33%
30.	Lewisham -1%	Merton +4%	Brent £33,805	Haringey 16,000	Kingston upon Thames 45%	Bexley 1,377	Camden 19.08	Enfield -23%	Islington 30%
31.	Haringey -1%	Ealing +2%	Barking and Dagenham £32,931	Richmond upon Thames 15,000	Brent 45%	Merton 1,239	Westminster 20.25	Sutton -23%	Tower Hamlets 29%
32.	Lambeth -3%	Hammersmith and Fulham +1%	Hounslow £32,516	Lewisham 14,000	Wandsworth 46%	City of London 854	Kensington and Chelsea 24.83	Hounslow -24%	Hounslow 29%
33.	Kingston upon Thames -5%	Kensington and Chelsea -2%		Barking and Dagenham 13,000	Kensington and Chelsea 47%	Kensington and Chelsea 809		Kingston upon Thames -28%	City of London 10%

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Sources: ONS BRES, Mid Year Population Estimates, ASHE, GLA Datastore, DLUC

EALING'S PERFORMANCE IN LONDON: ENVIRONMENT AND ECONOMY

	Business change		Knowledge economy business change		% of population in areas where NO2 is > 40µg/m2 (2016)		CO2 Emissions (kt)		% of jobs in carbon intensive industries		% of adults who walk or cycle for any purpose at least once per week (2018-19)		Median Domestic Electricity Consumption (kWh/meter)		Median Domestic Gas Consumption (kWh/meter)		Population Density (people per hectare)	
1.	Hackney	23%	Hackney	19%	Barking & Dagenham	0.0%	Barking and Dagenham	527	City of London	7%	Richmond upon Thames	85%	Bromley	3,064	Harrow	16,343	Islington	138.7
2.	Islington	16%	Islington	9%	Bexley	0.0%	Kingston	539	Tower Hamlets	10%	Lambeth	82%	Havering	3,059	Barnet	14,957	Kingston and Chelsea	130.9
3.	Camden	16%	Camden	8%	Bromley	0.0%	Harrow	604	Islington	13%	Hackney	80%	Bexley	3,056	Redbridge	14,549	Hackney	129.3
4.	Barking and Dagenham	15%	Westminster	7%	Croydon	0.0%	Hackney	606	Southwark	13%	Southwark	80%	Kingston upon Thames	3,036	Bromley	14,439	Tower Hamlets	128.5
5.	Enfield	12%	Kingston and Chelsea	4%	Harrow	0.0%	Merton	617	Camden	13%	Hammersmith and Fulham	79%	Redbridge	3,028	Hillingdon	13,783	Lambeth	113.1
6.	Waltham Forest	12%	Waltham Forest	0%	Havering	0.0%	Haringey	637	Westminster	14%	Kingston and Chelsea	79%	Richmond upon Thames	3,018	Brent	13,613	Hammersmith and Fulham	111.3
7.	Barnet	12%	Sutton	0%	Hillingdon	0.0%	Waltham Forest	640	Kingston and Chelsea	15%	City of London	78%	Hillingdon	2,985	Enfield	13,610	Westminster	102.1
8.	Hillingdon	9%	Haringey	-1%	Kingston upon Thames	0.0%	Hammersmith and Fulham	649	Hackney	15%	Wandsworth	78%	Sutton	2,967	Kingston upon Thames	13,515	Camden	101.1
9.	Westminster	9%	Harrow	-1%	Lewisham	0.0%	Richmond	657	Lambeth	17%	Kingston upon Thames	76%	Barnet	2,929	Croydon	13,450	Southwark	99.9
10.	Harrow	9%	Barnet	-2%	Merton	0.0%	Islington	674	Richmond upon Thames	17%	Islington	76%	Enfield	2,920	Richmond upon Thames	13,446	Wandsworth	89.6
11.	Brent	8%	Southwark	-2%	Richmond upon Thames	0.0%	Redbridge	740	Kingston upon Thames	18%	Camden	74%	Harrow	2,915	Bexley	13,394	Haringey	86.1
12.	Redbridge	8%	Hillingdon	-2%	Sutton	0.0%	City of London	753	Lewisham	19%	Lewisham	73%	Croydon	2,853	Havering	13,387	Newham	85.1
13.	Newham	7%	Richmond upon Thames	-3%	Waltham Forest	0.1%	Kingston and Chelsea	761	Hammersmith and Fulham	19%	Bromley	72%	Merton	2,828	Sutton	13,175	Lewisham	78.5
14.	Havering	7%	Enfield	-3%	Enfield	0.1%	Greenwich	773	Croydon	19%	Haringey	72%	Hounslow	2,819	Ealing	12,884	Brent	72.0
15.	Kingston upon Thames	7%	Lewisham	-4%	Haringey	0.1%	Lewisham	814	Wandsworth	20%	Westminster	69%	Barking and Dagenham	2,709	Hounslow	12,795	Waltham Forest	66.5
16.	Haringey	6%	Bromley	-5%	Greenwich	0.2%	Lambeth	828	Bromley	20%	Tower Hamlets	69%	City of London	2,653	Merton	12,722	Ealing	60.9
17.	Sutton	4%	Havering	-6%	Wandsworth	0.2%	Wandsworth	833	Barnet	21%	Greenwich	69%	Ealing	2,652	Waltham Forest	12,133	Greenwich	53.8
18.	Kingston and Chelsea	4%	Croydon	-6%	Ealing	0.4%	Havering	907	Newham	21%	Merton	68%	Waltham Forest	2,613	Haringey	11,546	Merton	53.1
19.	Greenwich	3%	Brent	-6%	Barnet	0.5%	Brent	930	Redbridge	21%	Barnet	67%	Brent	2,564	Greenwich	11,467	Barking and Dagenham	51.5
20.	Croydon	3%	Greenwich	-6%	Brent	0.6%	Southwark	956	Hillingdon	21%	Sutton	67%	Greenwich	2,552	Barking and Dagenham	11,337	Redbridge	49.5
21.	Southwark	2%	Hammersmith and Fulham	-7%	Redbridge	0.6%	Bromley	971	Hounslow	21%	Waltham Forest	65%	Lewisham	2,512	Lewisham	11,110	Harrow	47.4
22.	Ealing	2%	Barking and Dagenham	-8%	Hounslow	1.2%	Sutton	1,003	Harrow	22%	Enfield	65%	Newham	2,497	Newham	11,039	Hounslow	45.4
23.	Lewisham	2%	Kingston upon Thames	-8%	Hackney	1.2%	Croydon	1,027	Sutton	22%	Brent	65%	Haringey	2,448	Wandsworth	10,935	Sutton	43.4
24.	Bexley	2%	Hounslow	-8%	Newham	1.3%	Camden	1,060	Greenwich	23%	Hillingdon	64%	Wandsworth	2,447	Lambeth	10,097	Kingston upon Thames	43.0
25.	Hounslow	1%	Tower Hamlets	-9%	Lambeth	2.4%	Ealing	1,109	Waltham Forest	24%	Croydon	64%	Southwark	2,323	Hammersmith and Fulham	9,925	Croydon	42.0
26.	Richmond upon Thames	1%	Ealing	-9%	Southwark	2.4%	Tower Hamlets	1,137	Ealing	24%	Havering	63%	Lambeth	2,316	Kingston and Chelsea	9,640	Barnet	41.1
27.	Tower Hamlets	0%	Redbridge	-9%	Hammersmith & Fulham	3.0%	Hounslow	1,163	Enfield	26%	Ealing	62%	Hammersmith and Fulham	2,307	Camden	9,635	Enfield	38.7
28.	Merton	0%	Wandsworth	-10%	Islington	3.1%	Bexley	1,168	Merton	26%	Redbridge	60%	Hackney	2,304	Hackney	9,275	Bexley	38.3
29.	Bromley	0%	Bexley	-10%	Tower Hamlets	7.5%	Newham	1,197	Haringey	27%	Hounslow	60%	Kingston and Chelsea	2,303	Southwark	8,972	Richmond upon Thames	32.6
30.	Hammersmith and Fulham	-3%	Merton	-10%	Kingston & Chelsea	9.6%	Barnet	1,197	Havering	27%	Barking and Dagenham	58%	Tower Hamlets	2,248	Islington	8,809	City of London	25.5
31.	Wandsworth	-5%	City of London	-15%	Camden	11.1%	Enfield	1,269	Bexley	28%	Harrow	58%	Westminster	2,205	Westminster	8,627	Hillingdon	23.7
32.	Lambeth	-5%	Lambeth	-16%	Westminster	21.1%	Westminster	1,863	Brent	29%	Bexley	58%	Camden	2,194	Tower Hamlets	8,286	Havering	21.1
33.	City of London	-9%	Newham	-21%	City of London	34.5%	Hillingdon	2,319	Barking and Dagenham	29%	Newham	57%	Islington	2,169	City of London	7,007	Bromley	20.6

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EALING'S PERFORMANCE IN LONDON: EQUALITY AND PEOPLE

	Life satisfaction (2021)		Number of children living in absolute poverty (2021)		Number of residents on furlough- (October 21)		% of residents with NVQ Level 4+		Average Attainment 8 score out of 90 (2019/20)		16-17 year olds who are NEET		Adults classified as overweight or obese (18+)		Life expectancy (Male)		Life expectancy (Female)	
1.	Hounslow	7.55	City of London	66	Kensington and Chelsea (18,500)	City of London	100%	Sutton	62	City of London	0.6%	Hillingdon	67.2%	Westminster	83.9	Camden	87.0	
2.	Havering	7.54	Kensington and Chelsea	2,134	Richmond upon Thames (27,900)	Wandsworth	73%	Kingston upon Thames	61.4	Hammersmith and Fulham	1.4%	Bexley	66.1%	Kensington and Chelsea	83.3	Kensington and Chelsea	86.8	
3.	Bexley	7.53	Richmond upon Thames	2,747	Kingston upon Thames (28,600)	Lewisham	70%	Barnet	60.8	Barnet	1.7%	Bromley	65.0%	Harrow	83.3	Westminster	86.5	
4.	Newham	7.51	Kingston upon Thames	3,344	Camden (32,400)	Lambeth	69%	Hammersmith and Fulham	58.1	Bromley	2.0%	Greenwich	64.4%	Camden	82.7	Richmond upon Thames	86.4	
5.	Croydon	7.51	Hammersmith and Fulham	4,383	Sutton (32,500)	Kensington and Chelsea	67%	Richmond upon Thames	58.1	Kingston upon Thames	2.4%	Enfield	64.2%	Richmond upon Thames	82.5	Harrow	86.0	
6.	Hammersmith and Fulham	7.49	Westminster	4,476	Westminster and City of London (33,600)	Richmond upon Thames	66%	Kensington and Chelsea	57.9	Merton	2.5%	Barking and Dagenham	63.5%	Barnet	82.4	Barnet	85.8	
7.	Bromley	7.49	Sutton	5,416	Hammersmith and Fulham (34,700)	Southwark	66%	Westminster	57.6	Harrow	2.6%	Havering	63.3%	Kingston upon Thames	81.5	Brent	85.1	
8.	Redbridge	7.41	Merton	6,623	Islington (36,200)	Westminster	65%	Redbridge	56.8	Ealing	2.7%	Hounslow	62.8%	Redbridge	81.5	Bromley	85.0	
9.	Richmond upon Thames	7.41	Islington	6,785	Merton (38,500)	Camden	65%	Bromley	55.2	Hillingdon	2.8%	Sutton	62.5%	Bromley	81.3	Haringey	85.0	
10.	Harrow	7.37	Camden	7,176	Bexley (39,600)	Hammersmith and Fulham	65%	Southwark	55	Richmond upon Thames	3.0%	Croydon	62.1%	Merton	81.0	Kingston upon Thames	84.9	
11.	Sutton	7.36	Wandsworth	7,201	Barking and Dagenham (40,100)	Haringey	65%	Harrow	54.8	Brent	3.1%	City of London	61.9%	Brent	80.8	Ealing	84.8	
12.	Barking and Dagenham	7.35	Bromley	7,645	Havering (43,100)	Greenwich	62%	Newham	54.5	Waltham Forest	3.1%	Lewisham	61.2%	Haringey	80.8	Redbridge	84.8	
13.	Wandsworth	7.34	Bexley	7,738	Harrow (45,200)	Barnet	62%	Bexley	54	Camden	3.2%	Harrow	59.0%	Ealing	80.8	Enfield	84.8	
14.	Merton	7.33	Havering	8,811	Greenwich (49,900)	Kingston upon Thames	61%	Hackney	54	Sutton	3.2%	Haringey	59.0%	Enfield	80.6	Southwark	84.6	
15.	Kensington and Chelsea	7.31	Harrow	9,494	Bromley (51,500)	Islington	61%	Hounslow	53.9	Bexley	3.3%	Merton	58.3%	Waltham Forest	80.6	Hammersmith and Fulham	84.6	
16.	Barnet	7.30	Haringey	9,769	Hackney (52,300)	Ealing	61%	Brent	53.7	Hounslow	3.5%	Ealing	57.3%	Sutton	80.6	Waltham Forest	84.5	
17.	Waltham Forest	7.30	Lambeth	10,481	Redbridge (54,700)	Hackney	61%	Ealing	53.6	Redbridge	3.5%	Newham	56.8%	Wandsworth	80.5	Merton	84.3	
18.	Lambeth	7.28	Southwark	10,810	Lewisham (57,000)	Merton	60%	Merton	53.2	Westminster	3.6%	Southwark	56.3%	Hillingdon	80.4	Bexley	84.1	
19.	Brent	7.25	Barnet	10,942	Wandsworth (57,200)	Newham	60%	Camden	53.1	Barking and Dagenham	3.7%	Barnet	55.6%	Croydon	80.3	Hillingdon	84.0	
20.	Kingston upon Thames	7.23	Hounslow	11,159	Tower Hamlets (58,200)	Harrow	60%	Hillingdon	52.8	Havering	3.8%	Redbridge	55.4%	Newham	80.2	Wandsworth	84.0	
21.	Greenwich	7.22	Lewisham	11,240	Waltham Forest (58,600)	Tower Hamlets	59%	Havering	52.2	Enfield	4.6%	Kingston upon Thames	55.1%	Bexley	80.1	Havering	84.0	
22.	Westminster	7.21	Hillingdon	11,478	Hillingdon (60,200)	Waltham Forest	57%	Islington	52.2	Islington	4.8%	Waltham Forest	54.6%	Hounslow	80.0	Croydon	84.0	
23.	Ealing	7.21	Enfield	12,589	Enfield (61,600)	Sutton	55%	Wandsworth	52.2	Greenwich	4.8%	Brent	54.3%	Hammersmith and Fulham	79.7	Sutton	83.9	
24.	Haringey	7.17	Greenwich	12,757	Southwark (62,200)	Hillingdon	55%	Tower Hamlets	51.7	Hackney	4.8%	Islington	53.6%	Havering	79.7	Lewisham	83.8	
25.	Southwark	7.17	Hackney	13,035	Haringey (62,500)	Redbridge	53%	Waltham Forest	51.5	Tower Hamlets	5.0%	Westminster	52.6%	Islington	79.6	Hounslow	83.8	
26.	Tower Hamlets	7.13	Redbridge	13,365	Hounslow (65,800)	Bromley	53%	Haringey	51.4	Newham	5.1%	Wandsworth	52.2%	Hackney	79.6	Lambeth	83.7	
27.	Hillingdon	7.10	Ealing	13,422	Lambeth (66,800)	Hounslow	52%	Lambeth	51.3	Kensington and Chelsea	5.4%	Lambeth	51.8%	Greenwich	79.5	Hackney	83.7	
28.	Lewisham	7.09	Croydon	13,771	Croydon (67,200)	Brent	50%	Greenwich	51.2	Croydon	5.4%	Camden	50.1%	Tower Hamlets	79.3	Newham	83.3	
29.	Islington	6.99	Brent	13,960	Barnet (71,200)	Croydon	49%	Enfield	51.1	Lambeth	5.7%	Hammersmith and Fulham	49.7%	Southwark	79.3	Islington	83.3	
30.	Hackney	6.94	Waltham Forest	14,067	Brent (73,600)	Enfield	46%	Barking and Dagenham	50.5	Southwark	6.1%	Hackney	48.7%	Lewisham	79.2	Tower Hamlets	83.2	
31.	Enfield	6.86	Barking and Dagenham	15,232	Ealing (75,000)	Barking and Dagenham	45%	Croydon	50	Lewisham	6.2%	Richmond upon Thames	47.6%	Lambeth	79.2	Greenwich	83.0	
32.	Camden	6.78	Tower Hamlets	18,439	Newham (81,100)	Havering	41%	Lewisham	49.1	Wandsworth	6.5%	Tower Hamlets	47.2%	Barking and Dagenham	78.0	Barking and Dagenham	82.7	
33.			Newham	21,060		Bexley	38%			Haringey	7.9%	Kensington and Chelsea	45.9%					

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FACTORS SHAPING PROSPERITY: HOUSING AFFORDABILITY

WHAT THE DATA SHOWS...

Housing affordability is an economic issue and is the primary determinant of deprivation in the borough.

Housing in Ealing has been consistently more unaffordable than the London average for the last two decades. In 2021, the average house price in Ealing was almost 16 times average earnings, compared to 14 times in London as a whole.

Affordability challenges are most acute in the borough's metropolitan core – specifically the towns of Ealing, Acton, and Hanwell.

Housing affordability is the primary driver of deprivation across Ealing. 71% of neighbourhoods across the borough fall within the top 20% most deprived nationally for the barriers to housing and services sub domain (Indices of Multiple Deprivation, 2019).

THIS IS RESULTING IN...

Despite significant housing development, Ealing's population has stagnated. Ealing has an ageing population and there is a risk that housing affordability challenges will affect wider economic prosperity.

Despite over 5,000 new homes being delivered in Ealing since 2017 (Housing Delivery Test), Ealing's population has only grown by 2% over the last ten years, and has even decreased in parts of the borough. This runs against the London average, with the population of the city growing by 9% over the same period.

There is evidence to suggest that this is being driven by housing unaffordability. Since 2011,

Ealing has had a net outflow of 57,000 residents - with the highest outflows to more affordable adjacent boroughs such as Hillingdon and Hounslow. Whilst the population has been sustained by international migration, there is evidence to suggest that this has been significantly reduced by Brexit and COVID-19 in the short-term (Industrious Ealing).

Ealing's population already has a higher average median age than the London average. Therefore, an ageing, stagnating population could affect local place vitality, as well as future council service provision and delivery – making housing affordability a key economic issue.

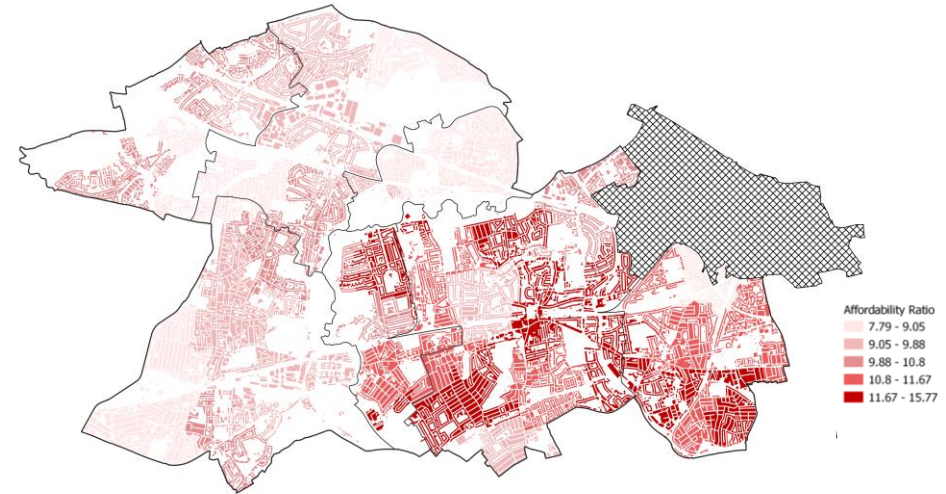
WHAT THE COUNCIL IS ALREADY DOING...

Since 2017 over 2,500 genuinely affordable homes have been delivered for Ealing's residents. Broadway Living has been set up as the council's housing company to directly deliver homes.

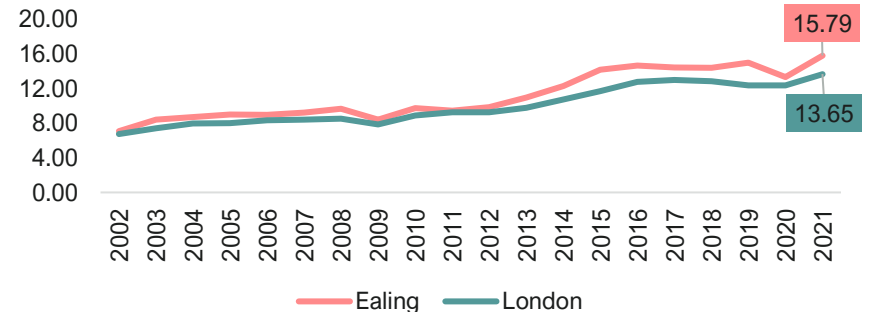
Broadway Living plays an important role in addressing Ealing's housing affordability challenges.

Since 2017 over 2,500 genuinely affordable homes have been delivered for Ealing's residents. Broadway Living has been set up as the council's housing company to directly deliver homes.

Housing affordability Ratio, 2018



Housing affordability Ratio, 2002-2021



FACTORS SHAPING PROSPERITY: QUALITY OF WORK

WHAT THE DATA SHOWS...

Ealing hosts high quantities of low paying employment. The borough has also seen a sharp decline in higher value 'knowledge intensive' jobs in recent years.

Ealing hosts the sixth highest number of jobs (31,000) paying less than the London Living Wage (as set by the Living Wage Foundation).

The 2021 Low Pay Commission Report helps to understand the spatial distribution of low pay in the borough. This defines low paying sectors as: "industries which contain a high number or large proportion of low-paid workers based on the Standard Occupation Classification (SOC) and Standard Industrial Classification (SIC) codes published by ONS." Lowest paying industries in London include Accommodation and Food (£16,303) and Wholesale and Retail (£22,974).

40% of Ealing's jobs are in typically low paying industries compared to the London average (33%).

Ealing has also seen a reduction in higher value employment. Between 2019-2020, the number of knowledge intensive jobs in the borough fell by 8%, compared to a 4% growth in London as a whole.

THIS IS BEING IMPACTED BY...

The COVID-19 pandemic has exposed challenges around the quality of work and Ealing has been acutely affected.

Insecure and low quality work has meant that Ealing's economic exposure was high going into the pandemic. At the end of the furlough

scheme, Ealing had the second highest number of residents on furlough of anywhere in London (75,000).

Since the start of the pandemic, an additional 5,500 residents have become unemployed – the fourth highest in London. The council has an important role to play in both job brokerage, and encouraging good work across the borough.

WHAT THE COUNCIL IS ALREADY DOING...

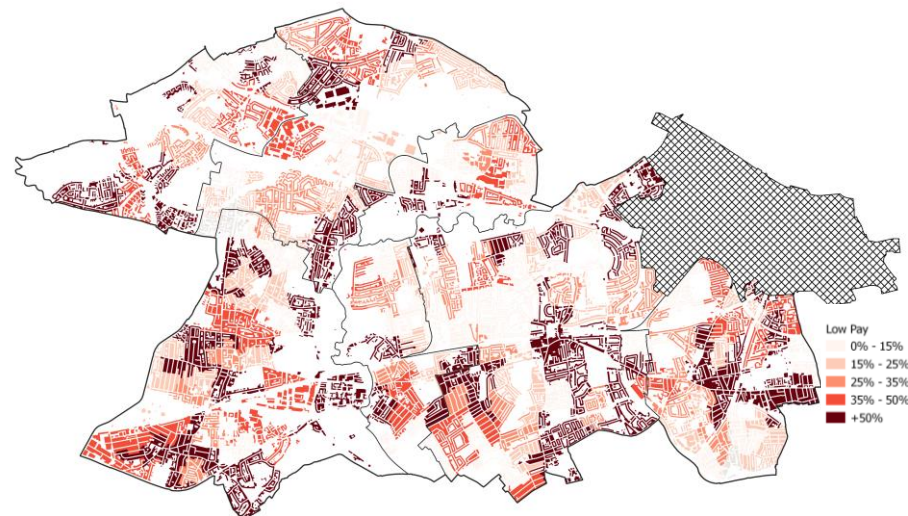
Ealing Council have supported residents and businesses throughout the pandemic. The council will now begin its long-term planning in relation to the economy.

At the start of the pandemic, the council launched its 'Ealing Together' initiative, which inspired over 1,000 local volunteers to be registered and helped the council deliver 14,000 food parcels to shielded and most vulnerable residents. Between April and September 2020, the Council also allocated nearly £78M in grants to 5,672 small and medium businesses to give them the best chance of surviving the initial lockdown.

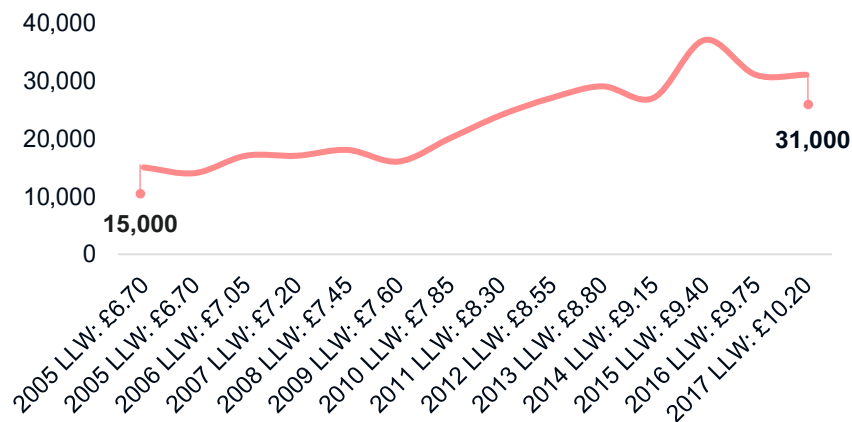
The Council's Plan for Good Jobs (see page 12) includes ongoing economic priorities for the next 12 months.

The Council also intends to develop an Inclusive Economy strategy to guide a long-term strategic approach to engagement with the economy, and address these fundamental, long-term challenges.

% of jobs in typically low paying sectors



Number of jobs in Ealing paying less than the London Living Wage, 2006-2018



FACTORS SHAPING PROSPERITY: POVERTY

WHAT THE DATA SHOWS...

There is evidence to suggest that the amount of poor quality work is contributing to challenges of low earnings, deprivation, and in-work poverty.

Across a range of traditional economic measures, Ealing would be perceived to be performing well. For example, economic activity is high. 81.4% of residents are economically active compared to 79.3% in London as a whole. More people are now in work than ten years ago – but there is evidence that this is not always providing a reliable route out of poverty.

Resident earnings in Ealing are low and the borough has the fifth lowest median earnings in London. On average, residents are earning 9% less than the London average.

However, this varies significantly across the borough. There is an East/West poverty divide with high concentrations of low income households in the West of the borough. This challenge is most acute in Southall and Northolt.

This is evidenced by the fact that in-work poverty is on the rise. Over the last few years, the borough has experienced an increase in children living in absolute low income households. An individual is in absolute low income (or absolute poverty) if they are living in households with income below 60% of the 2010/11 median, uprated for inflation. By using an income threshold that is fixed in time, this measure looks at how living standards of low-income households are changing over time (House of Commons Library).

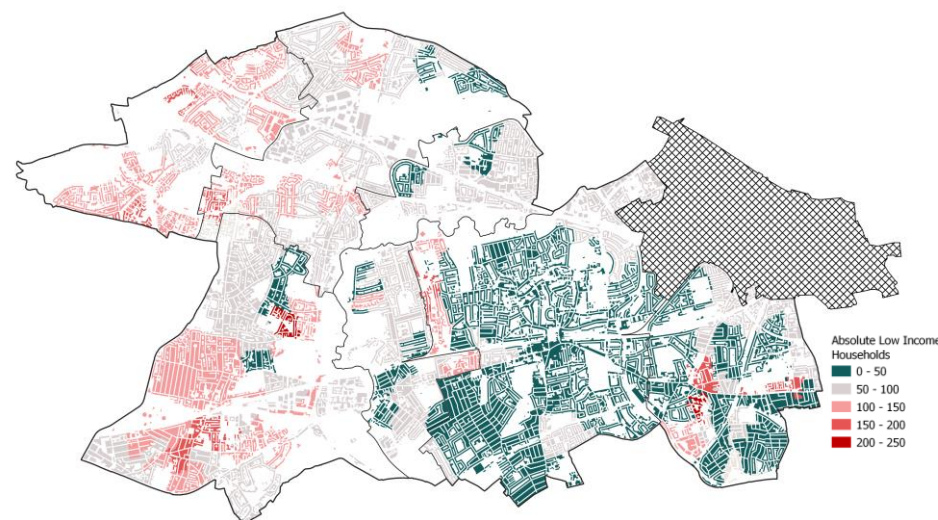
Low earnings, high housing costs, and poor quality work will all affect the economic resilience of households in the short-term as the cost of living crisis continues to bite.

WHAT THE COUNCIL IS ALREADY DOING...

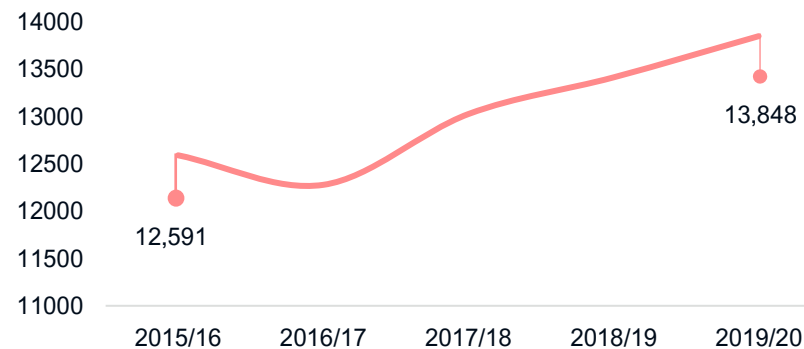
Ealing council is already providing significant additional help to support for residents on low incomes. This includes:

- Local Welfare Assistance scheme:** Local welfare assistance is a discretionary support scheme. The fund is there to help people to try to maintain an independent life or for those facing an immediate financial crisis. Ealing residents could be eligible for extra financial support over winter through this scheme. Residents who have unsuccessfully applied before may be able to receive help under the new rules.
- Council tax support scheme:** Our council tax support scheme provides up to 100% discount on bills to the most vulnerable. Around 16,500 working age Ealing residents, and 7,400 pensioners, currently receive help paying their council tax through this scheme. That's around one out of every six households.
- Free school meals:** Families with children who receive certain benefits, or who have no recourse to public funds, are strongly encouraged to apply for free school meals.

Number of children living in absolute low income households, 2019/20



Change in children in absolute low income households, 2015-2020



FACTORS SHAPING PROSPERITY: EALING'S GROWTH OPPORTUNITY

WHAT THE DATA SHOWS...

Despite the challenges facing the borough, Ealing has an unprecedented opportunity for growth. Ealing Council can play an important role in curating this demand to help address deeply embedded challenges.

Ealing's economic growth opportunity is centred on its industrial land.

Between 2010 and 2015, London released three times more than the recommended amount of industrial land - losing around 23% of its industrial land since 2000. The release of industrial land in Ealing has been far less severe and Ealing has only lost 8% of its industrial land supply. Ealing now contains 8% city's industrial land (We Made That) – making it integral to the functioning of London's economy.

Ealing's vacancy rate is extremely low (3%). Typically, anything under a 5% vacancy rate leads to market compression and excessive rent rises. This is shown through industrial rents in the borough which have grown by 94% since 2009. This also shows that the market is undersupplied (Iceni) and would be quickly absorbed if new space became available.

The borough therefore has an important role as curators of this demand to ensure that this unprecedented opportunity maximises benefits for Ealing's residents.

The evidence shows that Ealing's industrial areas have been the primary drivers of growth. The map (right) shows that the borough's designated industrial areas have delivered the biggest employment growth for Ealing since 2016. The biggest job growth has been in

Strategic Industrial Land (SIL) in Greenford and Perivale, and Locally Significant Industrial Sites (LSIS) in Southall.

WHAT THE COUNCIL IS ALREADY DOING...

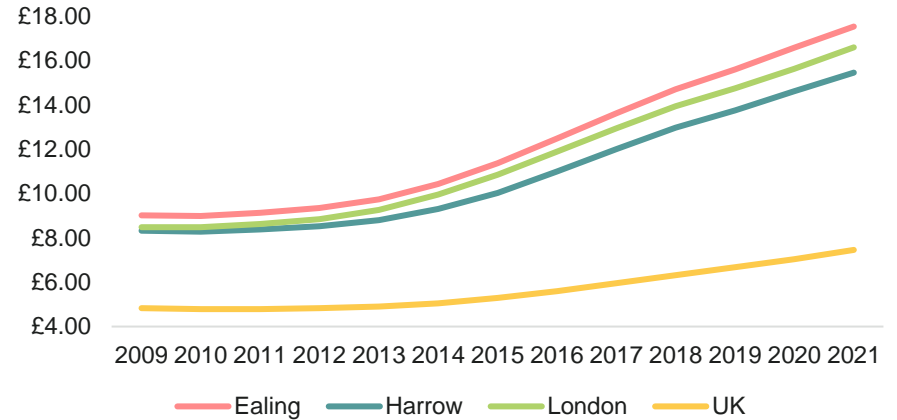
Industrious Ealing will provide the council with the evidence base to proactively shape demand to maximise benefits for its residents.

Industrious Ealing will provide a detailed evidence base to define industrial priorities. This will understand the opportunities to: retain, create, and intensify industrial land supply through planning policy.

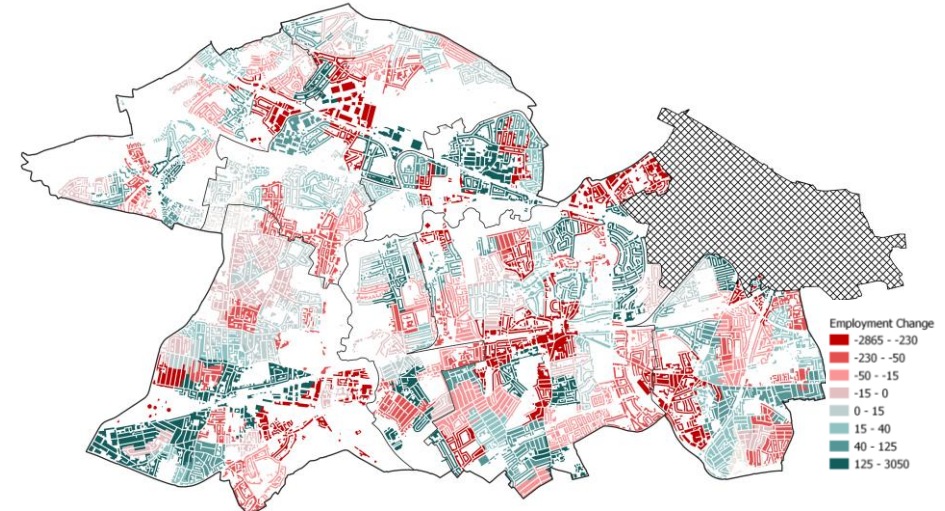
It will also outline the wider levers that the council could consider to maximise Ealing's industrial growth opportunity such as:

- Industrial intensification: understanding the potential to increase employment densities on industrial sites to create more jobs and make the best use of space.
- Co-location: where sensible and viable, exploring where residential and industrial uses can be located in close proximity to create thriving, mixed-use neighbourhoods.
- Growing and greening existing sectors: understanding how the green and low carbon economy can be supported to grow in industrial areas to accelerate the transition to net zero and create good new jobs.

Average industrial rents per sqft, 2009-2021



Employment change, 2016-2020



RESPONDING TO THE EVIDENCE: EALING'S THREE ECONOMIES

Socio-economic indicators show that Ealing's seven towns can be simplified into three economic geographies, each with their own specific strengths, weaknesses, opportunities and priorities for action. Greenford's economy is intrinsically linked to Perivale and the two sub areas share economic specialisms, identities, and potential for growth.

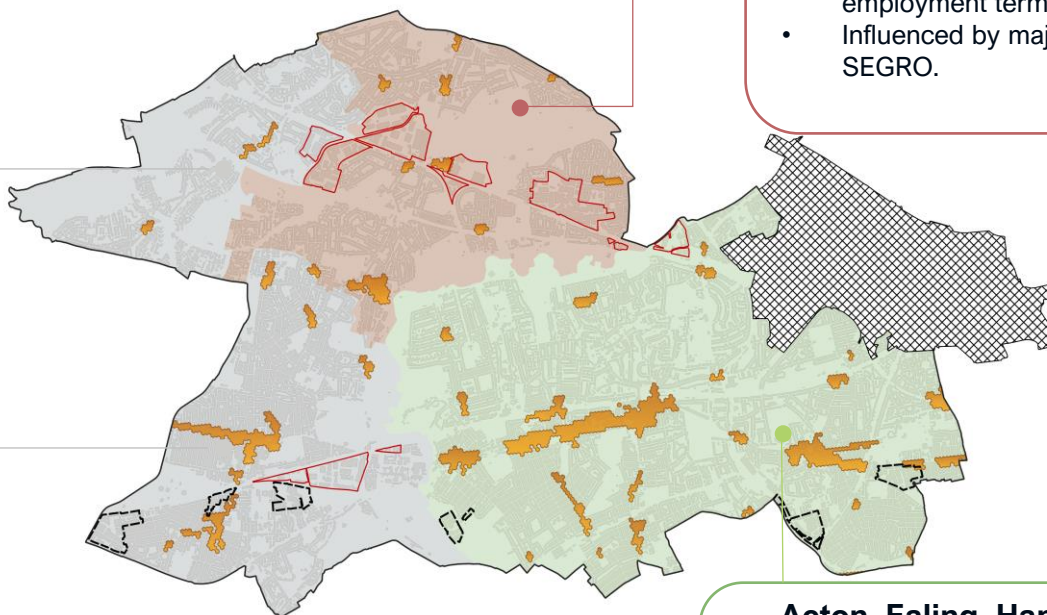
Southall & Northolt

- Where challenges of deprivation, low pay, and poverty are most acute.
- Strong foundational economies which provides significant amounts of local employment.
- Acutely affected by the pandemic and are more reliant on supply chain linkages to Heathrow.
- Significant public sector assets can provide increased influence and scope to enact change/embed political ambition.

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Greenford & Perivale

- Smaller town centres where industrial areas are the primary economic driver.
- Hosts the borough's largest employers in employment terms.
- Influenced by major land owners such as SEGRO.



Acton, Ealing, Hanwell

- Connected by the Uxbridge Road
- Hosting the borough's 'high value' employment
- Larger high street centres which are key economic hubs
- Where affordability challenges for residents and businesses are most acute.

RESPONDING TO THE EVIDENCE: KEY STRATEGIES, PLANS, AND POLICIES

Ealing Council has developed a number of policies, plans, and strategies to tackle the climate emergency, deliver good jobs, and reduce inequality.



Plan for Good Jobs (2021): The plan outlines actions the council will take over the next 12 months, and the measures of success for the council. The Plan for Good Jobs includes priorities to: support the borough's hardest hit residents; investing in the borough's most left behind towns and communities; protecting, nurturing and expanding businesses in the borough; and promoting the green recovery.



Social Value Policy (2022): The goods and services that Ealing Council buys are an important lever the council possesses to drive improved social, economic, and environmental outcomes. The borough's new Social Value Policy includes a commitment to reviewing procurement thresholds to support, and channel greater procurement spend directly and through supply chain to our local economy to help accelerate economic recovery. The policy also includes requirements for contractors to agree to our Ethical Code as a condition of trading with the council and to confirm that supplies, services and works are safe, that workers are treated with respect and dignity and that manufacturing processes are environmentally responsible.



Ealing Race Equality Commission (2022): The Ealing Race Equality Commission was set up to explore how structural race inequalities persist in Ealing and its built environment, acting as a barrier to prosperity and security to Ealing's diverse community. By engaging with the community, employers and professionals, the commission delves into challenges and recommendations for existing issues in education, employment, health, income, crime and justice and community participation and democracy.



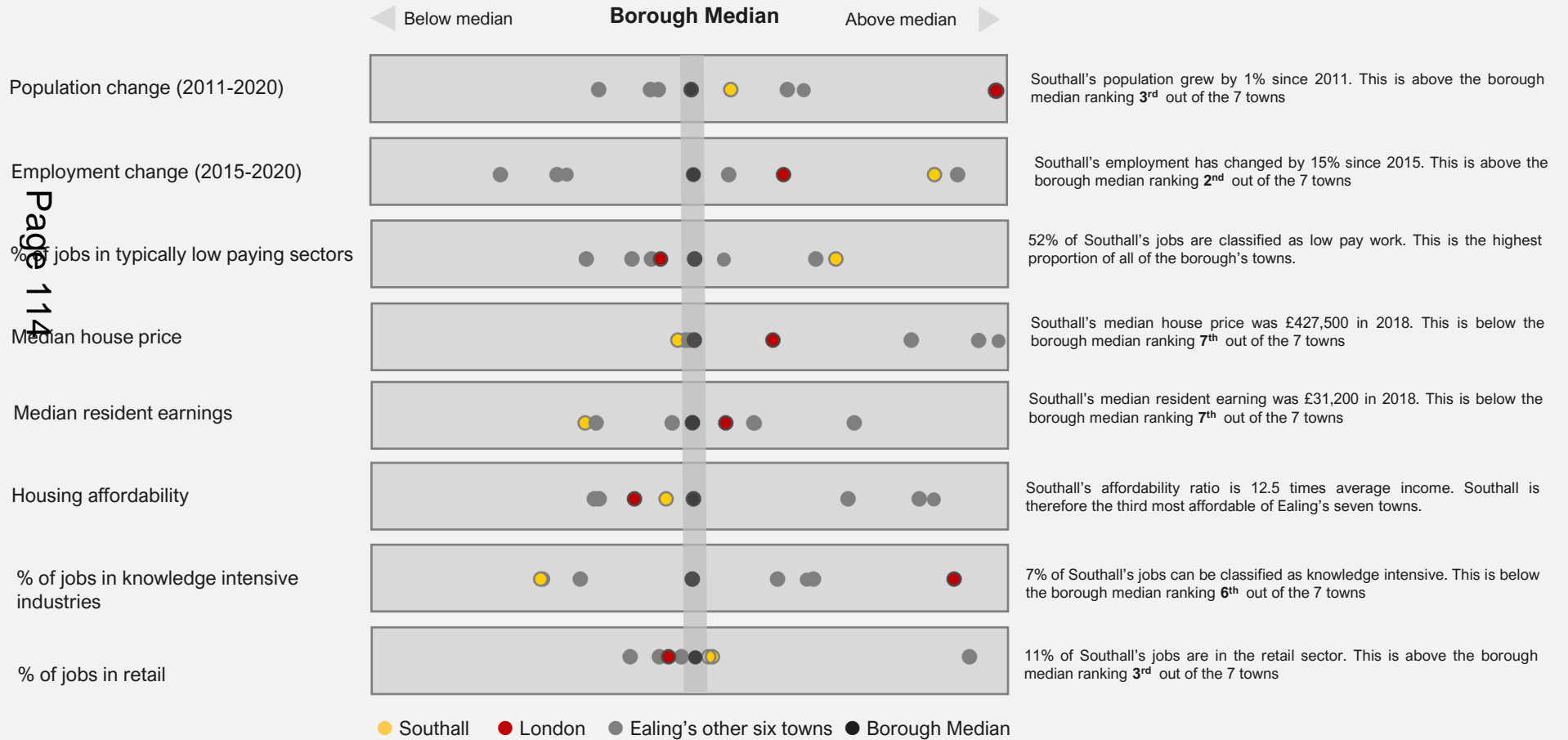
Shaping Ealing and the Local Plan (2022): Shaping Ealing is the engagement activity that will inform the local plan. The Local Plan is the council's key policy lever that will be used to shape how land is used and how places across the borough may change over the next 15 years. In addition to consultation, the local plan will be evidence bases which will underpin planning policy. Key economic studies include an updated employment land review, Industrious Ealing (which will define the borough's approach to industrial land), and Affordable Workspace strategies. This also includes bespoke 20-minute neighbourhood studies for Greenford and Perivale, Northolt, and Acton which will inform spatial strategies in these places.



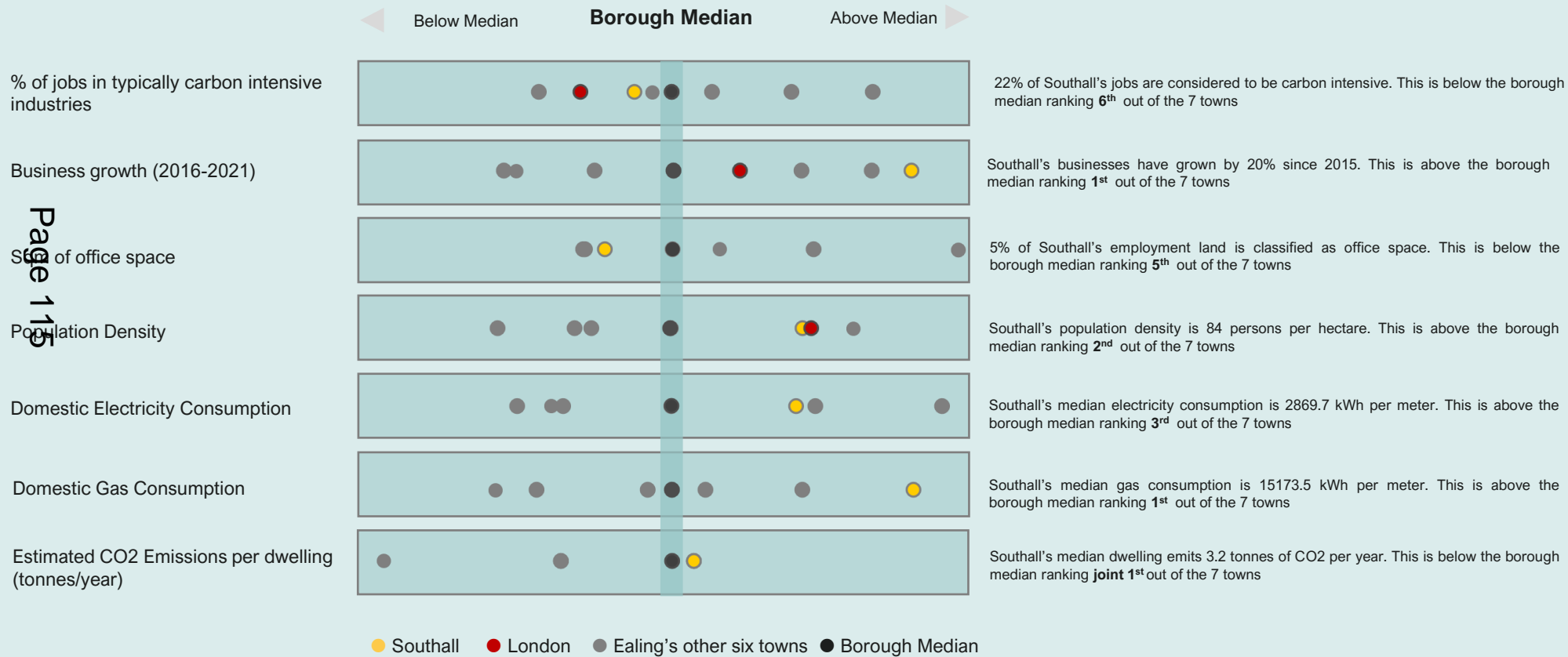
CHAPTER 2

SOUTHALL'S HEADLINE ECONOMIC PERFORMANCE

SOUTHALL'S HEADLINE ECONOMIC PERFORMANCE: JOBS AND HOMES



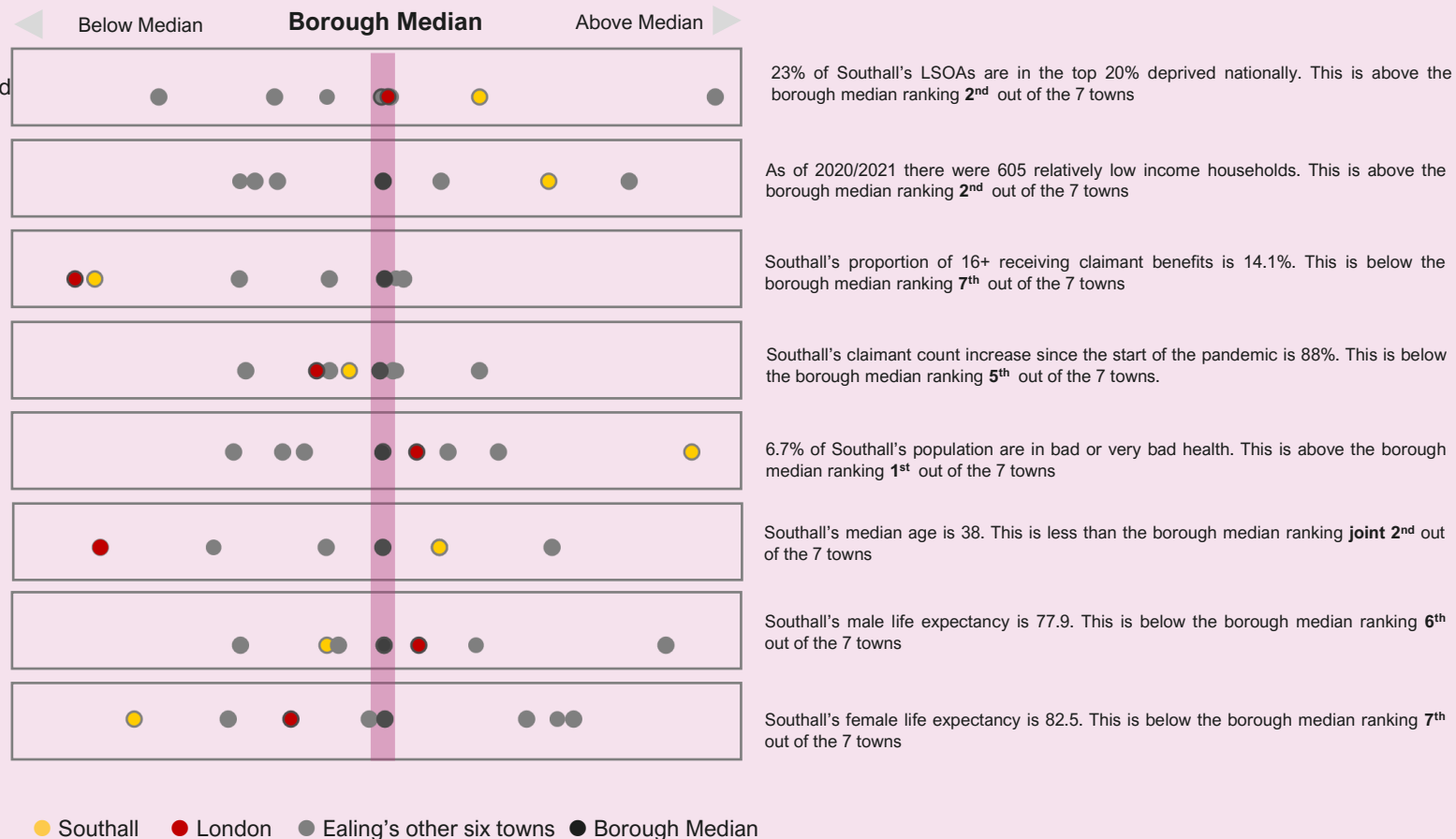
SOUTHALL'S HEADLINE ECONOMIC PERFORMANCE: ENVIRONMENT AND ECONOMY



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SOUTHALL'S HEADLINE ECONOMIC PERFORMANCE: EQUALITY AND PEOPLE

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SOUTHALL'S HEADLINE ECONOMIC PERFORMANCE

STRENGTHS

+ **Economic Growth:** Southall has experienced the most significant business (20%) and employment (15%) growth in the borough over the last 5 years. However, the quality of the new employment created has largely been poor, and this is analysed further on Page 30.

+ **Affordability:** Southall is one of the most affordable towns in Ealing. Despite this, the Shaping Ealing feedback suggested that access to affordable housing is still a key issue for many residents.

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WEAKNESSES

- **Child poverty:** Southall has over 600 children living in absolute low income households. This is the 2nd highest in Ealing.
- **Low Paying Jobs:** Southall residents earn the least in the borough. It has the highest proportion of jobs in low paying industries (such as retail) and the lowest proportion of high value, knowledge intensive jobs.
- **Health Indicators:** Deprivation in Southall is amongst the highest in the borough. Local deprivation is being driven by challenges in income and health domains. Southall has the lowest life expectancy in the borough as well as the highest proportion of people in bad or very bad health.
- **Emissions and energy consumption:** Domestic energy consumption and Co2 emissions are amongst the highest in the borough. A focus on green jobs and upskilling local people in retrofitting can help to address this (see page 36).

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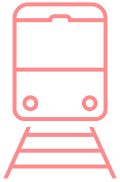
CHAPTER 3

SOUTHALL'S ASSETS, STRENGTHS AND USP

WHAT WE'VE HEARD

Initial engagement to inform the new Local Plan for Ealing was launched on 10 November 2021. It consisted of an online survey on the GiveMyView digital platform and a series of community engagement events held in various parts of the borough. The online survey has received over 10,000 responses. The proportion of responses varies by area, and while responses from Ealing (41% of total as compared to 25% of the borough's population resident in Ealing) and Hanwell (10% vs 8% population) towns are disproportionately larger, responses from all other town are smaller as compared to their populations. Responses from Southall are noticeably lower (10% as compared to 21% population). It is worth noting that respondents from Southall were significantly more negative than the borough average. However, the key things which Southall residents were most positive about are presented below:

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There was **26%** net agreement that Southall has good public transport. This is likely to improve with the arrival of Crossrail.



There was **8%** net agreement that people in Southall feel welcome in the local area



There was **19%** net agreement that people from different backgrounds in Southall get on well together.



There was **11%** net agreement that people in Southall felt a sense of belonging.

SOUTHALL'S POPULATION



Southall is home to **70,176** people. This is equivalent to **21%** of the borough's population. Since 2011, Southall's population has grown by **1%**.



The average age of a Southall resident is **38**. This is higher than the median age of Ealing and London residents. Despite this, **23%** of Southall's residents are under the age of 15, compared **22%** in the borough as a whole.



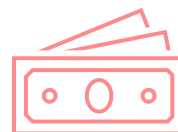
Southall is one of the most diverse places in the borough. In 2011, **86%** of Southall's population was non-white. **66%** are Asian/Asian British and there is evidence to suggest the population is becoming increasingly diverse.



48% of Southall's population are educated to degree-level (NVQ 4+) compared to **66%** in Ealing and **60%** in London.



22% of Southall's population have no qualifications compared to **7%** in Ealing, **6%** in London.



7.7% of Southall's economically active population are claiming benefits. This is slightly higher than the Ealing average which stands at **6.8%**.

SOUTHALL'S MAJOR EMPLOYERS (1)



Ealing Hospital NHS Trust

General hospital providing a range of clinical services.



St Bernard's Hospital

Public sector hospital delivering a wide range of specialist mental health services and some physical health services.



Noon Products

Food manufacturing is an important sector specialism for Southall. Noon Products is a manufacturer of chilled and frozen ready meals, predominantly under supermarkets' own brand ranges. Specialists in world-food ready meals.



SOUTHALL'S MAJOR EMPLOYERS (2)

Strategic Industrial Land is integral to Southall's economic identity. Several of Southall's largest employers are based in designated industrial land and this provides a significant number of jobs for Ealing's residents.



Delifrance

Headquarters of Delifrance oversees the retail sale of bread, cakes, flour confectionery and sugar confectionery.



London Workwear Rental

Offers a workwear hire and laundry service nationally providing chefs wear, uniforms & kitchen wear.



SOUTHALL'S KEY PUBLIC SECTOR ASSETS



Dormers Wells Children's Centre: Work with local families and the community to provide a safe environment for children aged 0-5.



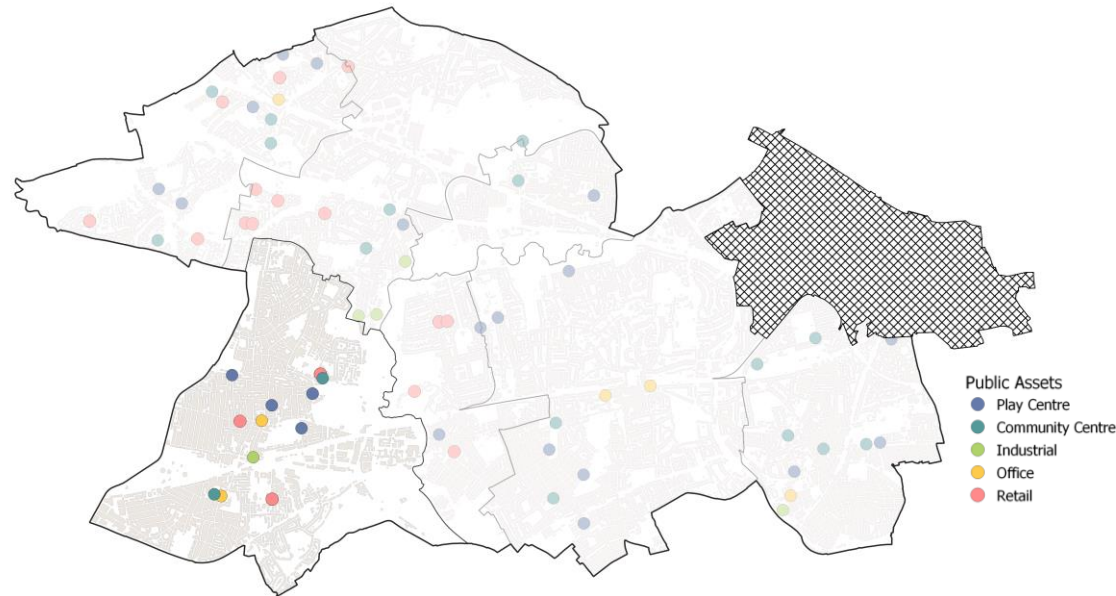
Grove House Children's Centre: Provides childcare and education in the nursery school and children's centre.



Southall Park Children's Centre: Children's Centre provides integrated education, family support and health services.



Spikes Bridge Park Play Centre: provision for bowls, cricket, and tennis. Facilities include a wide range of both formal and informal facilities providing the whole family with opportunities to be active.



SOUTHALL'S CULTURAL INFRASTRUCTURE



Southall's two libraries, **Southall Library** and **Jubilee Gardens Library** have extensive audio and visual material to cater to their diverse catchment.



Page 124

Jewellery

Three businesses in Southall specialise in the creation and design of jewellery
Allaiddin Jewellery, **Diamond Jeweller**, **Shk Golden Services**

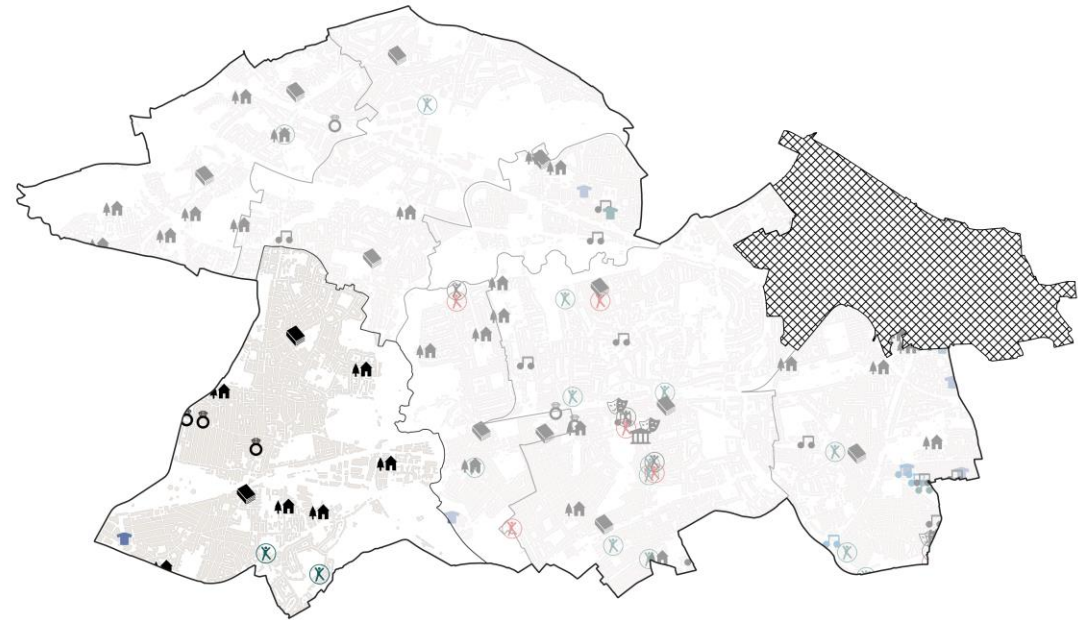


Classic Prop Hire specialises in dressing, props and textiles to hire for films, TV, events and stills.



Music Venues:

The Lamb is a pub that offers live music such as karaoke. There is potential to increase this type of provision to boost Southall's night time economy.



Cultural Infrastructure

- | | |
|------------------------------|-------------------------|
| Arts centres | Fashion and design |
| Cinemas | Textile design |
| Museums and public galleries | Prop and costume making |
| Theatres | Jewellery design |
| Community centres | Pubs |
| Libraries | Music office-based |
| Dance performance venues | Music recording studios |
| Dance rehearsal studios | Music rehearsal studios |
| Music venues | |

SOUTHALL'S MAJOR DEVELOPMENTS

There is significant development underway across Southall. Some of the largest schemes have been included below.

Southall Waterside

Redevelopment of the Southall Gasworks site. 20ha of public realm and parkland. 3,750 homes (30% affordable).

Southall Park Avenue

Housing blocks between 5 and 25 storeys. Delivering 513 new homes and 1,131sqm of flexible commercial space. Planning consent is still to be determined.

The Arches (Merrick Place)

4 towers ranging from 15 to 23 storeys. Delivering 575 new homes and 2,549 sqm of flexible commercial space. Construction is yet to commence.

Margarine Works

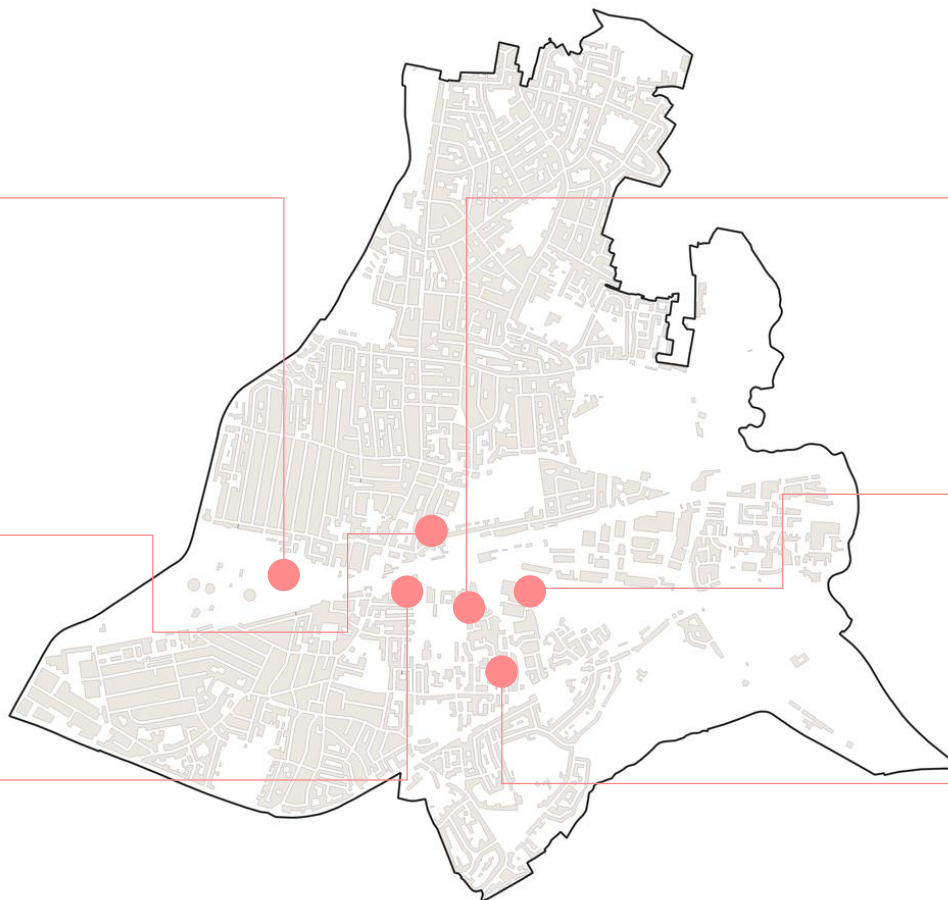
This project will deliver 2,083 new homes, 10,076 sqm of flexible commercial space, 2,688sqm retail space, and 7,199sqm for a hotel. Construction is yet to commence.

Quayside Quarter

The former Honey Monster factory. Delivering: 1,997 new homes, 2,275 flexible commercial, 964 sqm community uses, 27,873 sqm industrial. Construction yet to commence.

Havelock Estate Regeneration

The masterplan will provide 922 new homes, of which 53% will be affordable. This will also provide 840sqm of flexible commercial space and 280sqm for community uses.



CHAPTER 4

TOWN CHALLENGES

WHAT WE'VE HEARD

Initial engagement to inform the new Local Plan for Ealing was launched on 10 November 2021. It consisted of an online survey on the GiveMyView digital platform and a series of community engagement events held in various parts of the borough. The online survey has received 10,254 responses until 31 March 2022. The proportion of responses varies by area, and while responses from Ealing (41% of total as compared to 25% of the borough's population resident in Ealing) and Hanwell (10% vs 8% population) towns are disproportionately larger, responses from all other town are smaller as compared to their populations. Responses from Southall are noticeably lower (10% as compared to 21% population). The key things which Southall residents believed to be bad about their local area are presented below:



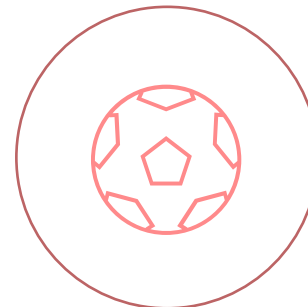
954 or 10% of the total responses have been received from Southall. Overall, views from Southall are **much more negative as compared to the borough overall as well as other areas.**



The vast **majority of people in Southall do not feel safe.** Only 16% agree they feel safe in Southall while 60% disagree.



The biggest divergence from the borough-wide results is on the **availability of clean and safe parks and open spaces in Southall.** While the net agree score for the borough is 27% for this measure (51% people agree whereas 25% disagree), in Southall the net score is -43%.



Residents also have **low satisfaction with local facilities** (Ealing score 10%, Southall -19%) and **availability of shops and leisure facilities** (Ealing score 1%, Southall -23%).

KEY CHALLENGE 1: LOW PAY, POVERTY AND DEPRIVATION

WHAT THE EVIDENCE SHOWS...

Southall is where the borough-wide challenges of deprivation, low pay, are particularly acute. This is contributing to deeply embedded health and wellbeing challenges.

- The financial resilience of Southall’s residents is likely to be severely tested by the cost of living crisis. High levels of domestic gas and energy consumption (see Page 17) is also likely to mean residents will be hit hardest by rising wholesale energy prices, which are due to increase again in October 2022.
- Earnings in Southall are the second lowest in the borough and significantly below the London average. Once housing costs are considered, net annual income is 18% less than the London average.
- This is exacerbated by high proportions of local employment in typically low paying sectors. The 2021 Low Pay Commission Report defines low paying sectors as: “industries which contain a high number or large proportion of low-paid workers based on the Standard Occupation Classification (SOC) and Standard Industrial Classification (SIC) codes published by ONS.” Lowest paying industries in London includes Accommodation and Food (£16,303) and Wholesale and Retail (£22,974). By this definition, over half (52%) of Southall’s jobs are in low paying sectors.
- These factors are compounded by high levels of deprivation, and has the second highest rates of extreme deprivation in the borough. 24% of Southall’s neighbourhoods are within the top 20% most deprived nationally.
- This is contributing towards poor health and wellbeing outcomes in Southall – which are amongst the worst in Ealing. It has the lowest life expectancy in the borough as well as the highest proportion of people in bad or very bad health.

Key socio-economic indicators for Southall vs London & Ealing’s other seven towns

	Net annual income (2018)	Net annual income after housing costs (2018)	% of jobs in low paying industries	% of LSOAs in the top 20% most deprived nationally
1.	Ealing (£52,200)	Ealing (£37,578)	Southall (52%)	Northolt (40%)
2.	Acton (£47,843)	Acton (£33,143)	Northolt (47%)	Southall (24%)
3.	Perivale (£47,700)	Hanwell (£33,250)	Acton (39%)	Hanwell (17%)
4.	Hanwell (£47,075)	London (£31,610)	Ealing (37%)	Greenford (13%)
5.	Greenford (£44,680)	Perivale (£29,350)	London (33%)	Ealing (9%)
6.	London (£43,114)	Greenford (£28,080)	Greenford (32%)	Acton (6%)
7.	Southall (£41,271)	Southall (£25,886)	Hanwell (28%)	Perivale (0%)
8.	Northolt (£39,200)	Northolt (£25,200)	Perivale (26%)	

Sources: ONS, BRES, IMD

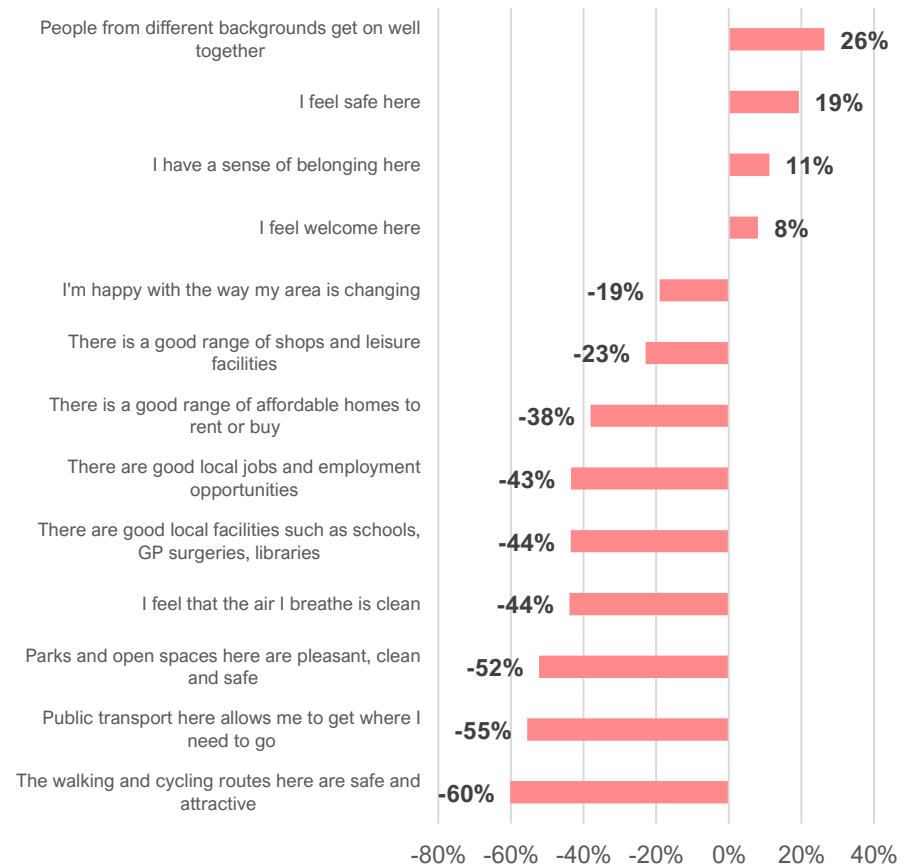
KEY CHALLENGE 2: PLACE PERCEPTION

WHAT THE EVIDENCE SHOWS...

The Shaping Ealing Survey was the first phase of non-statutory engagement on the new Local Plan. An online survey was undertaken and a series of community engagement events held in various parts of the borough. Overall, views from Southall were significantly more negative compared to other parts of Ealing.

- The biggest divergence from the borough-wide results was on the availability of clean and safe parks and open spaces in Southall. While the net agree score for the borough is 27% for this measure (51% people agree whereas 25% disagree), in Southall the net score is minus 43%.
- The vast majority of people in Southall do not feel safe. Only 16% agree they feel safe in the town while 60% disagree.
- Residents also have low satisfaction with local facilities (Ealing score 10%, Southall -19%) and availability of shops and leisure facilities (Ealing score 1%, Southall -23%).
- Generally, these findings run contrary to the professional audit of the town. The Town Centre Health Check undertaken by Arup which suggested that Southall town centre performed relatively well compared to other centres in the borough.
- This suggests a significant disconnect between resident and visitor place perception which the Town Forum should seek to address.

Net positive/negative scores from Southall respondents to the non-statutory Shaping Ealing consultation



Source: Shaping Ealing Survey

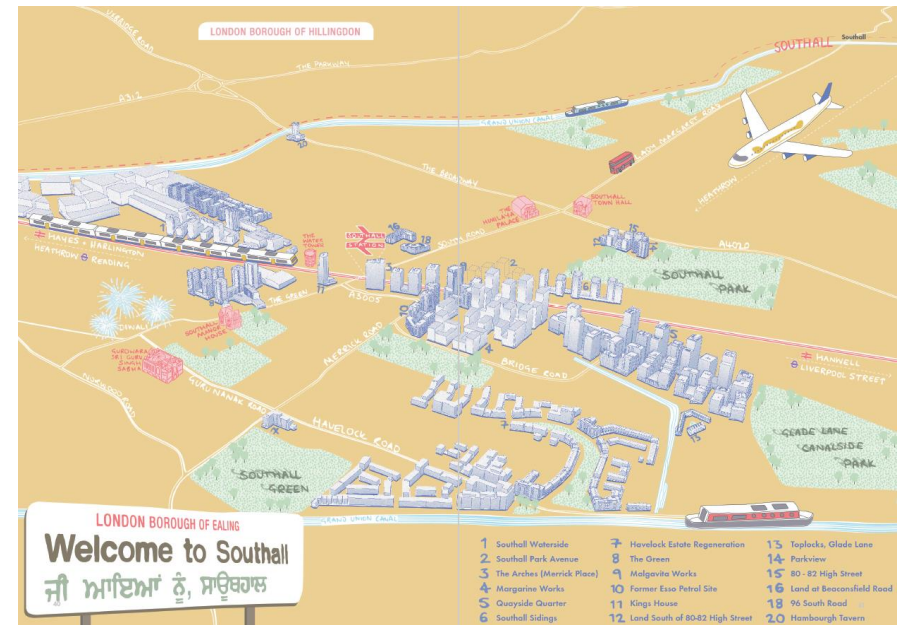
KEY CHALLENGE 3: RETAINING SOUTHALL'S IDENTITY AMID SCALE OF DEVELOPMENT

WHAT THE EVIDENCE SHOWS...

Arup's town centre health check noted Southall's strong sense of place identity. However, there is concern locally about the pace of change in the town with some businesses feeling that they are being pushed out.

- Southall is identified in the Mayor's London Plan as an Opportunity Area (OA) with potential for 9,000 new homes and 3,000 new jobs by 2041.
- However, Research undertaken as part of the Shaping Ealing consultation suggested that local people were concerned about the pace of change in Southall. There was 38% net disagreement that people from Southall were happy with how their area was changing, which was more unfavourable than the borough average.
- This was also reflected within Southall's business community, as reflected by on-the-ground research by the architecture and urbanism practice, We Made That. This revealed that many businesses expressed anxiety over the future of their premises and concerns that their businesses would not be viable should they be required to move outside the area.
- Particular concerns came from MOT and auto repair traders, who have recently seen other traders lose their premises to forthcoming development.
- The study suggested that businesses benefitted from strong formal and informal networks within Southall and recognised that the cost of higher quality premises would be prohibitive to their continued operation.
- Southall and its cluster of industrial estates continue to attract and retain a wide mix of industrial activities and employment opportunities and businesses operating across the sites were noted to see the area as a productive place to do business.

Proposed development in Southall



Source: Allies and Morrison: Southall Baseline Study, We Made That

CHAPTER 5

SOUTHALL'S OPPORTUNITIES

Page 031



Ealing

www.ealing.gov.uk



OPPORTUNITY 1: IMPROVING TOWN CENTRE ENVIRONMENT AND SAFETY

A POTENTIAL PRIORITY COULD BE...

To support Southall's businesses community to address perceptions of poor safety and town centre environment.

- There are a range of examples showing how business collaboration can help to address local challenges of crime and improving town centre experience. One route to achieving this could be a Business Improvement District for Southall town centre.
- Business Improvement Districts (BIDs) have been delivering a wide range of benefits across UK business communities since 2003. However, over the past 16 years has presented the BID industry with significant challenges to demonstrate their value in light of austerity and the wider challenges facing high streets.
- BID consultation feedback gathered from business communities across the capital has clearly demonstrated that 'safe and secure' issues consistently rate amongst the top concerns for levy payers. There are a wide range of examples for how BIDs have supported crime reduction and there is evidence of a more holistic approach to crime reduction which includes working with the Metropolitan Police (BID Safe and Secure Report).
- BIDs also play a key role in improving the town centre environment. For example, InStreatham BID and Brixton BID have funded deep street cleaning, jet washing and removing chewing gum throughout the BID area, and this is a service Brixton BID plans to repeat annually.
- In Streatham, Vauxhall One and Team London Bridge have introduced greenery using hanging boxes, planters, and green walls to enhance the streetscape

Case Study 2: Hammersmith BID and Crime Reduction Partnership

- The Hammersmith ShopWatch Scheme is a component of the wider Hammersmith BID – Crime Reduction Partnership (BID-CRP).
- Working in partnership with the Metropolitan Police and local authority (LBHF), our objectives are to support the business community by reducing crime and anti-social behaviour, and to establish a safer environment in which to work, visit and invest in.
- Hammersmith BID are also committed to supporting the public realm and greening investment. We will consult with our stakeholders to create a strategy for a more resilient and attractive town centre. This will include provision of safe, outdoor spaces, green public art, enhanced lighting, and potential pedestrian zones.



OPPORTUNITY 2: HARNESSING INVESTMENT TO CREATE GREEN JOBS

A POTENTIAL PRIORITY COULD BE...

Working with local institutions to future-proof Southall's economy and create new good green jobs.

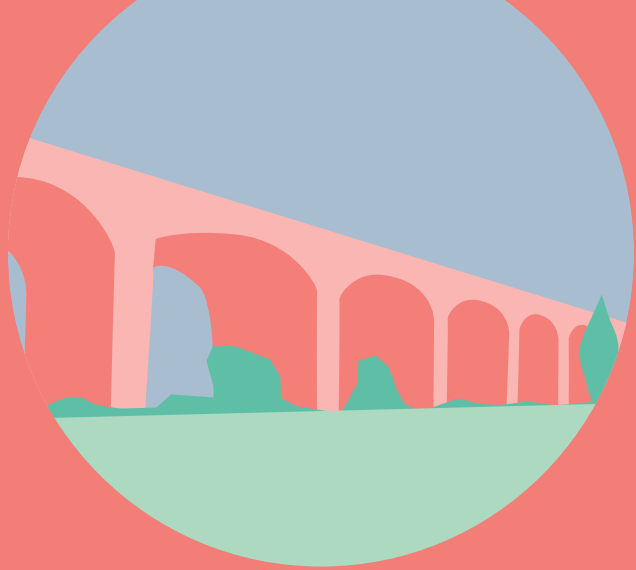
- Currently, just over one in five jobs (22%) in Southall are in carbon intensive industries. This means that these jobs are in sectors that typically produce more CO2 emissions such as Transport, Manufacturing, and Construction. These jobs will need to change significantly if the UK is to meet its net zero obligations.
- Whilst the transition to net zero represents a key local challenge, there is also significant opportunity for economic renewal for places such as Southall. As shown on Page 17, domestic properties in Southall perform poorly for emissions and energy consumption – meaning the town should be a key focus for interventions such as retrofitting and enhancing energy performance of domestic and commercial property.
- Local institutions are already leading the way in ensuring residents and businesses have the skills to adapt to this. For example, the West London Green Skills Hub (see case study right) will be locating key bits of teaching in Southall.
- Initially, this will include equipping pupils at Southall Community College with skills in retrofitting and energy efficiency. This could create significant employment opportunities for Southall's residents, helping to diversify the activities and specialisms of existing local construction businesses.

Case Study 2: West London Green Skills Hub

- The West London Green Skills Hub, part of the Mayor's Academies Programme, was launched today at West London College (31 January 2022). This £44m Programme will support Londoners into good jobs in sectors key to London's recovery
- The West London Green Skills Hub is dedicated to improving employment opportunities, reskilling the workforce, boosting West London's economy and playing its role in helping to achieve the Mayor's net zero target for carbon emissions by 2030.
- Initial focus will be on five key components of the future green economy: Retrofitting and Energy Efficiency; low carbon transport; Green spaces; circular economy; light green skills. Each area will have an industry lead which will help to define short, medium, and long-term skills needs.

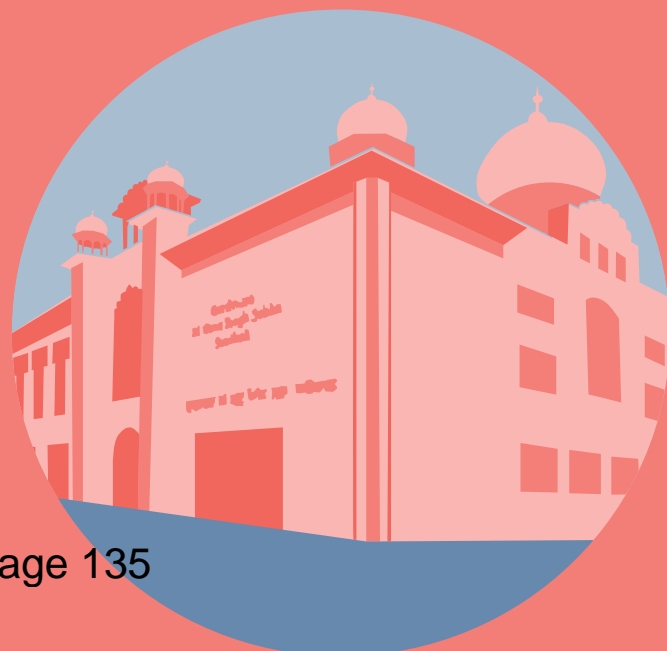
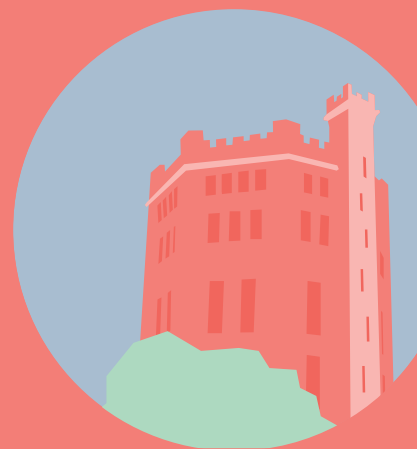


This briefing has been compiled by PRD in partnership with Ealing Council. PRD are a place and economy consultancy and have recently been supporting the council to develop the evidence base to inform the Local Plan as part of the Industrious Ealing workstream.

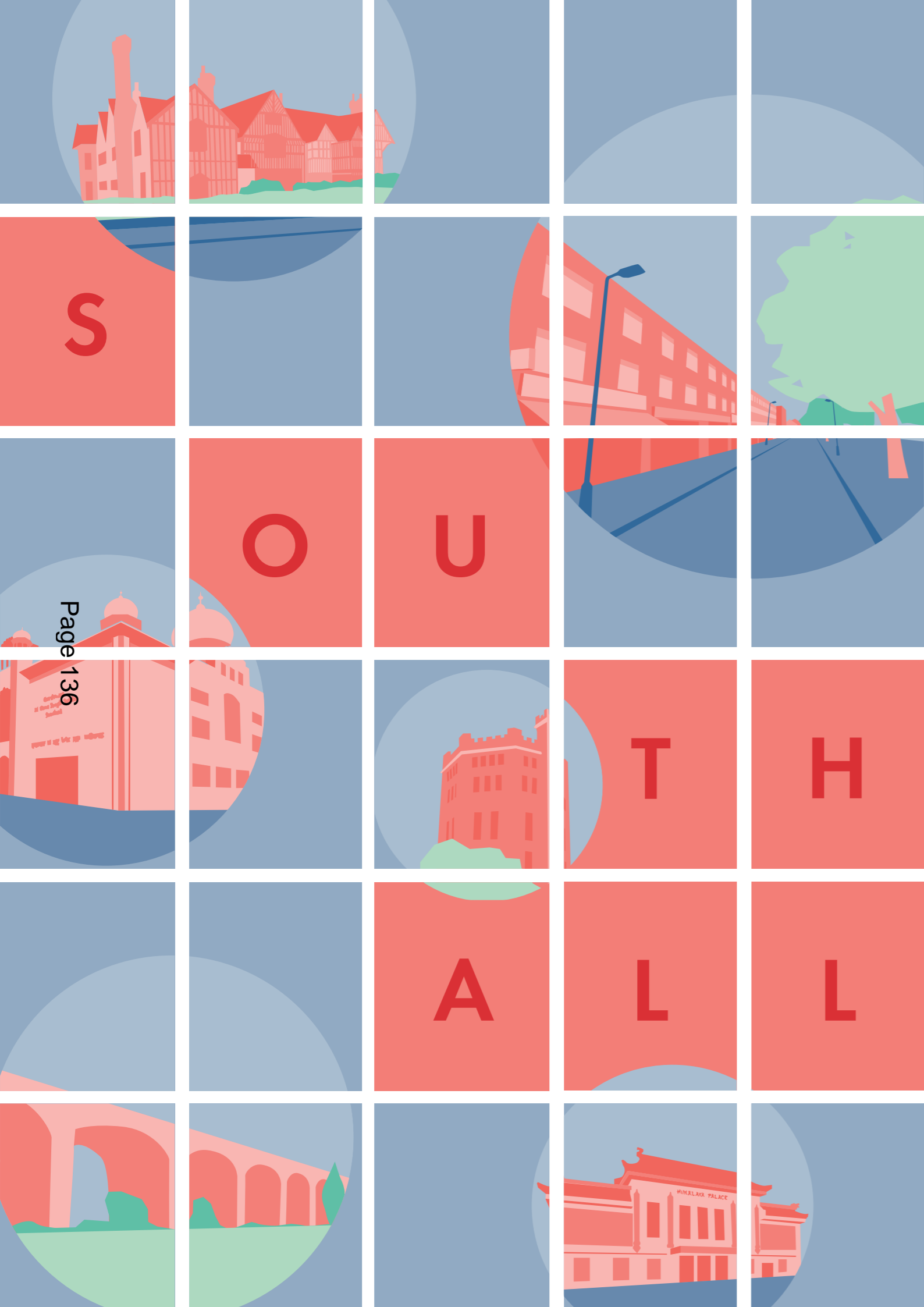


SOUTHALL BASELINE STUDY

APRIL 2022



Allies and Morrison
Urban Practitioners



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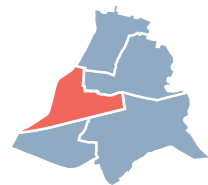
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Portrait of Southall

Demographic summary

1.1 Southall is a vibrant part of Ealing borough home to a rich variety of local people, places and jobs that each contribute to character and identity. This rich mix covers a range of demographics including ethnicity, age, sex, population density, residential and economic characteristics. This page summarises some key demographic data found across Southall, broken down by local ward.

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	Population (2020)	Projected population (2030)	Population density (people per sqkm)	Age (%)		Sex	Ethnicity		Average household size	Economically active population (%)
Southall Broadway	15.1k	25.1k	13.2k	65+	12.1	male 8.1k	asian 11.6k	white 0.9k	3.7	63.4
				16 - 64	65.5	female 14k	black 1k			
				0 - 15	22.4					
Southall Green	16.7k	21.1k	11.5k	65+	10.4	male 9k	asian 10.2k	white 1.2k	3.6	65.4
				16 - 64	65.5	female 7.7k	black 1.8k			
				0 - 15	24.1					
Norwood Green	14.6k	17.9k	5k	65+	13.6	male 7.3k	asian 7.6k	white 4.2k	3.2	63.8
				16 - 64	65.7	female 9k	black 2.3k			
				0 - 15	20.7					
Dormers Wells	14.2k	15.5k	8k	65+	15.7	male 7k	asian 8.2k	white 3.2k	3.2	64.5
				16 - 64	61.4	female 8.1k	black 2.3k			
				0 - 15	22.9					
Lady Margaret	13.1k	12.9k	9.5k	65+	15.2	male 6.6k	asian 11.8k	white 4k	3.5	69.2
				16 - 64	63.9	female 6.4k	black 1.8k			
				0 - 15	20.9					

Sources:
 Population, age, sex - 2020-based trend and housing-led demographic projections by GLA
 Population density, ethnicity - Super Output Area Population (LSOA, MSOA), London by ONS
 Average household size, economically active - Census 2011 by ONS

Local landmarks

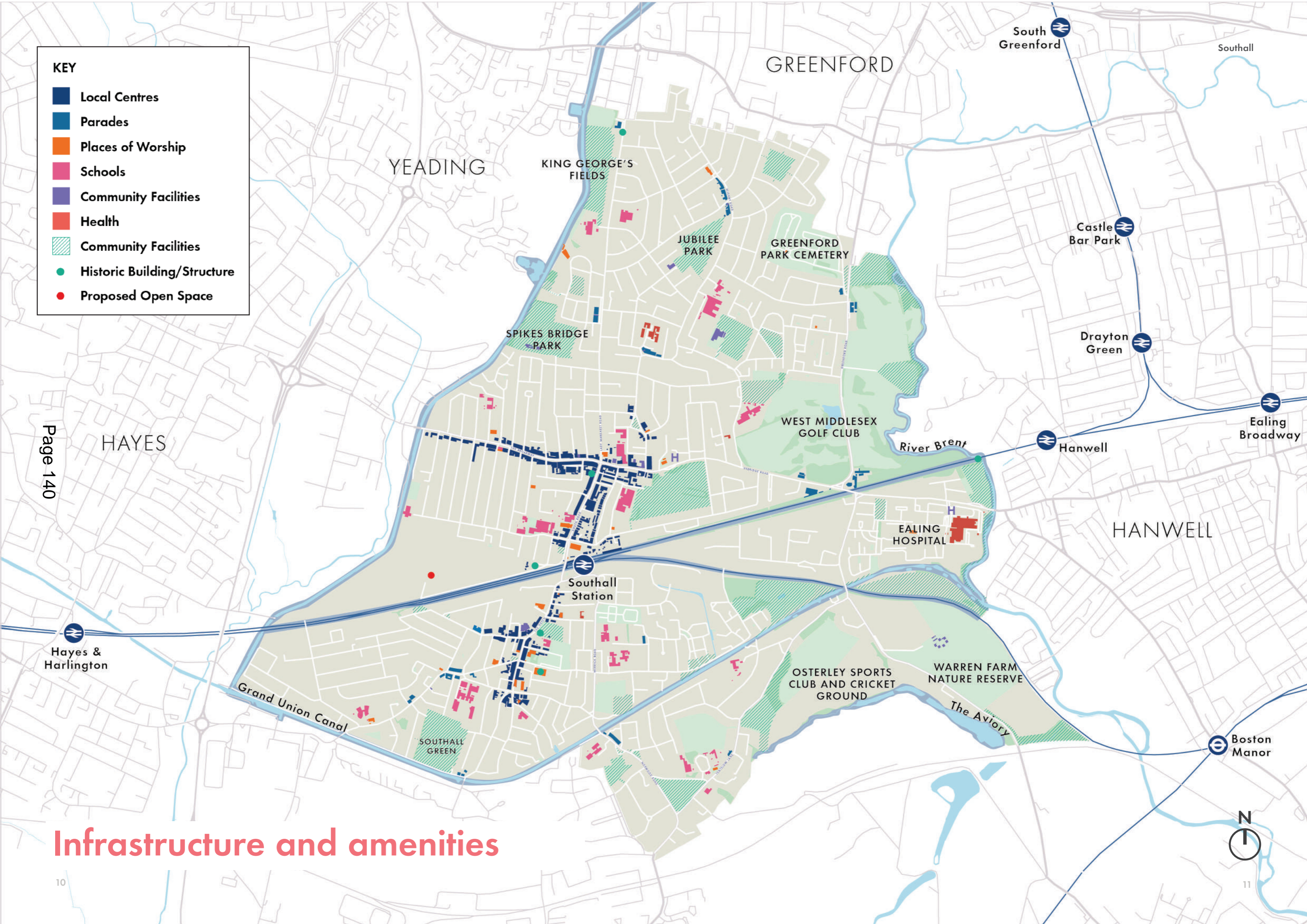
1.2 Southall has a rich and varied built character with a number local landmarks found across the area. These landmarks tell a story of the area's local heritage and the diverse communities that call Southall home. A series of six key landmarks are illustrated opposite and annotated on the diagram of Southall below.

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KEY

- Local Centres
- Parades
- Places of Worship
- Schools
- Community Facilities
- Health
- Community Facilities
- Historic Building/Structure
- Proposed Open Space



Infrastructure and amenities

Southall's town centre

1.3 Southall's town centre is a vibrant and animated place home to a high concentration of public-facing mixed uses. It comprises two main shopping parades including along the A4020 'The Broadway' and A3005 'South Road'. Much like a traditional town centre it has a wide provision of shops, places to eat and drink, workplaces and social infrastructure.

A 2022 Town Centre Health Check undertaken by ARUP identified the following in their assessment:

Strengths

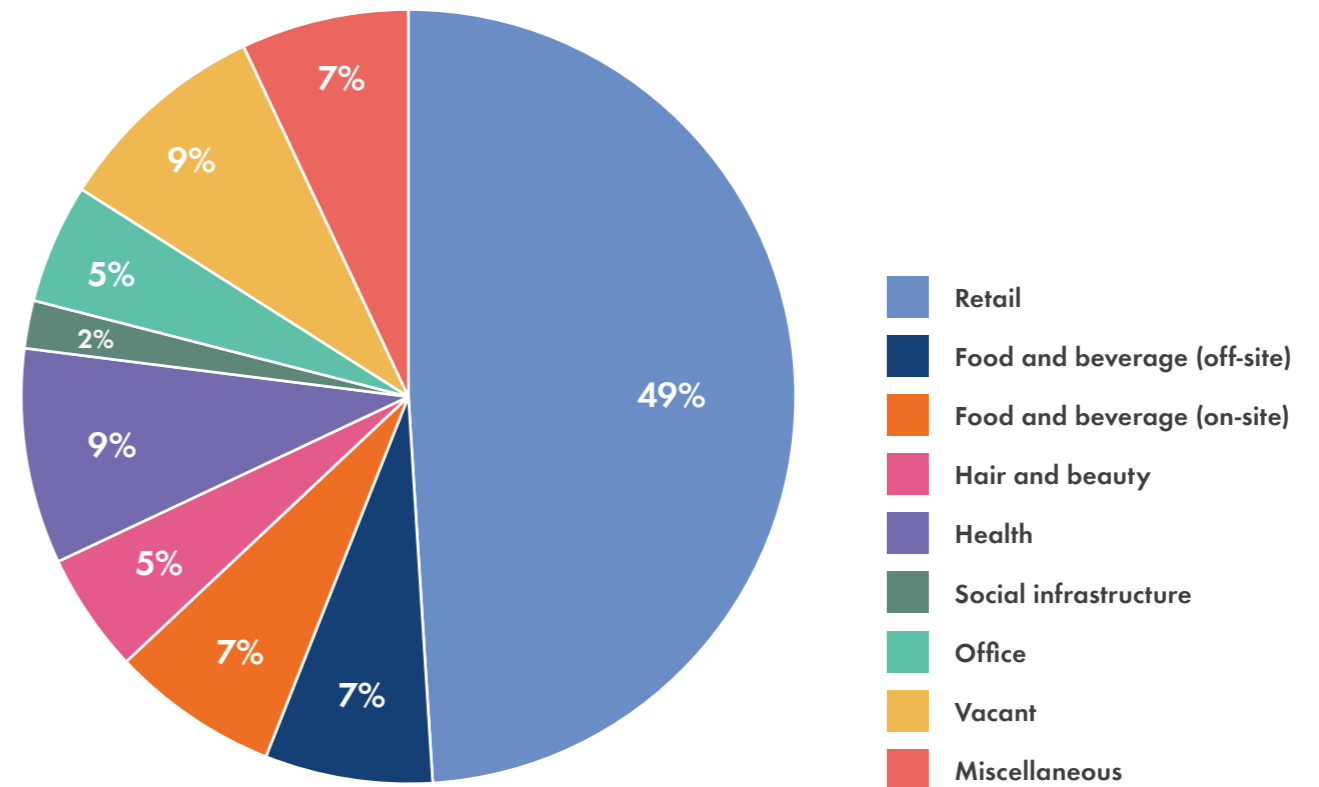
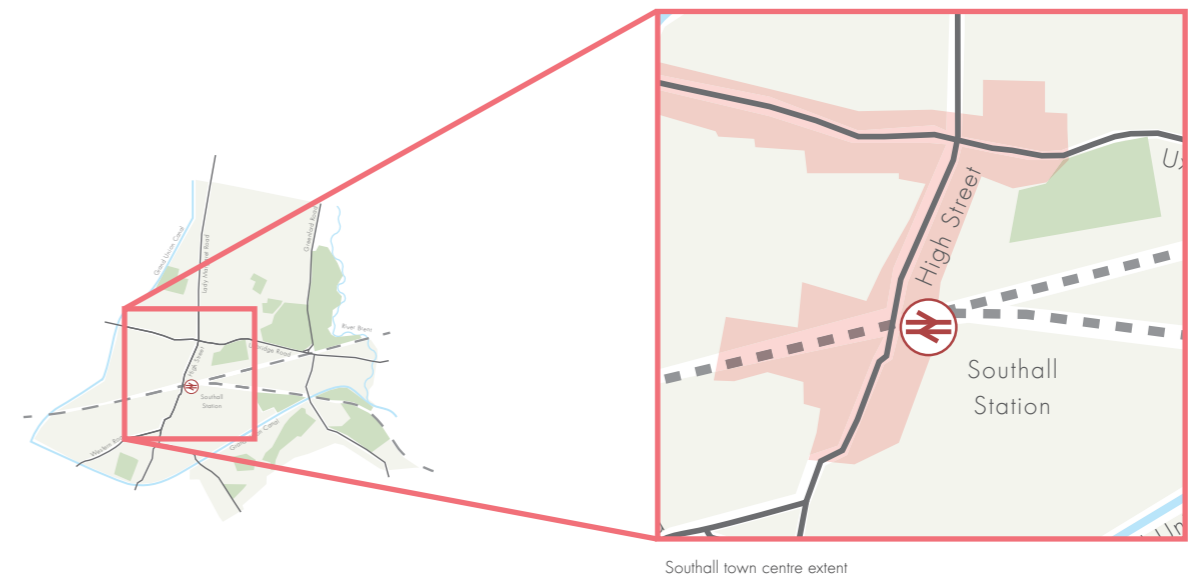
- Southall has a very strong identity and character which is distinctive from town centres across the Borough and London.
- There is a good range of town centre uses and offer, providing lots of reasons to visit the town centre.
- Higher spend post-COVID on eating and retail - retail here is primarily comprised of comparison shopping, which could therefore be indicative of people choosing to shop more locally.
- There is a very strong presence of local businesses.
- There are very good public transport links which help provide access to a range of visitors and residents.
- During site visits it was observed that the town centre was very busy.
- Visitor footfall has predominantly returned to normal or slightly higher.

Challenges

- The environment is somewhat appealing but incidental greenery in the streetscape is limited.
- There is no digital infrastructure which provides WiFi to visitors and feedback to businesses / the council.
- The leisure offer is average but could be enhanced beyond takeaways.
- Cycling infrastructure is limited and there are few cycle parking facilities and cycle lanes.
- Resident footfall has decreased marginally below normal of pre-COVID levels.

Opportunities

- Better integration of incidental greenery into the streetscape and better provision of spaces to sit and relax in the town centre.
- An enhanced leisure offer to help increase footfall during both the weekday and weekend.
- Better cycle infrastructure to help facilitate mode shift away from car reliance.
- Promotion of Southall's strong identity to the wider Borough and London.



Source: Town Centre Health Check Southall, 2022. By ARUP

Southall's economy

- 1.5 A 2022 study undertaken by We Made That for Ealing Council gathered information on Southall's local economy, its businesses and physical make-up. The following statistics and commentary are based on their findings.
- 1.6 Southall has an economy characterised by a mix of productive activities often located within designated industrial sites and undesignated industrial buildings. A high concentration of businesses are clustered in the designated site Great Western Strategic Industrial Land, with a number of smaller clusters including International Trading, Featherstone and Bridge Road - all of which are designated Locally Significant Industrial Sites.
- 1.7 The economy comprises a number of mixed sectors and activities, with the most common including wholesale; manufacturing; services; vehicle sale, repair and hire; and transport and logistics. This variety is also complemented with instances of more specialised activities including prop hire and recording studios.
- 1.8 The biggest sector in Southall are businesses and jobs related to the food industry. This includes food manufacturing, catering and wholesale particularly specialising in South Asian food and products - many of which are independent with their origins in Southall. Whilst some businesses rely partly on international trade, a number of them are well integrated with the community - supplying high street retailers and restaurants in Southall.

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Source: Industrious Ealing Southall audit, 2022. By We Made That.

384 businesses (but only 120 within designated industrial areas)



4,171 jobs (3,223 within designated industrial areas)



428,269 sqm of employment floorspace



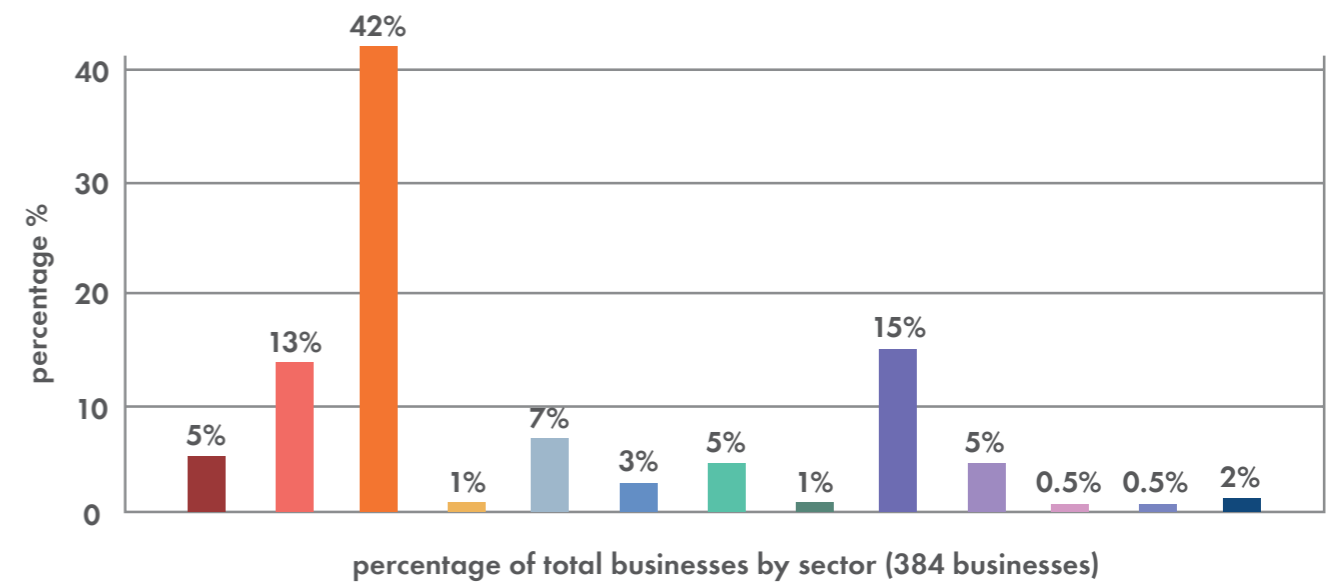
5.7% vacant units



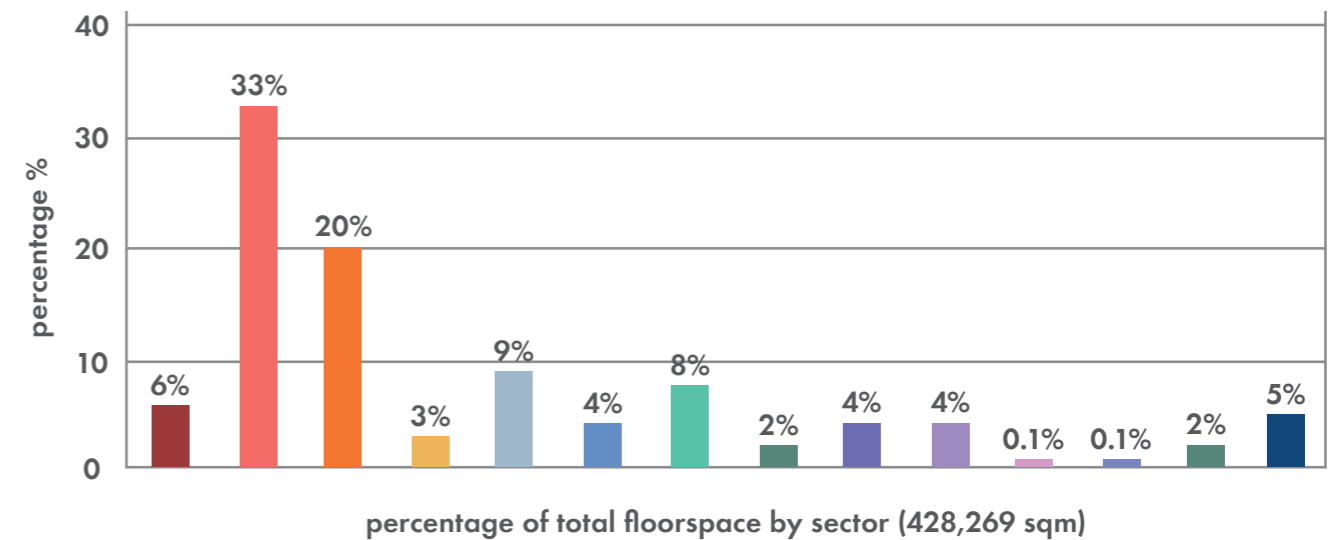
More than 200 businesses located areas e-marked for redevelopment



More than 1/4 of jobs within food related sector



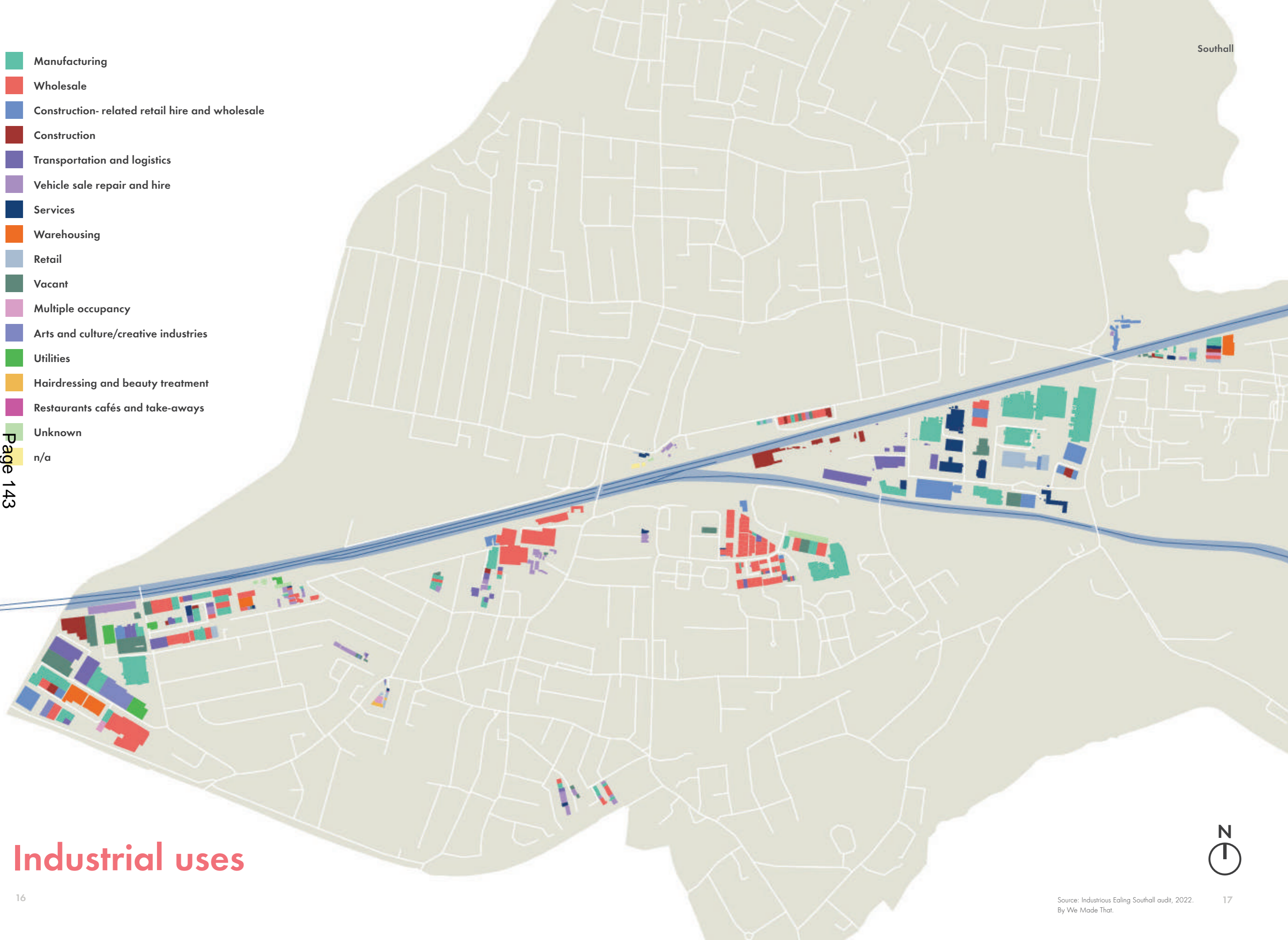
Source: Industrious Ealing Southall audit, 2022. By We Made That.



Source: Industrious Ealing Southall audit, 2022. By We Made That.

- Manufacturing
- Wholesale
- Construction- related retail hire and wholesale
- Construction
- Transportation and logistics
- Vehicle sale repair and hire
- Services
- Warehousing
- Retail
- Vacant
- Multiple occupancy
- Arts and culture/creative industries
- Utilities
- Hairdressing and beauty treatment
- Restaurants cafés and take-aways
- Unknown
- n/a

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Industrial uses



Evolving context

Major Developments

- 1.9 Southall is undergoing transformation through the consent of a number of major planning applications found across the area. These applications are creating a built form and character in Southall, one that is typically higher density and taller than has is often associated with Southall's tightly packed streets of Victorian urban terraces.
- 1.10 These developments are coming forward for a number of strategic priorities driving change in Southall and across London. These can be summarised under the following headings:

Housing shortage and population growth

There is a nationally-recognised housing shortage owing to a chronic under delivery of new homes that has failed to keep pace with a growing population. The impact of this housing shortage has been acutely felt in London, where the population has grown by over 2 million people in the past 20 years.

- 1.12 Indeed, Southall's population growth has been greater than the wider borough of Ealing as a whole, with this having grown 1% compared with 0.3% respectively in the past 10 years. This means new homes need to be built across London and Ealing to meet housing targets set by the government and the London Plan (2021).

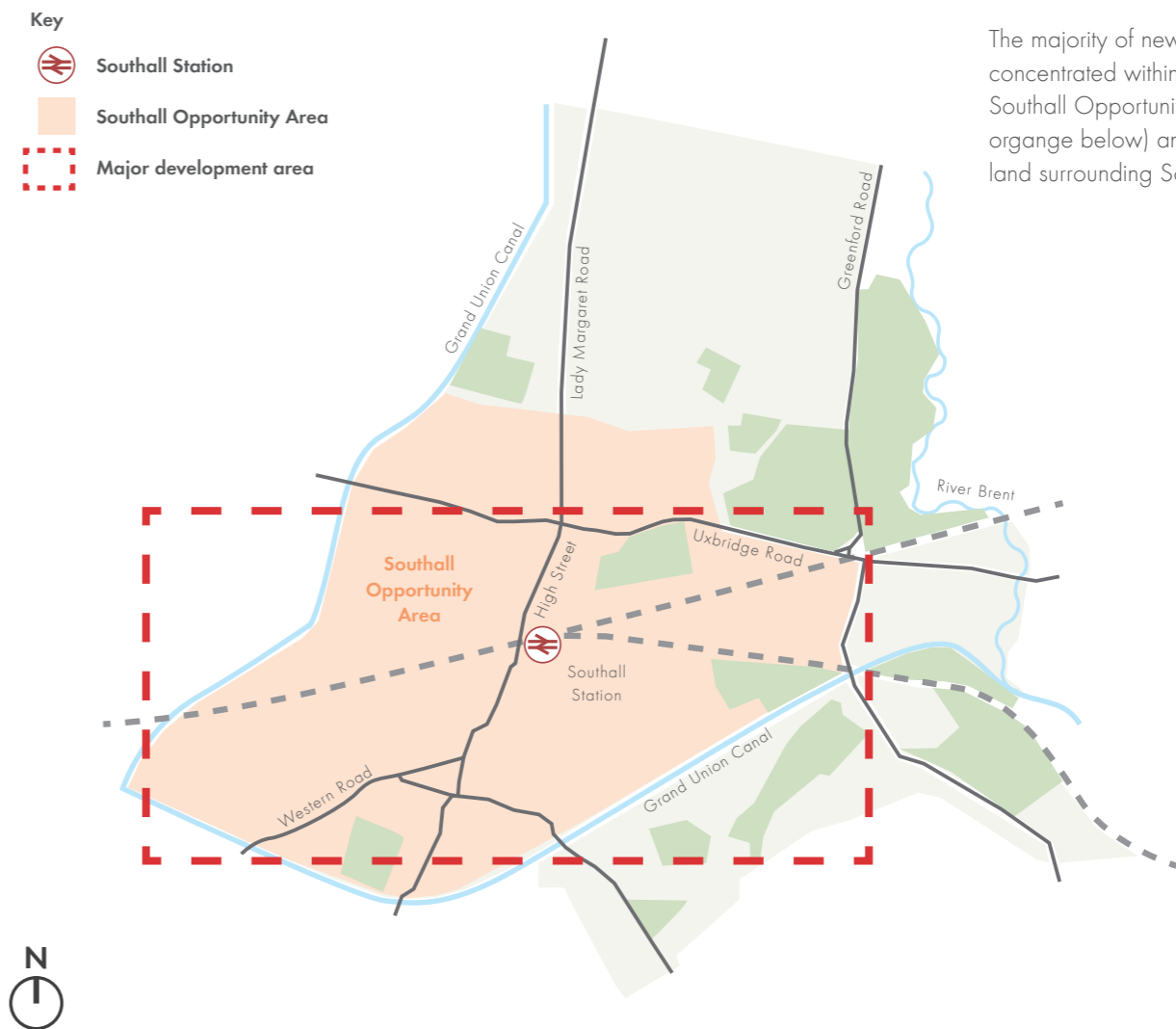
Opportunity Area designation and arrival of the Elizabeth Line

- 1.13 A large part of Southall was designated an Opportunity Area in the 2011 London Plan, identifying a potential for 9,000 new homes and 3,000 new jobs by 2041. The designation was driven by a combination of a number of former industrial brownfield sites and the planned arrival of the Elizabeth Line at Southall Station.

- 1.14 Investing in transport infrastructure to create a better connected city means more places can accommodate higher residential densities. Put simply, the arrival of the Elizabeth Line to Southall means more people can live in the area, alongside similar scales of investment in other social infrastructure and amenities.

Local Plan policies

- 1.15 Southall forms a key part of Ealing Council's spatial strategy within both their current adopted Local Plan and emerging new Local Plan review. Policies will continue to target growth towards Southall due to its town centre and associated services and amenities; planned improvements to public transport including the Elizabeth Line; and its collection of remaining brownfield sites lined up for transformation.
- 1.16 Whilst the majority of opportunities for development in Southall may well be delivered or close to being delivered in the next few years, a number of wider improvements can be planned to best support the lives of existing and new communities (residential and employment based) in the area.
- 1.17 A suite of studies and engagement events are being prepared to understand the needs of local people and the ways in which development can contribute towards improvements - either in the way they are designed; the uses and activities the support; or the improvements they directly deliver or indirectly fund e.g. through affordable housing, Community Infrastructure Levy



The majority of new development is concentrated within and around the Southall Opportunity Area (marked in orange below) and former industrial land surrounding Southall Station.

Southall Waterside



Redevelopment of the Southall Gasworks site. The scheme includes the provision of 20 ha of public realm and parkland and 3,750 new homes (30% affordable) in a range of different sizes and tenures.

Status: Under construction
Applicant: Berkley Homes
Architect: John Thompson & Partners

-  **3,750**
new homes max.
-  **25,300**
sqm flexible commercial space
-  **20,050**
sqm retail space
(included in flexible commercial space)
-  **14,090**
sqm community uses
-  **9,650**
sqm hotel space

Southall Park Avenue



The scheme includes the erection of five housing blocks between 5 and 25 storeys. Also proposed is commercial / community floorspace, possible uses being flexible workspace, cafe, childcare facilities and gym uses. There will also be improvements to landscaping such as new open space, play areas and vegetation to improve urban greening.

Status: Pending consideration
Applicant: Paragon Asra Housing
Architect: Gort Scott, Maccreanor Lavington

-  **513**
new homes
-  **1,131**
sqm flexible commercial space

Margarine Works



The scheme ranges in height from 4 to 27 storeys which increase in scale towards the north. This predominantly residential development also includes office / community space, a hotel, commercial space and parks and amenity space.

Status: Planning approved
Applicant: Montreaux Developments
Architect: Assael Architecture

-  **2,083**
new homes
-  **10,076**
sqm flexible commercial space
-  **2,688**
sqm retail space
-  **7,199**
sqm hotel space

Quayside Quarter



The masterplan is located on the former Honey Monster factory site along Bridge Road. Alongside 1997 homes, the development will provide a creative industrial hub, light industrial units, commercial space and high quality public realm.

Status: Planning approved
Applicant: Galliard Homes
Architect: EPR Architects

-  **1997**
new homes
-  **2,275**
sqm flexible commercial space
-  **964**
sqm community uses
-  **27,873**
sqm business / industrial space

The Arches (Merrick Place)



The development of 4 towers, ranging from 15 to 23 storeys and comprising residential units, office and commercial space. The development includes the construction of a boundary wall along railway line, new access arrangements, as well as additional landscaping, play and amenity space.

Status: Planning approved
Applicant: Network Homes
Architect: Cartwright Pickard

-  **575**
new homes
-  **2,549**
sqm flexible commercial space

Southall Sidings



Scheme includes 7 building blocks ranging from 4 to 16 storeys, a series of connected public and semi-public spaces and associated landscaping and vegetation. The entrance space to the development will include a number of internal amenity spaces, including a gym and workspace.

Status: Planning approved
Applicant: Connected Living London
Architect: Assael Architecture

-  **460**
new homes

Havelock Estate Regeneration



The masterplan will provide 922 new homes, of which 53% will be affordable. The scheme will be predominantly low-rise, with a few larger scale apartment buildings ranging from 6 to 8 storeys. Included in the masterplan is a new community centre, commercial units, canalside park and associated public space.

Status: Under construction
Applicant: Catalyst Housing
Architect: Pollard Thomas Edwards



The Green



The scheme will provide a mixture of new homes, retail and business space, alongside public realm improvements and a high quality pedestrian environment linking to public and green spaces.

Status: Awaiting legal agreement
Applicant: Peabody
Architect: Hunters



Malgavita Works



The Malgavita Works site is located within the wider Middlesex Business Park area. The scheme will provide 302 residential units along with commercial and retail space, a small cafe, a gym, an undercroft car park and landscaped public realm.

Status: Under construction
Applicant: Aria Properties Limited
Architect: Barton Wilmore



Former Esso Petrol Site



The scheme involves the redevelopment of the former Esso Petrol Filling station site, to the east of Merrick Road. The buildings range from 16 to 19 storeys and comprises residential units, commercial floorspace and landscape, play and amenity space.

Status: Planning approved
Applicant: Redrow
Architect: Boon Brown



Kings House



King's House comprises a 22 storey tower containing 77 homes and ground floor commercial and cafe space and upper floor office space.

Status: Planning approved
Applicant: TR Suterwalla & Sons
Architect: Barton Wilmore



Land South of 80-92 High Street



The scheme will provide 125 affordable homes along with public and semi-private communal amenity space and will re-provide the existing on-site public car park.

Status: Planning approved
Applicant: MacKenzie Homes
Architect: Stockwool



Toplocks, Glade Lane



The development proposes 26 new affordable homes and associated landscaping, access and parking. Also proposed is a new footbridge over the Maypole Dock canal, creating a pedestrian and cycle link.

Status: Planning approved
Applicant: Catalyst Housing
Architect: Conran + Partners

 **26**
new homes

Parkview



Located to the rear of the Red Lion Pub on High Street, the scheme provides both new homes and flexible commercial space divided between three blocks, 4 - 14 storeys high. Included in the masterplan are new amenity spaces which will also help in developing a connection to the neighbouring Southall Park.

Status: Planning approved
Applicant: Red Lion Development
Architect: Starc Architects

 **150**
new homes

 **592**
sqm flexible commercial space

80-92 High Street



The construction of a 4 storey building comprising residential units and ground floor retail space. The proposals also include the re-location of Southall Market onto the land in front of the Lidl supermarket, facing High Street.

Status: Awaiting decision
Applicant: Unknown
Architect: Stockwool

 **9**
new homes

 **136**
sqm flexible commercial space

Land at Beaconsfield Road

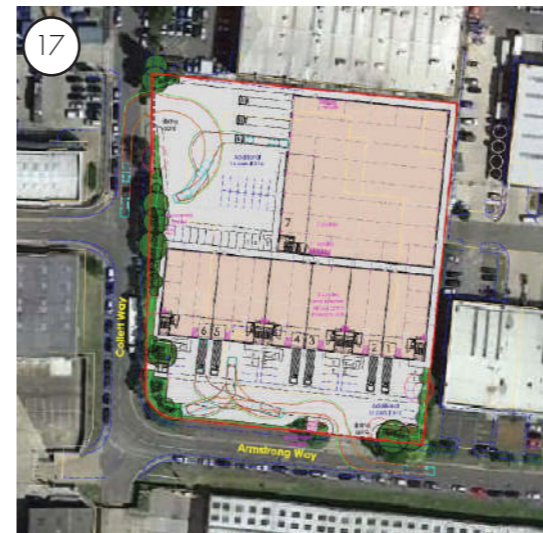


Located on the former Southall College site, the scheme includes 118 new apartments along with shared amenity space and 35% affordable housing.

Status: Completed
Applicant: Stonegate Homes
Architect: ECE Architecture

 **118**
new homes

40 Armstrong Way

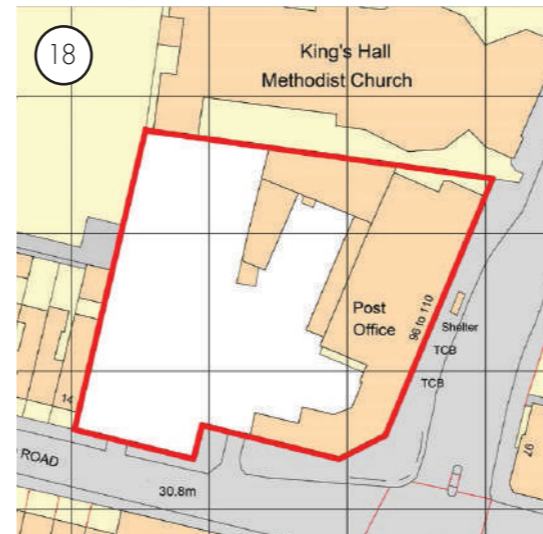


Located on Armstrong Way and Collett Way, the scheme involves the development of 7 single-storey industrial units.

Status: Planning approved
Applicant: Universities Superannuation Scheme Limited
Architect: Ian C King Associates Architects

 **5,390**
sqm business / industrial space

96 South Road



This mixed use development comprises new residential homes along with 10 commercial ground floor units and car and cycle parking.

Status: Planning approved
Applicant:
Architect: GA&A Design

 **41**
new homes

 **1,622**
sqm flexible commercial space

LBE to share info

Collett Way



19

The proposed scheme comprises of a single building consisting of outboard offices. The site will be accessed off Collett Way via the existing access point and will also provide designated parking areas.



7,241 sqm flexible commercial space

Status: Pending consideration
Applicant: Bridge industrial
Architect: UMC Architects



Hambourgh Tavern



20

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The proposed development comprises a new 15 storey block and 4 storey block along The Broadway in Southall.



580 sqm flexible commercial space

Along with 161 hotel rooms, a bar/restaurant and conferencing space will be provided.



7465 sqm hotel space

Status: Planning approved
Applicant: Hayre Group Limited
Architect: Claridge Architects



Site Of TRS Wholesale



The existing Cash and Carry building will be demolished and replaced by a new structure of the same use, a new warehouse building is also proposed.



7,247 sqm business / industrial space







Status: Conditional consent
Applicant: T R Suterwalla and Sons
Architect: Robertson Francis Partnership



Photography from Southall town centre

Land use summary

Key

-  **Pre-Sept 2020** - Class C3 uses
Post-Sept 2020 - Class C3 uses
-  **Pre-Sept 2020** - Class A1 - A5, B1 uses
Post-Sept 2020 - Class E(b), E(c), E(g)uses
-  **Pre-Sept 2020** - Class A1 uses
Post-Sept 2020 - Class E(a) uses
-  **Pre-Sept 2020** - Class D1, D2 uses
Post-Sept 2020 - Class E(d), E(e), E(f), F(1), F(2) uses
-  **Pre-Sept 2020** - B2, B8
Post-Sept 2020 - B2, B8
-  **Pre-Sept 2020** - Class C1 uses
Post-Sept 2020 - Class C1 uses



01

02

03

04

05

06

07

08

09

10

11

12

13

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NAME	New Homes	Flexible Commercial Space (sqm)	Retail Space (sqm)	Community Uses (sqm)	Business / Industrial Space (sqm)	Hotel Space (sqm)
Southall Waterside	3,750	25,300	20,050 <small>(inc. in flexible commercial space)</small>	14,090	-	9,650
Southall Park Avenue	513	1,131	-	-	-	-
The Arches	575	2,549	-	-	-	-
Margarine Works	2,083	10,076	2,688	-	-	7,199
Quayside Quarter	1997	2,275	-	964	27,873	-
Southall Sidings	460	-	-	-	-	-
Havelock Estate Regeneration	922	840	-	280	-	-
The Green	564	2,502	-	420	-	-
Malgavita Works	302	423	-	538	-	-
Former Esso Petrol Site	166	117	-	-	-	-
Kings House	77	488	-	-	-	-
Land South of 80 - 92 High Street	125	-	-	-	-	-
Toplocks, Glade Lane	26	-	-	-	-	-



14
15
16
17
18
19
20
21

NAME	New Homes	Flexible Commercial Space (sqm)	Retail Space (sqm)	Community Uses (sqm)	Business / Industrial Space (sqm)	Hotel Space (sqm)
Parkview	150	592	-	-	-	-
80 - 82 High Street	9	-	136	-	-	-
Land at Beaconsfield Road	118	-	-	-	-	-
40 Armstrong Way	-	-	-	-	5,390	-
96 South Road	41	1,622	-	-	-	-
Collett Way	-	7,241	-	-	-	-
Hambourgh Tavern	-	580	-	-	-	7,465
Site Of TRS Wholesale	-	-	-	-	7,247	-
TOTAL	11,878	55,736	22,874	16,292	40,510	24,314

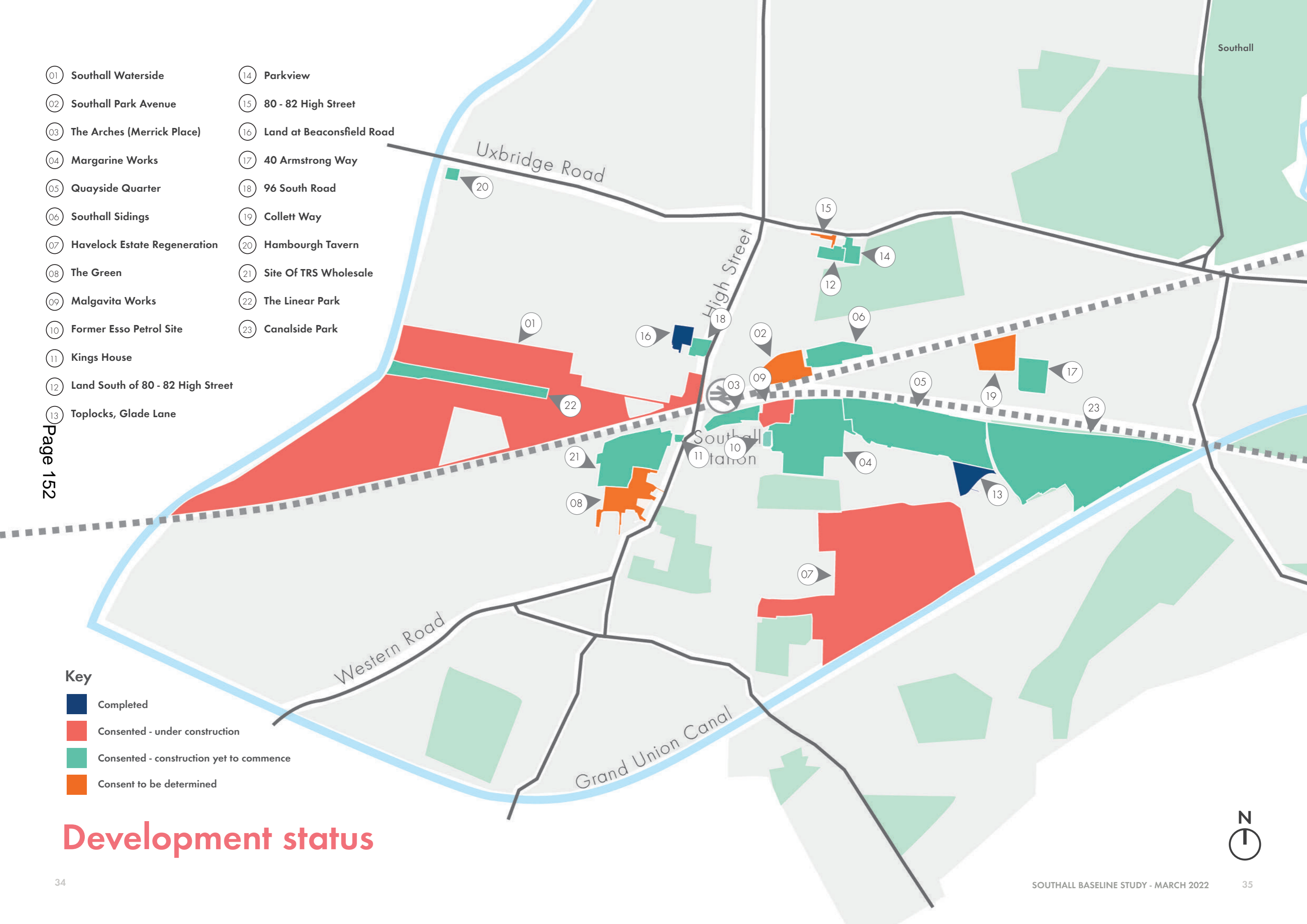
- 01 Southall Waterside
- 02 Southall Park Avenue
- 03 The Arches (Merrick Place)
- 04 Margarine Works
- 05 Quayside Quarter
- 06 Southall Sidings
- 07 Havelock Estate Regeneration
- 08 The Green
- 09 Malgavita Works
- 10 Former Esso Petrol Site
- 11 Kings House
- 12 Land South of 80 - 82 High Street
- 13 Toplocks, Glade Lane
- 14 Parkview
- 15 80 - 82 High Street
- 16 Land at Beaconsfield Road
- 17 40 Armstrong Way
- 18 96 South Road
- 19 Collett Way
- 20 Hambourgh Tavern
- 21 Site Of TRS Wholesale
- 22 The Linear Park
- 23 Canalside Park

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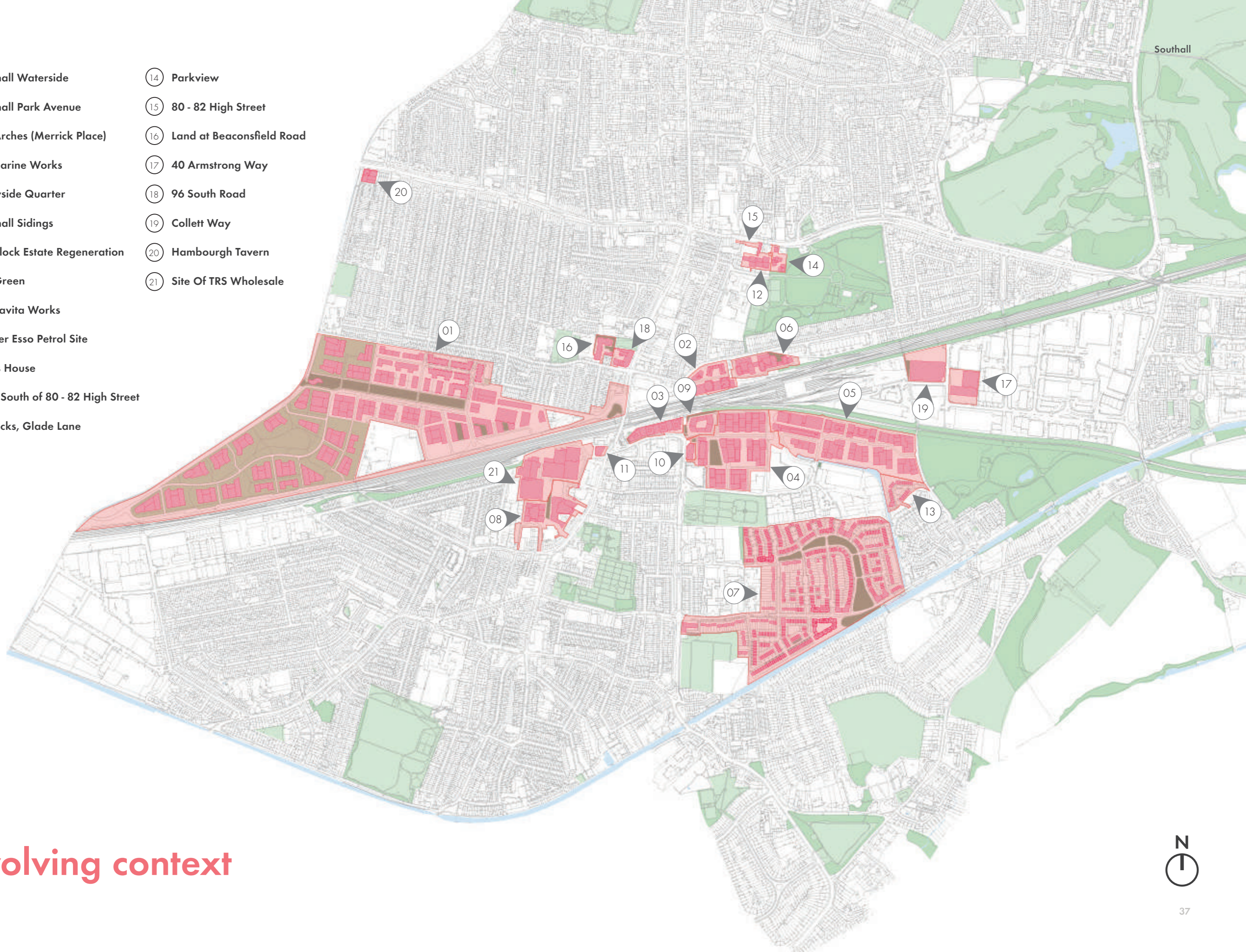
Key

- Completed
- Consented - under construction
- Consented - construction yet to commence
- Consent to be determined

Development status



- 01 Southall Waterside
- 02 Southall Park Avenue
- 03 The Arches (Merrick Place)
- 04 Margarine Works
- 05 Quayside Quarter
- 06 Southall Sidings
- 07 Havelock Estate Regeneration
- 08 The Green
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- 17 40 Armstrong Way
- 18 96 South Road
- 19 Collett Way
- 20 Hambourgh Tavern
- 21 Site Of TRS Wholesale

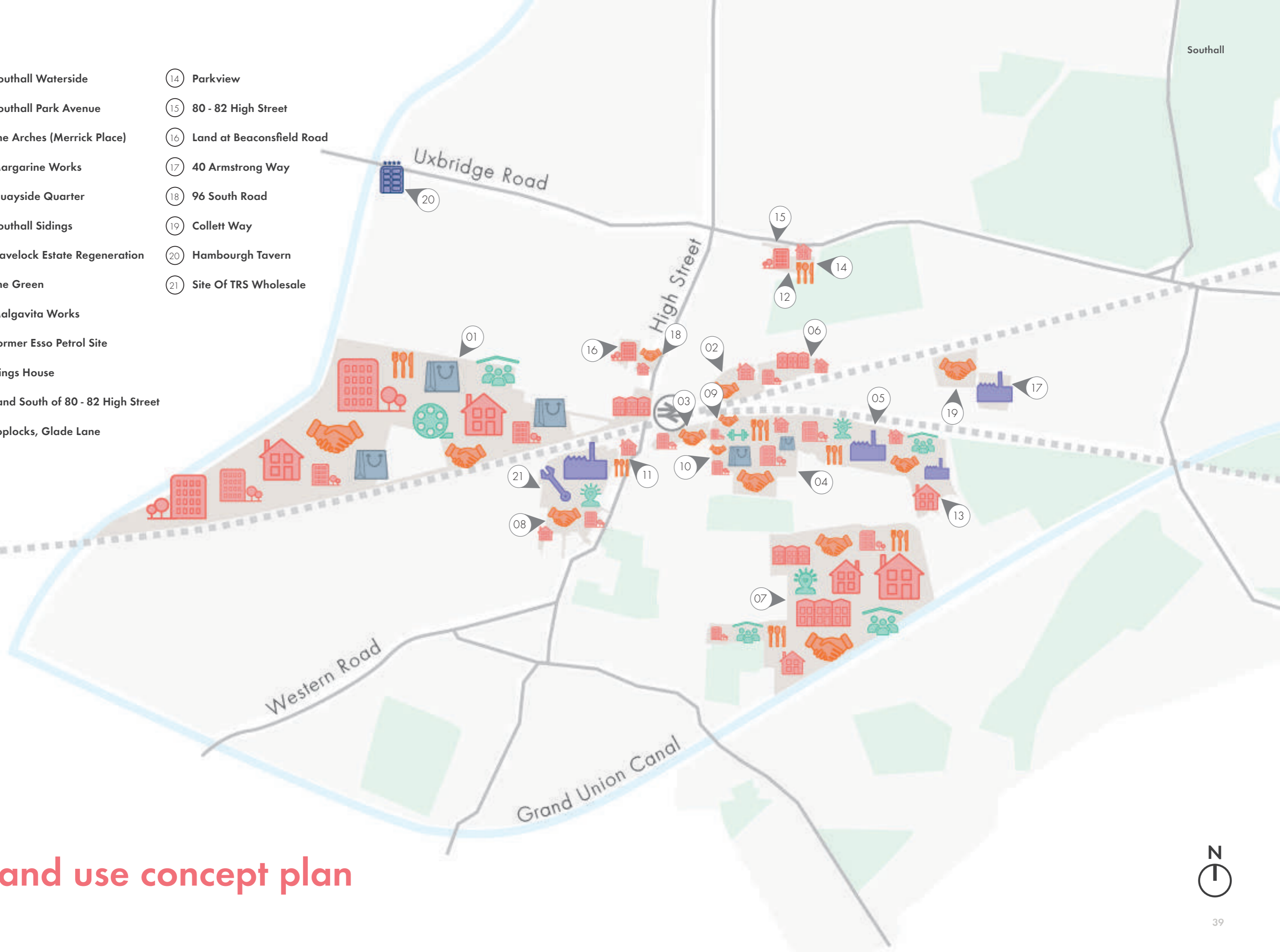


Evolving context

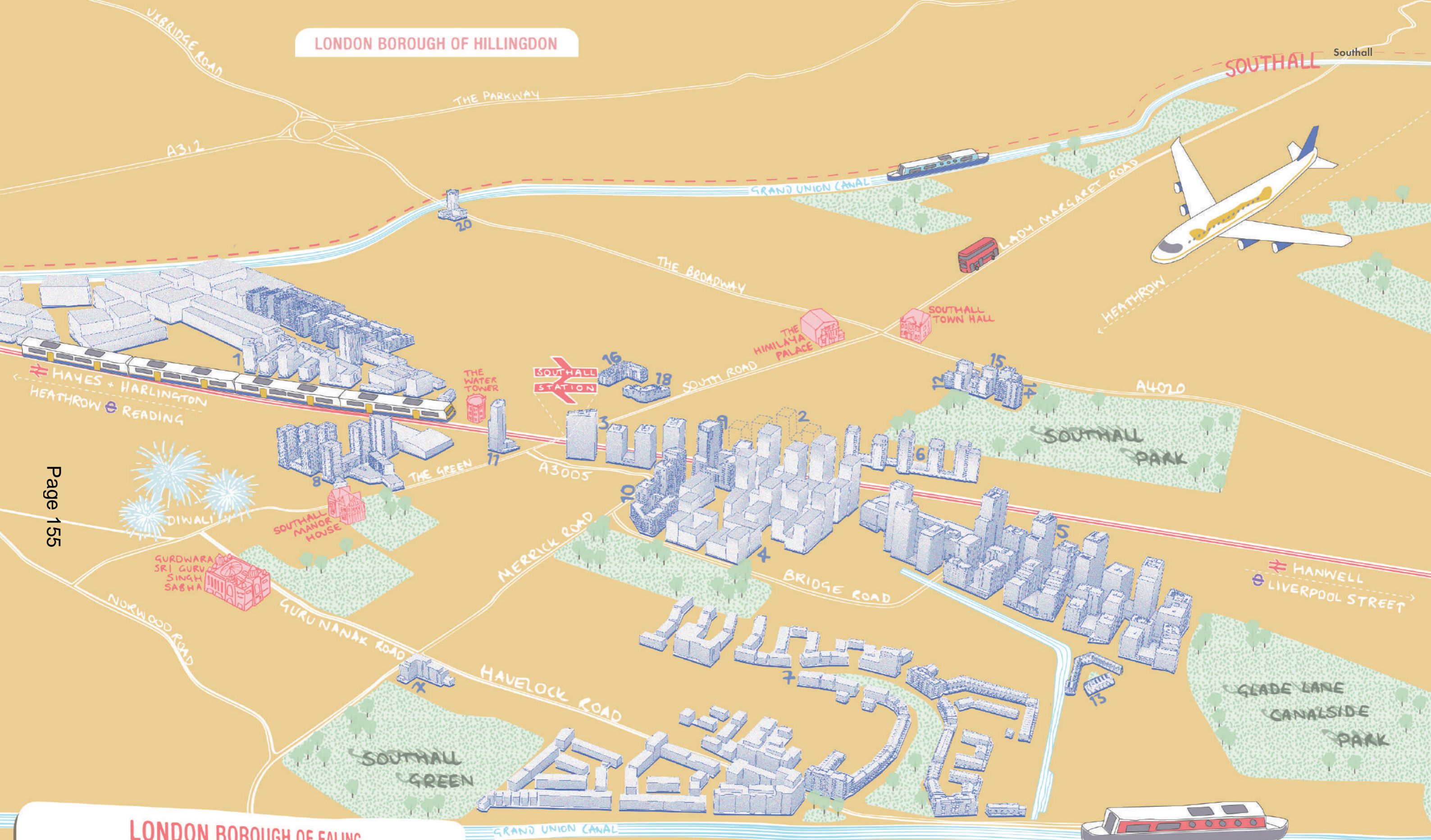


- 01 Southall Waterside
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- 18 96 South Road
- 19 Collett Way
- 20 Hambourgh Tavern
- 21 Site Of TRS Wholesale

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Land use concept plan



LONDON BOROUGH OF EALING

Welcome to Southall

ਜੀ ਆਇਆਂ ਨੂੰ, ਸਾਉਥਹਾਲ

- | | | |
|------------------------------|------------------------------------|------------------------------|
| 1 Southall Waterside | 7 Havelock Estate Regeneration | 13 Toplocks, Glade Lane |
| 2 Southall Park Avenue | 8 The Green | 14 Parkview |
| 3 The Arches (Merrick Place) | 9 Malgavita Works | 15 80 - 82 High Street |
| 4 Margarine Works | 10 Former Esso Petrol Site | 16 Land at Beaconsfield Road |
| 5 Quayside Quarter | 11 Kings House | 18 96 South Road |
| 6 Southall Sidings | 12 Land South of 80-82 High Street | 20 Hambrough Tavern |

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Southall Employment Audit 24.06.2022





Revisions tracker

Revision	Date	Description
A	21-03-2022	Draft A
B	19-03-2022	Draft B
C	24-06-2022	Final issue

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Overview

Renowned for its bustling town centre and strong South Asian identity, Southall has also long been a site of industrial production and employment, serving the needs of its local population, a growing capital city as well as markets further afield. It is home to a cluster of designated industrial land and pockets of industrial activities, running contiguous with the rail line and Grand Union Canal and products of cheap land values and good connectivity. Today, the area continues to support key industrial activities and specialisms.

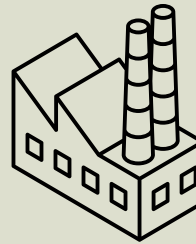
This study takes a closer look at the type of businesses, buildings and jobs that make Southall a productive place. It identifies the key challenges and opportunities in different industrial locations and for different sectors, and highlight key recommendations to consider by Ealing Council and its partners to ensure that Southall continues to grow as a successful productive and inclusive place.



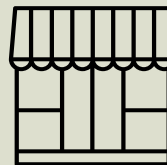
384 businesses



4,171 jobs



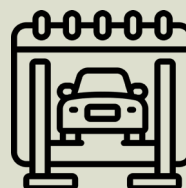
**428,269 sqm
of employment
floorspace**



**5.7% of vacant
units**



**More than 1/4 of
jobs in the food
sector**



**Strong
specialisms in
construction,
vehicle repair
and wholesale**



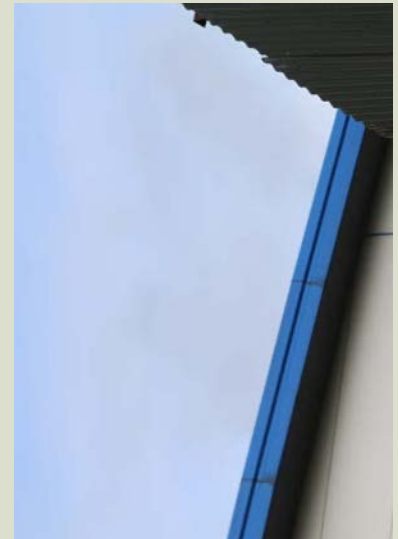
Beaver Industrial Estate



Collett Way, Great Western Industrial Estate



PCH Group, Collett Way (Great Western Industrial Estate)



Dilloway Industrial Estate



Beaver Industrial Estate



W Hanson, Uxbridge Road

01

Introduction

Purpose and Methodology Context

Purpose and methodology

On-the-ground research has informed this study which assesses Southall local business base and gathers evidence of its role in the local and London-wide economy.

The London Borough of Ealing has commissioned a detailed employment study of Southall. This study aims to create a better economic understanding of the area's industrial activities, and will be used as evidence to inform the review of the Local Plan and other strands of work in the context of Southall's regeneration. This includes the wider Industrious Ealing commission, which seeks to develop and test approaches to protect, intensify, create and re-imagine some of Ealing's key industrial sites towards strengthening Ealing's position as a key provider of industrial floorspace in London.

This work utilises a mix of qualitative and quantitative research methods to provide a careful and nuanced understanding of the area's local economy. At its core, the study aims to collate the most up-to-date and accurate business activity information through on-site primary research. In order to do so, observational assessments, detailed audits and discussions with local businesses have been carried out within Southall industrial areas. The study also outlines the planning and commercial context of the Southall Opportunity Area (OAPF) in order to capture the current and upcoming changes that affect workspace provision and the collective local economy. This allows for a better understanding of the type of workspaces, both being lost or created, in the context of Southall regeneration.

This study should be understood as a snapshot in time, capturing uses and premises in operation in early 2022.

Observational research and data gathering

The audit was carried out over 3 weeks from January to February 2022. The different industrial estates across Southall were mapped to establish different study areas. A door-to-door assessment was then carried out to gather basic information on each business, focusing on the following data:

- Name of business
- Address
- Units occupied
- Primary activity
- Type of space occupied
- Number of employees (or estimated number where unknown)

In addition to the data gathered during site visits, businesses were allocated a Standard Industrial Category (SIC) code based on primary business activity. These codes were used, in conjunction with on-the-ground knowledge of operations to group businesses into 'business activity' categories which have been used to analyse the prevalence of different sectors across the study sites and as the basis of comparison with other industrial sites in London.

Additionally, each building within the study boundaries was assigned a building type in order to better classify and understand the built form and urban fabric that host the range of businesses across the study site as well as to identify vacancy.

Detailed surveys

Alongside this comprehensive quantitative audit, researchers carried out a number of longer interviews with 20 businesses representing different business sizes, sectors of activity and designation statuses.

These interviews aimed to get a more detailed picture of the business activity, the number of employees, and the integration of the business within the wider economy in terms of customers, suppliers and other partnerships. Enquiries on the impacts of Covid-19 and Brexit were also made, leading to broader discussions on the main opportunities and challenges of local businesses today.

Definitions and categories used to categorise and map businesses are presented and explained in Appendix.

Context

Policy context and background evidence

The London Borough of Ealing is currently in the process of reviewing its Local Plan. Its development is driven by the cross-cutting themes of creating good jobs, tackling the climate crisis and fighting inequality, aligning with Ealing Council's key priorities.

Southall is earmarked as an Opportunity Area in the London Plan (2021), identifying its capacity to deliver 9,000 homes and upwards of 3,000 jobs. The emerging local plan will therefore be required to clearly set out how the borough will encourage and deliver Southall's growth potential and support development which creates employment opportunities and housing choice for Londoners. Of particular importance will be the proactive management of industrial, logistics and related uses essential to the functioning of the economy in Ealing and London as a whole, in line with national and London-wide policy.

At present, there is little evidence detailing the specific activities undertaken across Southall's industrial land. Previous studies have tended to focus on the supply and demand of industrial workspace across the borough or provided high-level data and forecast of economic growth across West London.

The West London Employment Land Evidence (GL Hearn, 2021 update) reveals that Southall hosts a key industrial corridor for Ealing, containing the largest concentration of industrial stock above 1,000 sqm in the Borough. It finds that Southall's only Strategic Industrial Land (SIL), the Great Western Industrial Estate, comprises around 6% of the Borough industrial floorspace and characterizes the SIL as dominated by service (catering and hospitality) and distribution with some trade counter occupiers. It also identifies the International Trading Estate as contributing a majority share of the supply of Locally Significant Industrial Sites (LSIS) space in Ealing and as an important supplier to Heathrow. According to the report, Southall's industrial land has enjoyed substantial rental growth over the past 20 years.

A number of relevant concurrent studies are being undertaken to support Ealing's Local Plan process. A Town Centre Health Check including character analysis, consumer surveys and floorspace provision is considering opportunities for improvements to the

accessibility and wider quality of Ealing Town Centre. An Affordable Workspace Study is informing LBE's strategy regarding flexible and SMEs workspaces across the borough. It has thus far revealed a borough specialisation in food manufacturing, wholesale and transport and storage as well as future opportunities in construction activities and advertising and market research. It finds a high number of SMEs in computer programming, consultancy and related activities which are noteworthy in the context of workspace demand.

Finally, a survey of Southall town centre businesses has been undertaken simultaneously with this study (February 2022). It has revealed significant impacts of Covid-19 and Brexit on business climate. Businesses have been found to be suffering from a severe lack of footfall and the diversity of retail on offer has been shown to require a nuanced approach to support.

Development landscape

Southall is in a period of considerable change. The anticipated arrival of Crossrail has meant that Southall Station will be connected via the Elizabeth Line to Paddington in under 15 minutes. Southall Station has seen extensive renovations in preparation for of the new line including a new station entrance, ticket hall and footbridge.

The opportunities of Crossrail have quickened the pace of residential development in recent years and Southall was designated as an Opportunity Area in 2014. The expectation is that this area has the capacity to host significantly increased homes and jobs. In the new London Plan, Southall Town Centre is also identified as hosting a high residential growth potential and medium commercial growth potential.

Much of the anticipated development is coming through as major schemes, with a significant amount of new floorspace in the pipeline. Much of this is occurring within or adjacent to industrial land, some schemes even embracing the industrial heritage of this area in their branding and positioning. Significant sites with planning approval include Quayside Quarter, which will see the delivery of 1,997 new homes and creative industrial, light industrial and retail space and Havelock Estate, which will see 92,568sqm of housing delivered alongside commercial uses.

Designated as an Opportunity Area, Southall is subject to important changes with the planned delivery of 9,000 homes and 3,000 jobs, supported by the arrival of Crossrail.

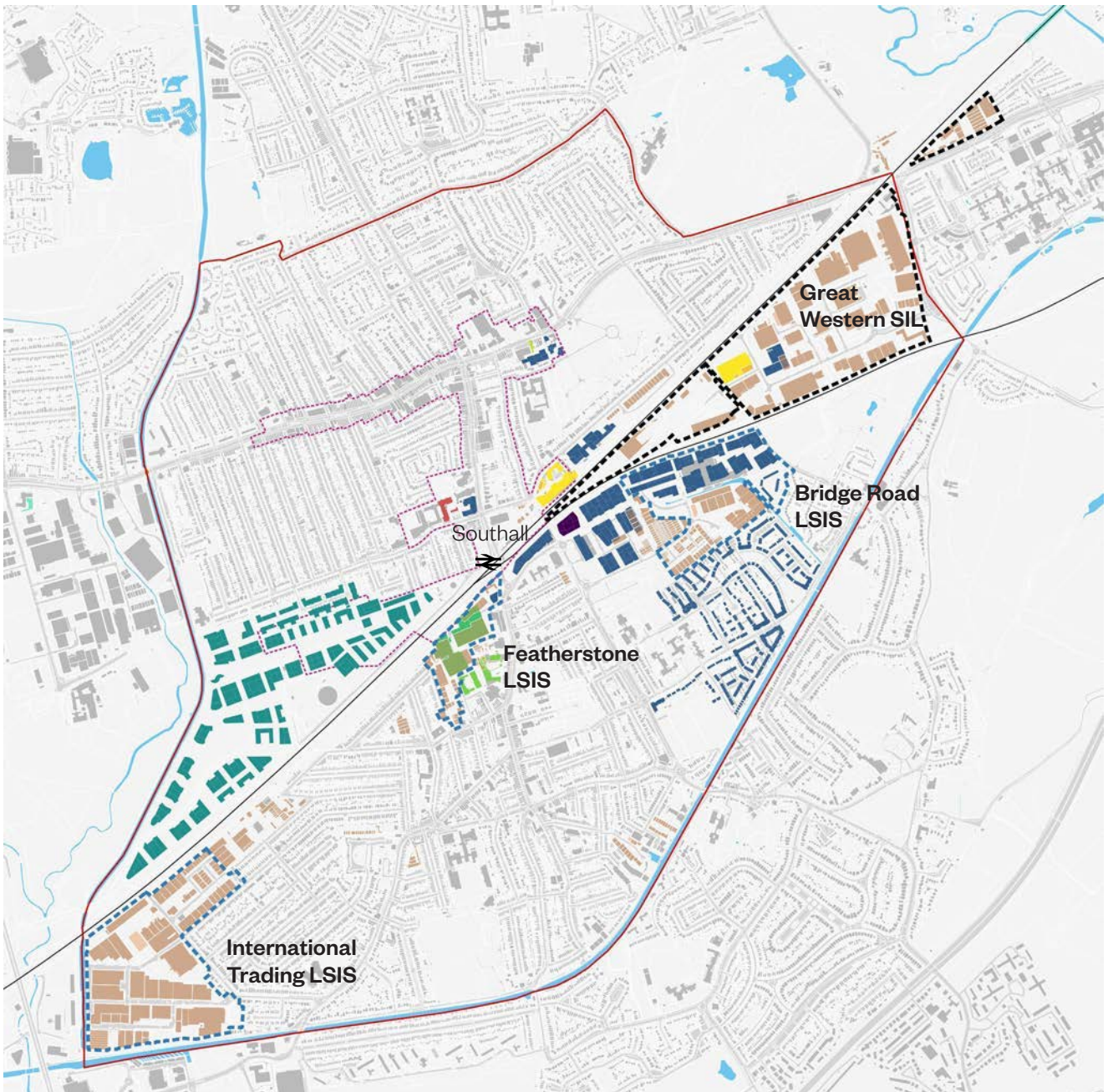
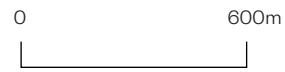
Key

Planning context

- Pending consideration
- Awaiting decision
- Awaiting legal agreement
- Conditional consent
- Phase 3 granted
- Planning approved
- Under construction
- Completed

- Southall Opportunity Area
- Town Centre
- SIL
- LSIS

- Surveyed areas



02

Overall audit findings

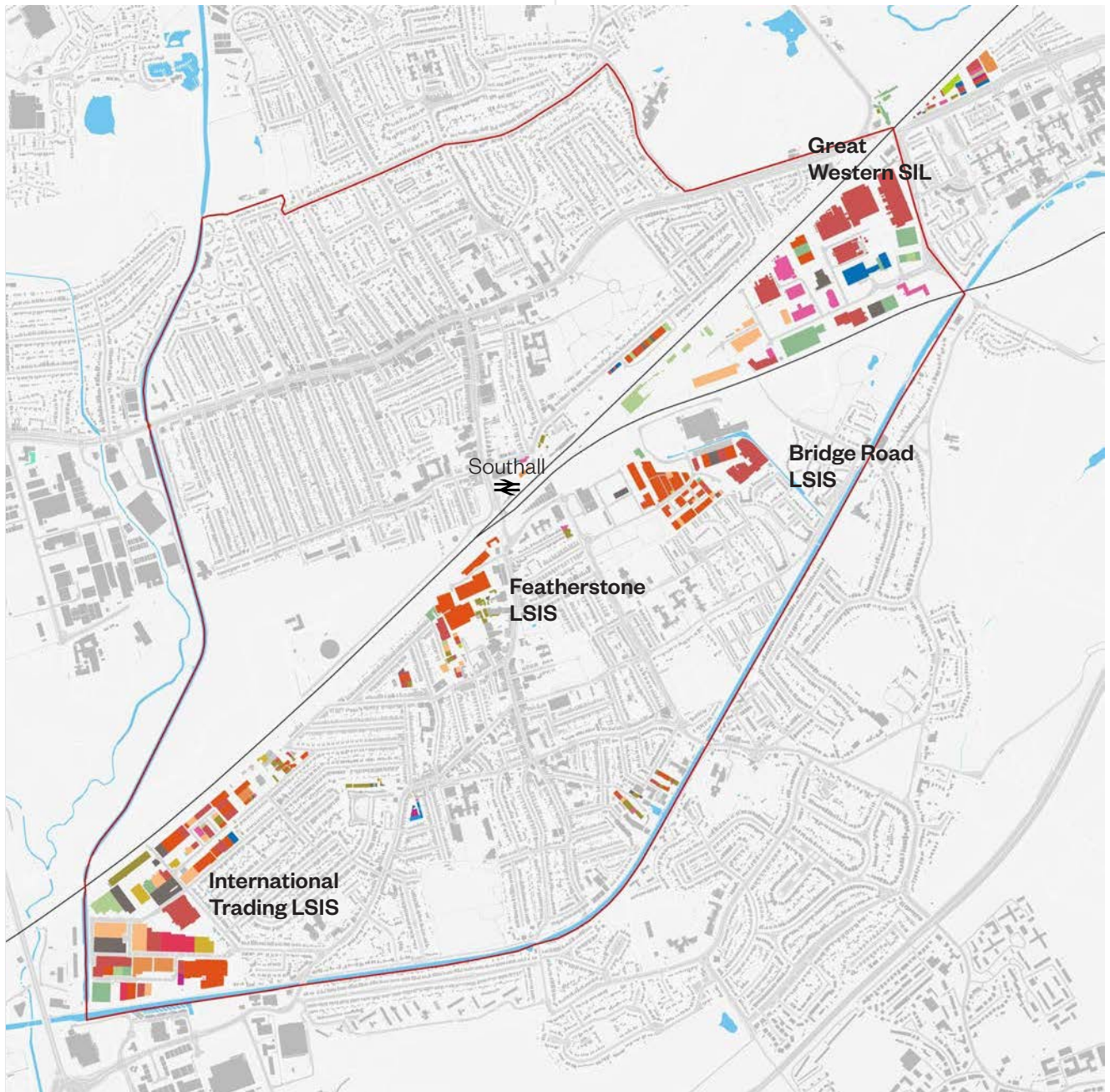
**Businesses and Sectors
Density
Building Types
Vacancy
Cross-Borough Analysis**

Southall's industrial activities are diverse. Food-related activities, vehicle repair services and wholesale are particularly prevalent.

Key: Business Sectors

- Manufacturing
- Wholesale and Warehousing
- Transportation and logistics
- Construction
- Construction-related
- Utilities
- Vehicle sale, repair and hire
- Retail and high street uses
- Restaurants, cafes
- Arts, creative industries
- Services
- Multi-occupancy
- Unknown
- Vacant

Southall Opportunity Area

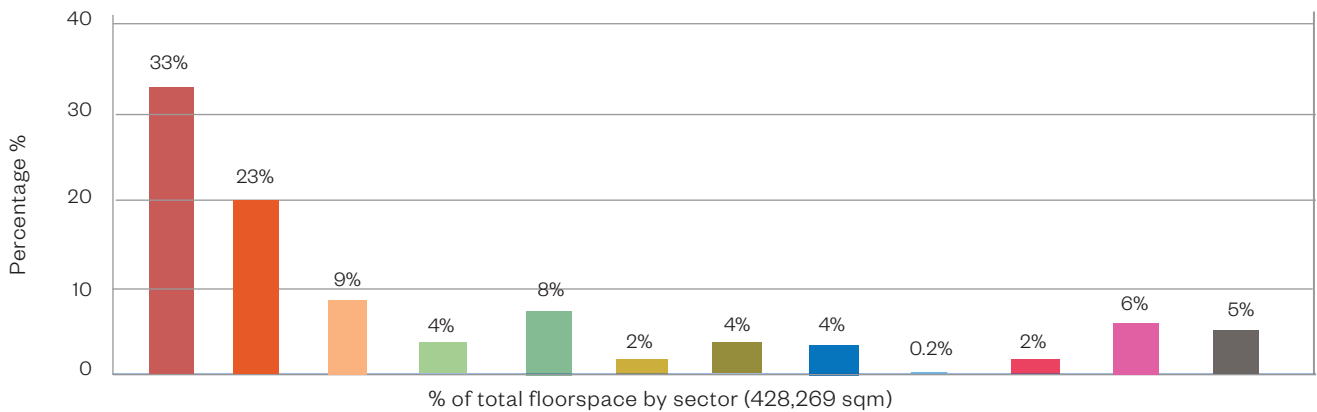
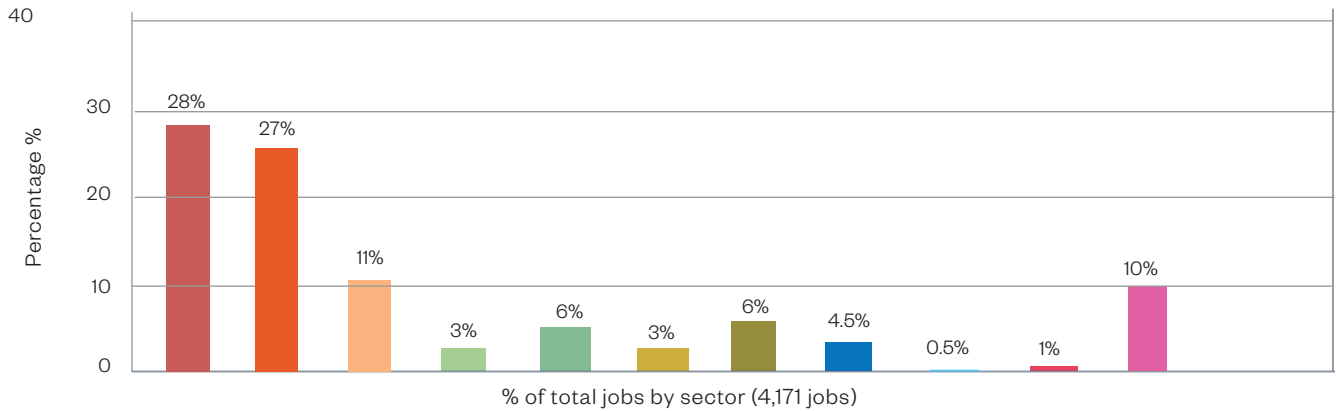
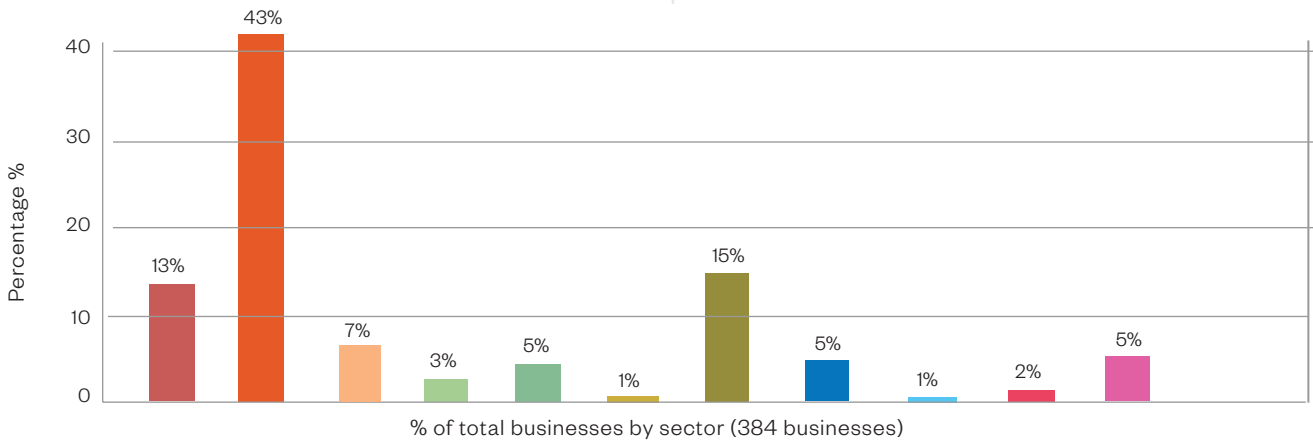


02. Overall audit findings

Industrial areas in Southall are home to a total of 384 businesses, 4,171 jobs and 428,269 sqm of employment floorspace.

Key: Business Sectors

- Manufacturing
- Wholesale and Warehousing
- Transportation and logistics
- Construction
- Construction-related
- Utilities
- Vehicle sale, repair and hire
- Retail and high street uses
- Restaurants, cafes
- Arts, creative industries
- Services
- Unknown
- Vacant
- Southall Opportunity Area



02. Overall audit findings



Manufacturing activities are diverse, ranging from food production, metal and woodwork manufacturing, glazing, and stonepolishing.



The **Wholesale and Warehousing** sector is made of a large number of food wholesalers as well as electronic devices and household goods wholesale businesses. The area is also home to a few fashion and textile wholesale businesses as well as a few storage spaces for high street clothing companies.



The **Transportation and Logistic** sector is mainly composed of freight and courier services and import/export businesses.



The **Construction** sector in Southall is mainly composed of small businesses and includes a number of building contractors, including kitchen and bathroom fitters, joinery specialists and carpenters. **Construction-related activities** include building supply retailers, construction vehicles hire as well as timber merchants.



The **Utilities** sector is made of two key recycling and waste management businesses (general waste and paper) located with the Brent Park Estate.

02. Overall audit findings



The **Vehicle sale, repair and hire** sector is mainly composed of small and micro car repair businesses providing a range of repair services, including MOTs.



Retail businesses are scarce in industrial areas but are occasionally found on non-designated sites. Retail activities seem to occur in businesses primarily identified as wholesalers/cash and carry businesses.



Restaurant and cafes can be found within Southall industrial stock. This is mainly take aways and fast food businesses catering for local workers.



Arts, culture and creative industries businesses include a large prop hire company, a recording studio and a video distribution company.



The **Services** category is a broad category made of a range of different activities from funeral, taxi, travel, and legal services, to removal and dry cleaning services.

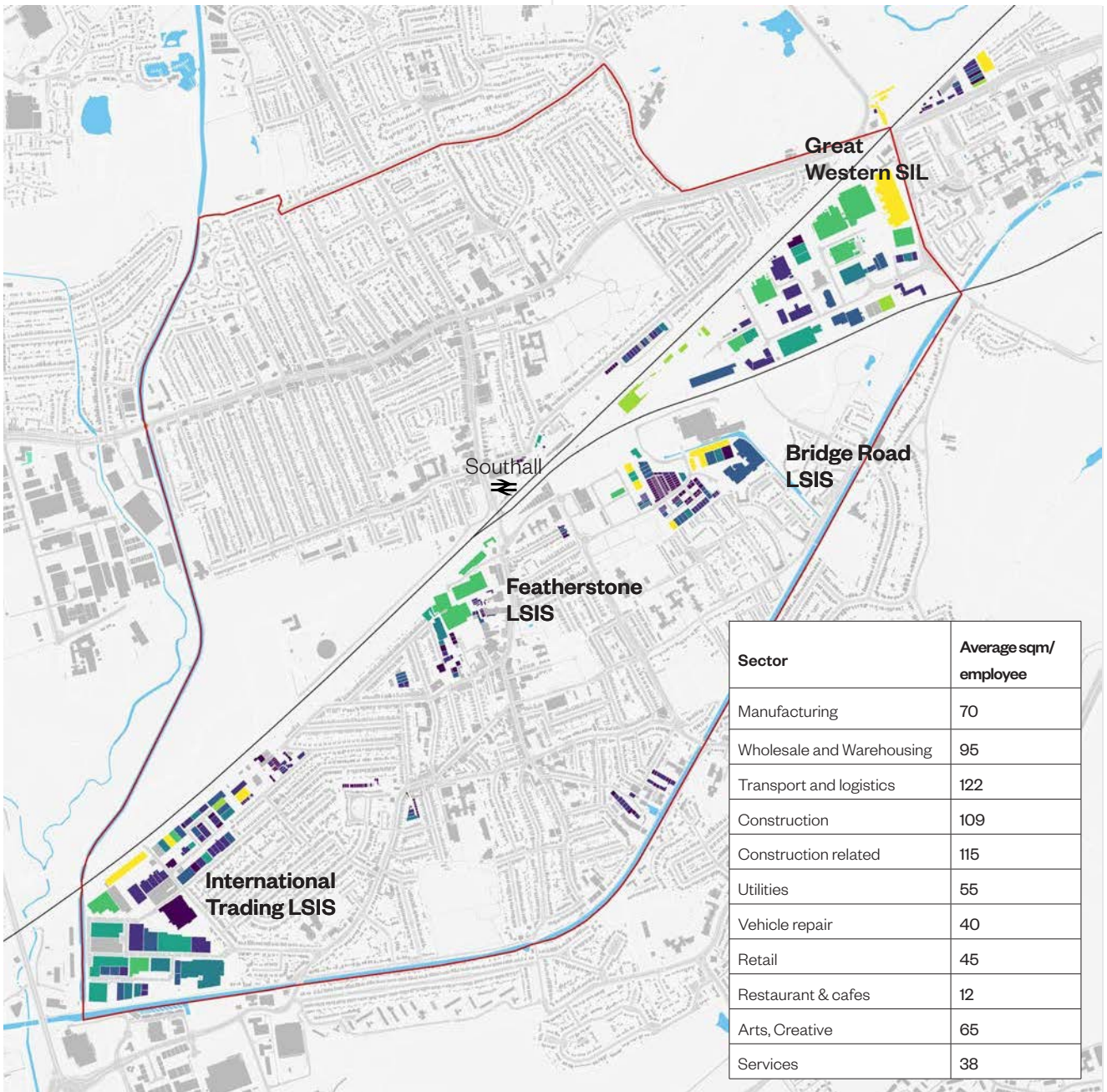
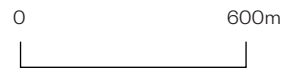
02. Overall audit findings

At an average density of 70 employees/ha, industrial sites are operating at a slightly higher employment density than the London average for industrial land.

Key: Employment density

- > 280 sqm/employee
- 240-280 sqm/employee
- 200-240 sqm/employee
- 160 - 200 sqm/employee
- 120 = 160 sqm/employee
- 80 - 120 sqm/employee
- 40 - 80 sqm/employee
- < 40 sqm/employee

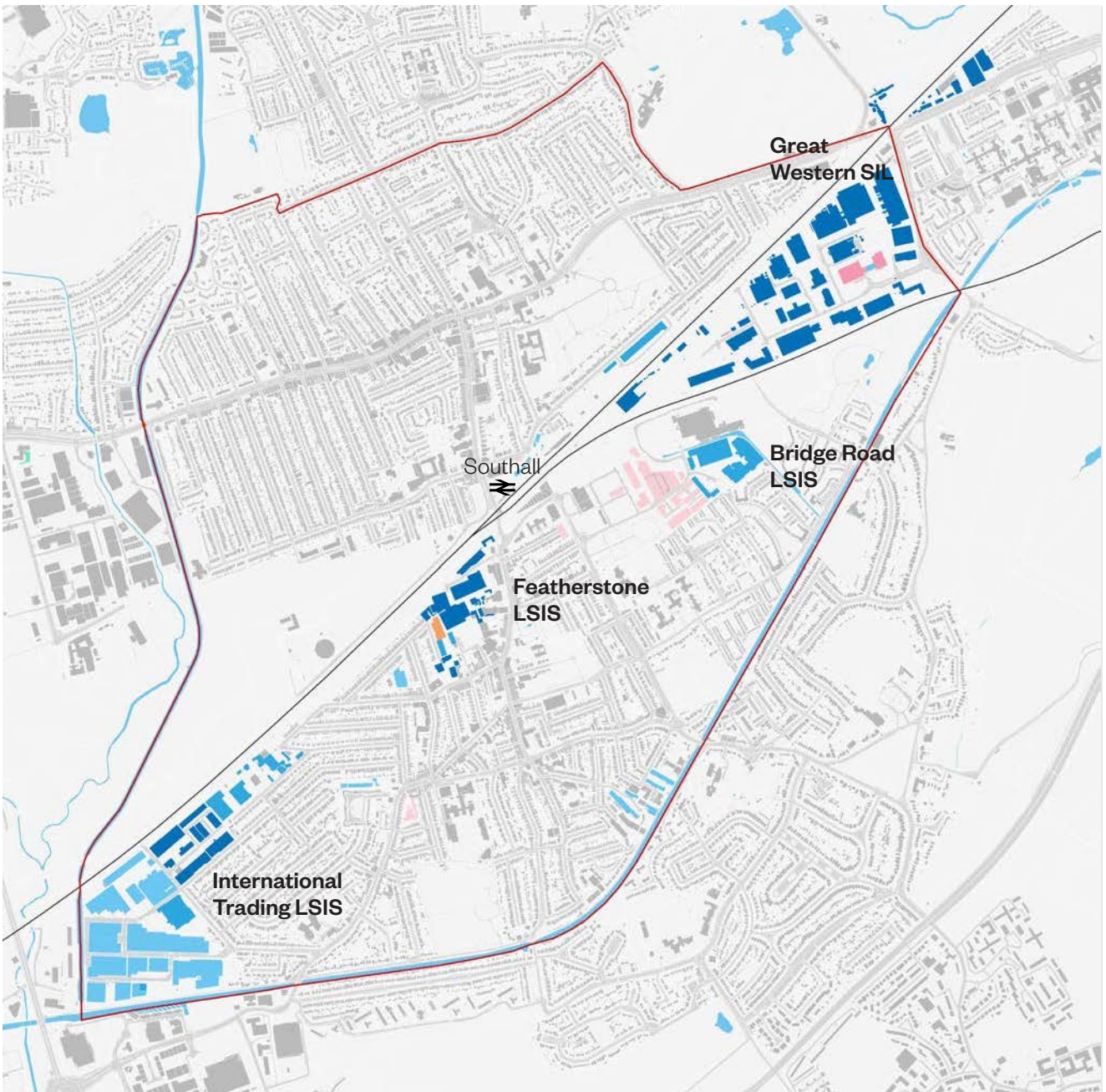
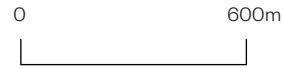
Southall Opportunity Area



The overall quality of stock is average. While new developments in Southall have multiplied in the past 5 years, the vast majority of industrial sites pre-date 2005 and have lacked investment.

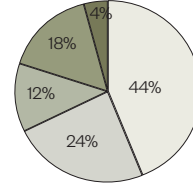
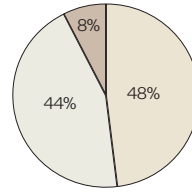
Key: building type

- Post-1945 industrial building
- Post-1990 industrial building
- Post-2005 industrial building
- Office building
- Retail/wholesale development
- Small retail unit
- Southall Opportunity Area



02. Overall audit findings

6% of the units and 5.5% of the industrial floorspace are vacant. This is slightly below what is estimated to be a 'healthy' vacancy friction rate. 4%



Vacant units x quality

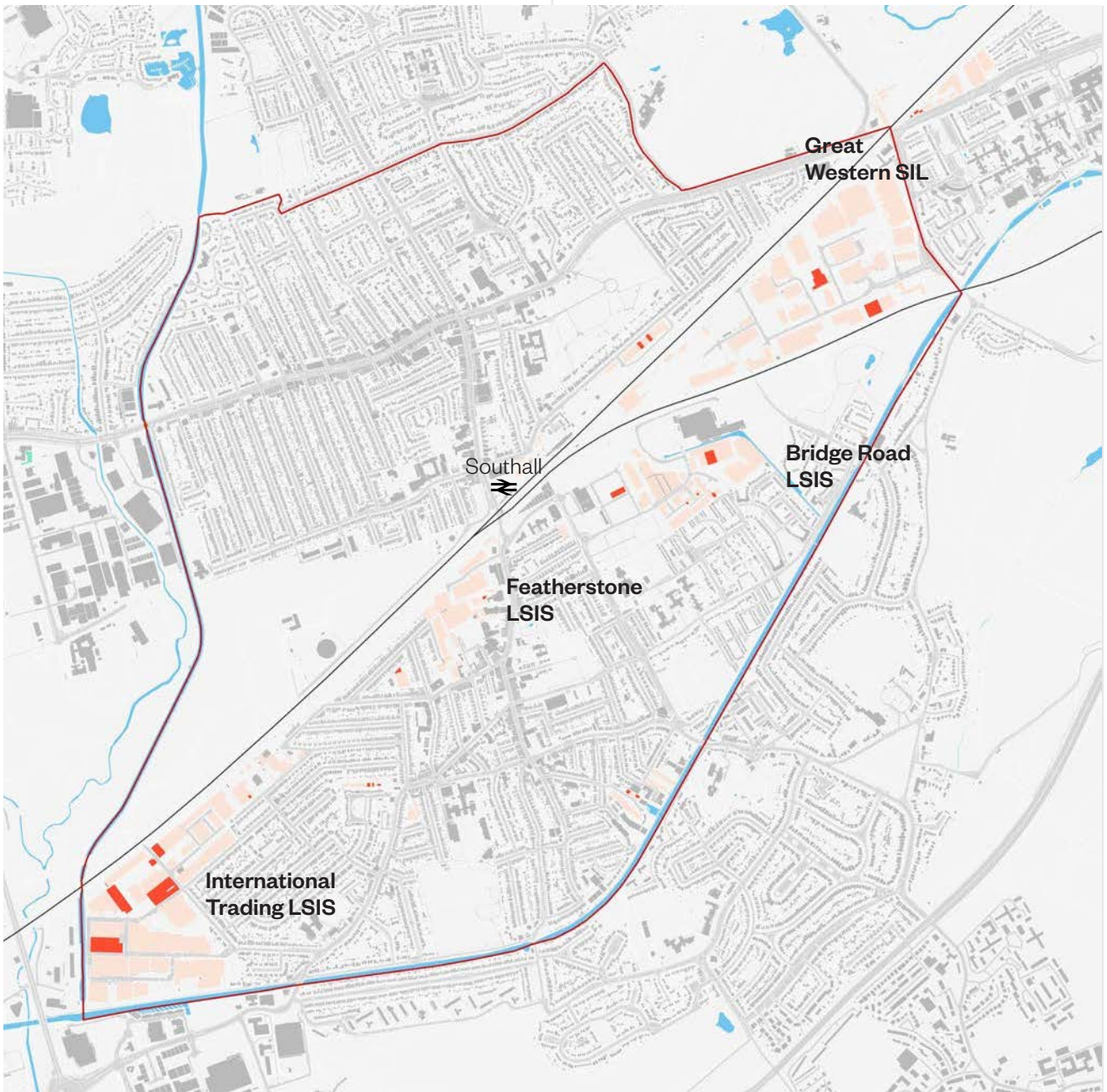
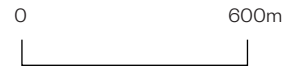
- Poor quality building
- Average quality building
- Good quality building

Vacant units x size

- < 150 sqm
- 150-500 sqm
- 500-1500 sqm
- 1500-5000 sqm
- > 5000 sqm

Key

- Vacant
- Other
- Southall Opportunity Area



02. Overall audit findings

Cross-borough analysis

In order to understand the composition and strategic role of the study site in relation to London, it is useful to compare Southall industrial areas with other well-known industrial clusters located within the Greater London Area: Purley Way (PW), Thamesmead (TM - LB Greenwich/Bexley), Surrey Canal Road & New Cross Gate (NXG - LB Lewisham) and Old Kent Road (OKR - LB Southwark).

Sectors	Southall 2022	PW 2021	TM 2020	NXG 2019	OKR 2019	Southall 2022	PW 2021	TM 2020	NXG 2019	OKR 2019
	% businesses					% jobs				
Manufacturing	13%	11%	24%	11%	14%	28%	9%	42%	8%	10%
Utilities	1%	3%	1%	1%	3%	3%	3%	1%	2%	4%
Vehicle sale and repair	15%	15%	10%	5%	4%	6%	11%	5%	3%	2%
Construction	8%	15%	11%	5%	5%	9%	9%	21%	3%	4%
Wholesale	42%	8%	11%	4%	7%	26%	6%	8%	2%	7%
Transport and storage	8%	9%	4%	6%	6%	12%	21%	2%	3%	22%
Services	5%	14%	28%	30%	23%	10%	12%	14%	44%	25%
Retail	5%	14%	2%	15%	16%	4%	14%	3%	10%	12%
Restaurants/cafes	0.5%	3%	0%	16%	11%	0.5%	3%	0%	7%	5%
Arts, Culture, Leisure and Faith	2%	8%	6%	8%	11%	1%	8%	4%	17%	9%
Vacancy	5%	5%	5%	6%	16%	-	-	-	-	-

03

Southall Industrial Areas

**Great Western SIL
International Trading LSIS
Featherstone LSIS
Bridge Road LSIS
Non-Designated Sites**

Great Western SIL

Overview

The Great Western Industrial Park is the only SIL in Southall, located to the north east of the district. A section of the estate is located outside the Southall Opportunity area, close to the neighbouring district of Hanwell.

Workspace

There is a notable contrast between the main section and the easternmost section of the site, the former featuring mostly well-maintained buildings and large employers, and the latter being dominated by smaller independent businesses and a lower-quality building stock

Traffic congestion within the estate was mentioned as a major issue by surveyed employers. Safety concerns were also raised regarding the subway between Park Avenue and Collett Way, used by local employees and visitors to access the site

Employment

The SIL concentrates the majority of large businesses in Southall (over 50 employees), with a higher proportion of businesses head quartered outside Southall. A variety of sectors are found across the site, including food manufacturing, transport and logistics, as well as a cluster of large-scale retailers mostly specialised in construction

Key figures

- 41 businesses
- 1,239 jobs
- 172,000 sqm of employment floorspace



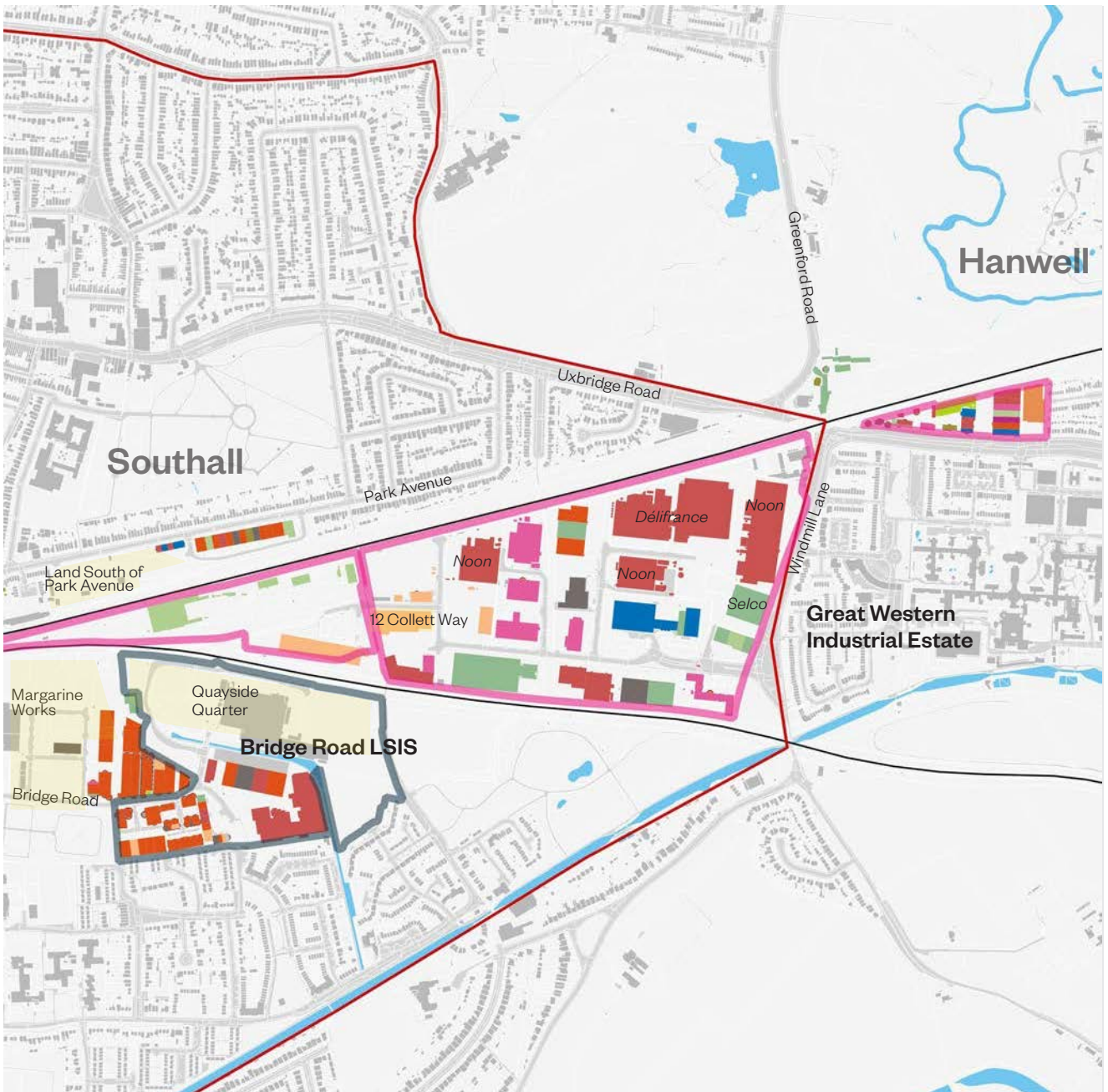
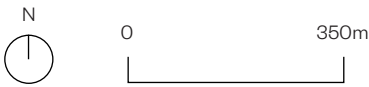
Collett Way, Great Western Industrial Estate

03. Southall industrial areas

Great Western SIL is the only SIL in Southall, concentrating many of the district's largest employers.

Key: Business Sectors

- Manufacturing
 - Wholesale and Warehousing
 - Transportation and logistics
 - Construction
 - Construction-related
 - Utilities
 - Vehicle sale, repair and hire
 - Retail and high street uses
 - Restaurants, cafes
 - Arts, creative industries
 - Services
 - Multi-occupancy
 - Unknown
 - Vacant
- Southall Opportunity Area
 - SIL
 - LSIS
 - Forthcoming development



Great Western SIL

Strengths

Overall quality of stock

The western portion of the SIL comprises several large, well-maintained industrial buildings and warehouses dating primarily from the 1980s and 1990s. These buildings accommodate a relatively diverse range of activities including food manufacturing, logistics, construction-related manufacturing and hire and laundering. Business owners surveyed report that the existing stock functions well for their needs.

Accessibility

Located close to Uxbridge Road, one of Ealing's two main axes, the SIL provides good road access to Central London, where many businesses report customers to be located.

Great Western is also located between Southall and Hanwell stations, and close to Uxbridge Road, which has several bus routes providing reliable public transport access for local workers and visitors.

Construction clustering

The southeastern section of SIL (off of Windmill Lane) concentrates retail counters for building supplies (Selco, Screwfix, Toolstation, etc). This is located in proximity to other construction-related activities including product manufacturing, tool hire, kitchen/bathroom fitting and furniture retail/rental. This allows for shared custom and makes Great Western SIL a hub for construction-related activities in Southall.

Weaknesses

Safety and quality of public realm

Businesses report concerns over the safety of their staff accessing Southall station, as the underpass from the estate to Park Avenue on its northern edge is poorly maintained, poorly lit and characterised as dangerous at night.


Uxbridge Road SIL triangle

The quality and character of the eastern portion of the SIL, lying across Uxbridge Road, contrasts strongly with that of the western portion.

With smaller and less well maintained units, this area suffers from poor signage and parking and traffic concerns as well as evidence of unlawful activities (e.g. nonconforming uses and unlicensed food and beverage activities).

Traffic disruptions

Occasional traffic disruptions (especially during roadworks) and issues surrounding parking impact servicing and deliveries, which is essential for the majority of businesses in SIL. Businesses report that the location of bus stops near the entrance to the Great Western estate on Windmill Lane impede access for large lorries.



Opportunities

Improved connectivity

The arrival of Crossrail to Southall and Hanwell will improve connectivity to both Central London and Heathrow, easing travel for employees, visitors and customers.

A distinctive industrial identity around food related activities

Great Western hosts both major food manufacturers such as Noon Products Ltd. and Delifrance in close proximity with some of their suppliers, who have specialisms as niche as vegetable dicing. This both emerges from and continues a rich tradition of food production in Southall. These spaces of production in the SIL lie cheek by jowl with spaces of consumption on the high street, including a concentration of both local and international South Asian restaurants. With surrounding schemes (including Quayside Quarter and Margarine Works) bringing thousands of new residents to the area, there is an opportunity to make more visible this distinctive local food ecosystem and celebrate Southall as a place of production.

Recent investment

A recent planning application for a new building at 12 Collett Way (awaiting decision) proposing significantly increased industrial floorspace evidences an active market and interest in investment in upgraded stock within this SIL. Great Western Industrial Estate, the western portion of the SIL, is relatively consolidated in terms of land ownership, with most of the estate held by just three landowners.



Threats

Recruitment challenges

Several large employers in the area report difficulties recruiting appropriate staff due to a shortage of relevant skills.

Supply chain disruptions

Several industries represented in the SIL are especially vulnerable to international supply chain disruptions. Brexit, fuel prices and other shifting international dynamics have impacted particularly heavily on the long-term security of food-related activities such international exporters and others relying on international suppliers and customers.

Non-conforming uses

The eastern portion of the SIL has seen the occupation of smaller units by non-industrial businesses, including retail and offices for sectors including online retail and social care.

Businesses occupying these premises had in some cases been priced out of Ealing Broadway and Acton and report this to be an ideal location due to the affordability of the spaces and the ease of access for staff who travel by car.

International Trading LSIS

Overview

The International Trading LSIS is located to the west of Southall and is bordered by the Grand Union canal. It encompasses the International Trading Estate, the Brent Road Industrial Estate and the Beaver Industrial Estate, as well as the Délifrance building. Two smaller industrial sites to the north east of the site, the Southall Enterprise Centre and the Balfour Business Centre, are currently non-designated but will be reintegrated to the LSIS in the emerging Local Plan.

Workspace

The majority of industrial buildings in the area were built between 1980 and 2005. The currently non-designated area has a concentration of lower-quality buildings, many operating as car repair businesses. The vacancy rate is currently higher than the Southall industrial estate average (11.2% vs. 5.7% of floorspace across study area).

Despite the limited integration of the site to the Southall road network, perception of public transport connectivity was mostly positive. Concerns were

raised by local businesses regarding traffic, safety (especially concerning thefts) and also food options for local employees.

Employment

The LSIS contains a variety of sectors including wholesale, manufacturing and logistics, but also creative industries (recording company, prop hire). Most businesses are independent, and some have operated in Southall for over a decade.

Key figures

- 57 businesses
- 1,215 jobs
- 122,000 sqm of employment floorspace



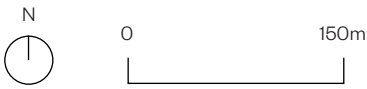
Trident Way, International Trading Estate

03. Southall industrial areas

International Trading LSIS includes a rich mix of activities including creative industries not found elsewhere in Southall.

Key

- Manufacturing
 - Wholesale and Warehousing
 - Transportation and logistics
 - Construction
 - Construction-related
 - Utilities
 - Vehicle sale, repair and hire
 - Retail and high street uses
 - Restaurants, cafes
 - Arts, creative industries
 - Services
 - Multi-occupancy
 - Unknown
 - Vacant
- Southall Opportunity Area
- LSIS



International Trading LSIS



Strengths

A healthy mix of activity

International Trading LSIS hosts the most mixed sector composition of any study area, including representation from all sectors studied in Southall. This diversity suggests a potential future resilience to challenges and disruption.

Growing presence of creative industries businesses

Several creative activities not found elsewhere in Southall are located on the International Trading Estate. This includes prop hire company Classic Prop Hire and Passion Music Ltd., a recording studio.

Positive perception of accessibility

Despite limited integration of the LSIS due to physical barriers, business perception of accessibility for employees is generally positive and seen to be a benefit of locating here.



Weaknesses

Physical barriers and severances

With the physical barriers of the railroad to the north and canals to the west and south, International Trading LSIS experiences fragmented road accessibility, with significant burden on the eastern Brent Road, Scotts Road and Johnson Street to accommodate servicing and distribution lorries. This has previously contributed to the decision to de-designate Southall Business Park and Balfour Business Centre.

Ageing stock

Brent Road Industrial Estate, Beaver Industrial Estate, Southall Business Centre and Balfour Business Centre all feature dated and degraded mid-century building stock, some of which is vacant. Units on the southern portion of the SIL tend to be more recently updated and better maintained.

Safety concerns

Local businesses report their employees and customers are the targets of theft in and around the LSIS, creating an unpleasant environment.

Lack of amenities

Physically cut off from the high street or any food retail, there is a lack of amenities for employees within and around the LSIS.



Opportunities

Intensification and co-location

With many premises operating at medium to low employment density and given the wider need for upgraded stock, there is potential to spatially intensify employment in the LSIS or seek to attract more employment intensive industries.

With rents having the potential to exceed £12 per square foot, reasonably good transport access and a compatible occupier profile, International Trading LSIS also has favourable conditions to be considered for co-location with non-industrial use. Approximately 50% of the LSIS is under a single ownership which may facilitate opportunities to intensify.

Consolidation of LSIS

Southall Business Centre and Balfour Business Centre are currently undesignated but continue to host predominantly industrial activities, with recent planning proposals for industrial space on these estates demonstrating an active market. With undesignated floorspace anticipated to be lost through forthcoming development in Southall, the redesignation of these business centres should be pursued.

Improved public realm

The situation of the LSIS along the Grand Union Canal presents an opportunity to create an attractive public realm and enhanced environment for local workers.



Threats

Vehicle repair businesses at risk

Currently undesignated, Southall Business Centre and Balfour Business Centre are home to a cluster of vehicle repair and MOT services heavily reliant on longstanding relationships with local customers, suppliers and inexpensive space.

These businesses are typically considered to be challenging to relocate so new models should be considered.

Featherstone LSIS

Overview

The Featherstone LSIS is located in the centre of Southall, close to the main train station. Over half of the estate is occupied by TRS, a large cash and carry historically based in Southall. The rest of the designated area extends to the south west of TRS, which includes the Dominion Industrial Estate..

The Dilloway Industrial Estate, a non-designated site adjacent to the Featherstone LSIS, is earmarked for redevelopment (along with the central car park and other surrounding areas as part of a large mixed-use scheme).

Workspace

The estate is occupied mostly by TRS, a large Southall-based cash and carry established in 1959 based in a series of large buildings built more recently than the rest the Featherstone LSIS. The non-designated Dilloway Industrial Estate, containing mostly car repair services and generally based in low-quality building stock, is set to be replaced by a mixed-use development.

Employment

In addition to the cash and carry TRS, specialised in Asian food products, other activities found on site include manufacturing, wholesale and logistics, mostly based in small and medium-sized businesses.

Key figures

- 13 businesses
- 254 jobs (299 including Dilloway Industrial Estate)
- 33,600 sqm of employment floorspace



Dominion Road, Featherstone Industrial Estate

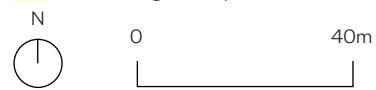
The Featherstone LSIS, dominated by TRS, will soon be adjacent to a large mixed-use development.

Key

- Manufacturing
- Wholesale and Warehousing
- Transportation and logistics
- Construction
- Construction-related retail, hire and wholesale
- Utilities
- Vehicle sale, repair and hire
- Restaurants, cafes and bistros
- Vacant

LSIS

Forthcoming development



Featherstone LSIS



Strengths

TRS as key employer and anchor business

TRS Cash and Carry dominates Featherstone LSIS and employs approximately 100 people. A longstanding local business, it also concentrates critical supply and customer chains for the local food manufacturing ecosystem as well as informal business relationships with other food manufacturing businesses in Southall.

A mixed-use environment

The designated LSIS and surrounding area is home of high visible commercial spaces with ground floor and high street presence, as well as pockets of industrial activities with limited visibility, making the area suitable and interesting for mixed uses.



Weaknesses

Poor stock quality

While TRS Cash and Carry's buildings are of relatively high quality with plans to invest in upgrades, the stock on Dominion Industrial Estate and Featherstone Industrial Estate are of relatively poorer quality.

Fragmented ownership

Outside of the TRS buildings, ownership on Featherstone LSIS is relatively fragmented among individual business owners, presenting a challenge to collective upgrade or intensification.

Limited visibility of industrial uses

The existing industrial spaces have a very limited visibility and high street presence. They are not seen as contributing positively to placemaking.



Opportunities

Fostering the development of local supply chain

Hosting a major employer in the food ecosystem as well as transportation and logistics companies important for the movement of products made in Southall, Featherstone LSIS extends the local culinary ecosystem. There is an opportunity to make this role visible as new businesses and residents occupy The Green.

With the proposals for The Green including commercial and potential restaurant and cafe uses, there are also opportunities for TRS to more directly benefit from new custom.



Threats

Loss of vehicle repair jobs

The Green development occurs on the site of the current Dilloway Industrial Estate, which comprises almost entirely vehicle repair businesses. These businesses accommodate an estimated 65 jobs, which are reliant on relationships with local customers, suppliers and inexpensive space.

Re-provision of suitable spaces for car related activities is challenging and often seen as not compatible with residential uses. While this is outside of the designated LSIS, opportunities to accommodate these businesses elsewhere in Southall should be further explored.

Bridge Road LSIS & Charles House

Overview

Bridge Road is the centre of a large industrial area encompassing both LSIS and non-designated industrial land. The western part of Bridge Road, formerly known as Middlesex Business Centre, has recently been converted into a large mixed-use development, with further development planned on remaining non-designated areas. The designated area is located to the east of Bridge Road.

Workspace

The area is composed of different industrial estates, including the Charles House building containing a shopping arcade with small units. Unlike other industrial sites in Southall, the area has a high number of visitors on a daily basis, at peak times comparable in footfall to the local high street.

The most common concern for local businesses relates to traffic congestion among Bridge Road, which is the only vehicular access to the area for workers, deliveries and visitors. This issue is reportedly aggravated by the lack of parking rules enforcement. Many businesses considered the local infrastructure inadequate, in terms of road or public transport

access but also regarding the limited range of food options and toilet facilities in the area

Employment

Bridge Road is a centre for wholesale and retail businesses specialised in phone accessories, home ware and clothing. These small businesses are based in Charles House, Grand Union Enterprise Park and Southall Enterprise Centre. The activities on Bridge Road Industrial Estate and the Bridge Business Centre are more similar to other LSIS activities in Southall, primarily manufacturing. Bombay Halwa (part of the Noon group) is head quartered on site.

Key figures

- 59 businesses
- 503 jobs
- 42,000 sqm of employment floorspace



Southall Enterprise Centre, Bridge Road

Bridge Road includes several different industrial estates which see a growing dominance of wholesale activities.

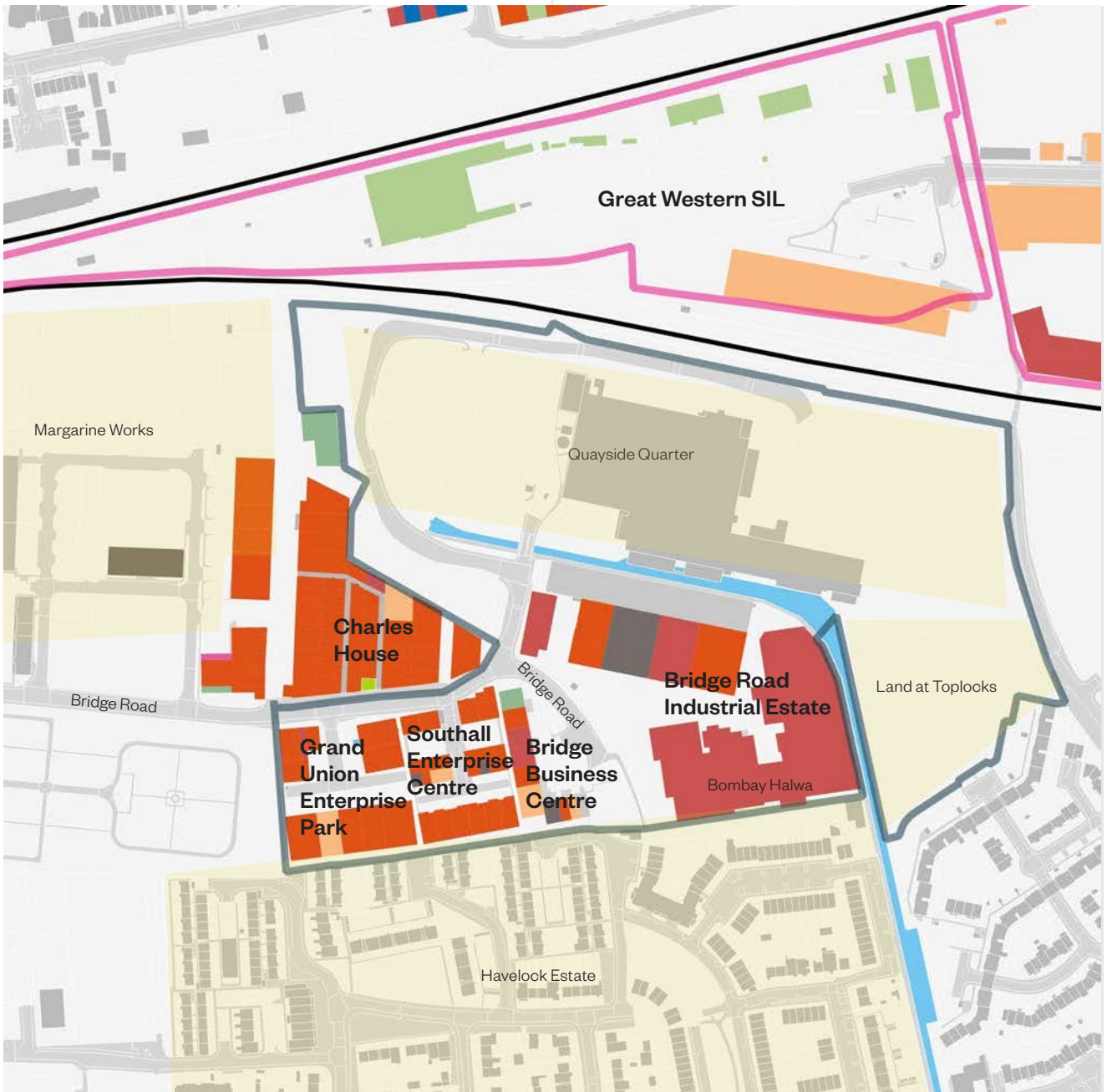
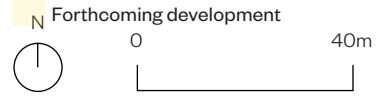
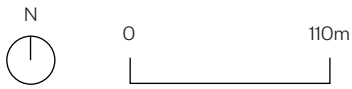
Key

- Manufacturing
- Wholesale and Warehousing
- Transportation and logistics
- Construction
- Construction-related retail, hire and wholesale
- Vehicle sale, repair and hire
- Multi-occupancy
- Vacant

fix key

- SIL
- LSIS

- Forthcoming development



Bridge Road LSIS & Charles House

Strengths

Flexible typologies

The diversity of workspace typologies on Bridge Road LSIS, including small retail units, industrial spaces and yards enables flexibility of use, as evidenced by the shift from manufacturing to wholesale activities on Grand Union Estate and Southall Enterprise Estate over last 10 years.

Street-level visibility and vibrancy

The western portion of the LSIS has notable street-level visibility, which is appropriate for the dominant wholesale sector. Bridge Road also sees footfall rivalling that of the local high streets, bringing vibrance and commercial potential to the area.

Presence of traditional industrial occupiers

The eastern portion of the LSIS concentrates some traditional industrial uses highly sensitive to location, important to the local economy and considered to be at-risk on London industrial land. This includes caterers and launderers as well as food manufacturing, a key sector for Southall.

Weaknesses

Road access and traffic

Bridge Road is the only road access to the LSIS and is reportedly frequently blocked by high volume of traffic and on-street parking despite double yellow lines, which are not enforced.

With poor public transport links and limited and unreliable parking, the LSIS is inaccessible for many wholesale customers, who tend to purchase large volumes of goods that are difficult to transport.

Poor maintenance

The LSIS public realm has significantly degraded due to poor maintenance of shared spaces. The failure of LBE to consistently manage waste on the site has also encouraged fly-tipping and placed a significant burden on local businesses, who have had to invest in private cleaning services.

Non-conforming uses

There is evidence that the wholesale uses in and around Bridge Road LSIS are operating as quasi-retail. Analysis of Google Earth footage shows a significant change in occupiers from a mix of more traditional industrial users such as caterers, launderers and food manufacturers to these uses over the past 10 years.

There have also been reports of other unlawful activities occurring on these premises. The nature of these businesses and contribution to the local economy should be further explored.



Opportunities

Links with high street

A surge in wholesale and retail activities in and around Bridge Road LSIS in the past 10 years suggests the area has potential to become a wholesale hub for the local area, especially for phone accessories, tobacco products and home ware.

Many customers of the wholesale businesses located here are businesses owners based on the high street, creating an opportunity to connect this area more visibly with the high street to highlight Southall's spaces of production and consumption.

Development landscape and opportunity for new employment floorspace

Residential developments at Quayside Quarter and Margarine Works will deliver over 4,000 new dwellings combined, with a potential to boost local customer base for wholesale, catering and launderers.

Margarine Works will provide 10,076 sqm. flexible commercial space, which may be compatible with absorbing wholesale and retail activities should relocation of these businesses be sought outside of Grand Union Estate and Southall Enterprise Estate.



Threats

Low resilience to global disruption

Turnover in wholesale occupiers in Grand Union Estate and Southall Enterprise Estate over the past five years has been high, as many businesses report struggles due to Covid-19, Brexit and supply chain disruption. This indicates that there should be some concern over the long-term resilience of these sectors. At the same time, many businesses attribute failure to lack of government support, reporting that due to the nature of their wholesale activities they were neither eligible for government support through Covid-19 nor allowed to remain open through lockdown. Should these wholesale uses be considered appropriate for the LSIS context, more targeted support for these kinds of businesses should be explored.

Erosion of LSIS

The redevelopment of the former Honeymonster site through the Quayside Quarter and Toplocks schemes have already contributed to the loss of industrial space within the LSIS serving the food manufacturing sector. The planned 27,873 sqm. of workspace is spread across B1 and B2 uses, leading to a potential net loss of industrial space should predominantly B1 be delivered. The protection of existing floorspace used by at risk traditional occupiers should therefore be prioritised and the re-designation of Charles House considered.

Congestion

With few road links into the LSIS, there will likely be increased congestion along Bridge Road as new development arrives. If wholesale activities expand in the LSIS and traffic from new residential communities increases, congestion will become unmanageable.

Non-designated sites

Overview

Other non-designated industrial estates are located across Southall, some of which are adjacent to designated industrial sites, others surrounded by more residential areas.

Workspace

Overall, non-designated industrial estate are in average to poor condition compared to designated industrial sites, with reported issues around inadequate infrastructure for industrial activities, particularly regarding road access and traffic. Due to their status, most of current non-designated industrial land is currently earmarked for future development. This poses a risk to existing industrial activities, some of which being nonetheless compatible with mixed-use developments.

Employment

Most remaining non-designated industrial land contains small independent businesses. Some of these estates are specialised in one particular sector. The Sussex Road industrial estate is for instance

dominated by car repair services, while the Waamo Shopping Centre contains a range of small shops specialised in Somali products. The other industrial estates usually contain a mix of different activities (especially manufacturing and wholesale), similarly to designated industrial sites in Southall.

Key figures

- 225 businesses
- 964 jobs
- 56,000 sqm of employment floorspace
- 4,000 sqm planned loss



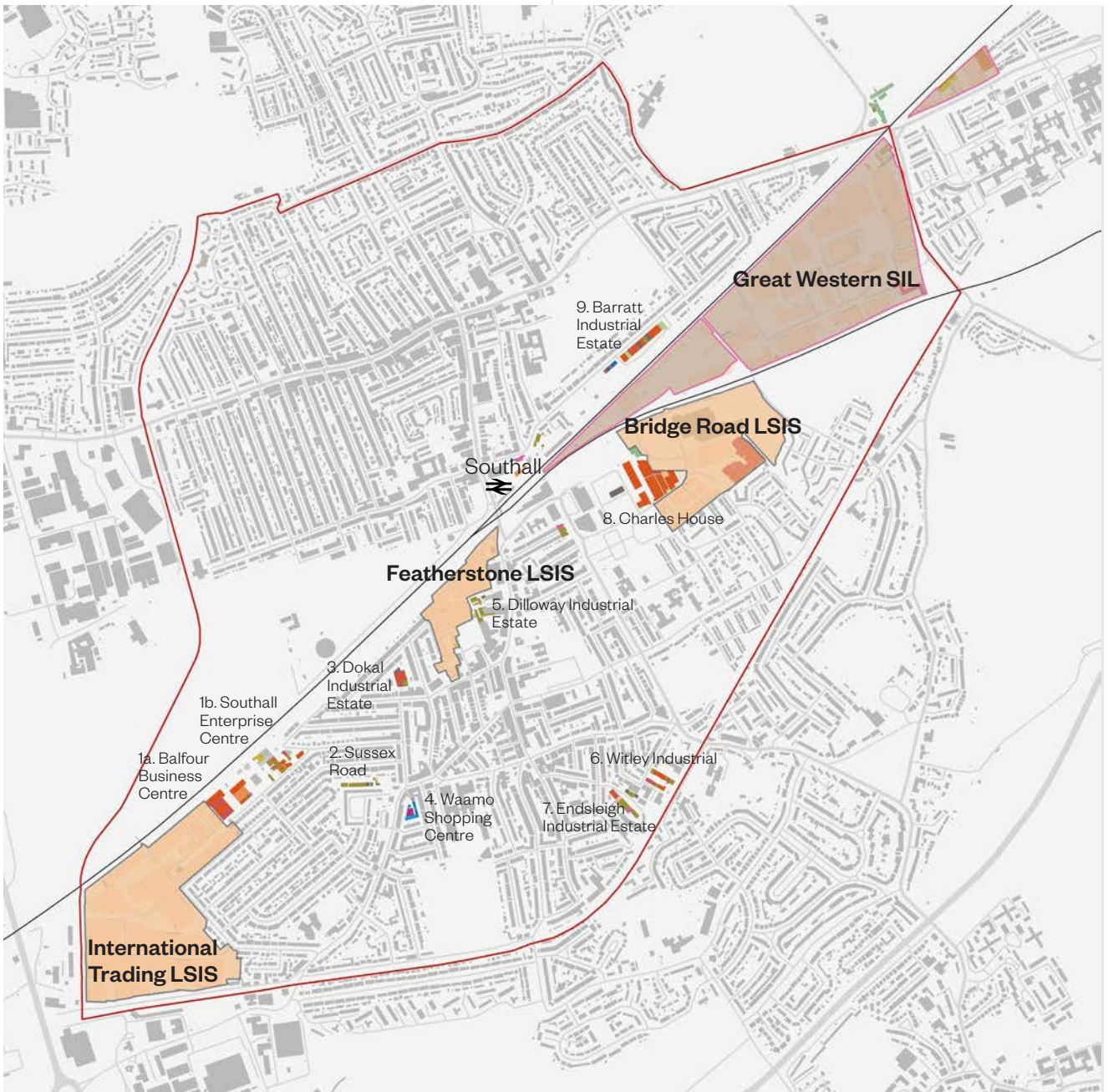
Dokal Industrial Estate

Non-designated sites, located across Southall, concentrate smaller businesses and is usually of poorer building stock condition than designated areas.



Key

- Manufacturing
- Wholesale and Warehousing
- Transportation and logistics
- Construction
- Construction-related
- Utilities
- Vehicle sale, repair and hire
- Retail and high street uses
- Restaurants, cafes
- Arts, creative industries
- Services
- Multi-occupancy
- Unknown
- Vacant
- Southall Opportunity Area
- SIL
- LSIS



Non-designated sites

1. Balfour Business Centre and Southall Entreprise Centre



- 54 businesses
- 270 jobs
- 13,760 sqm of floorspace

4. Waamo Shopping Centre



- 54 businesses
- 270 jobs
- 13,760 sqm of floorspace

7. Endsleigh Industrial Estate



- 10 businesses
- 50 jobs
- 2,500 sqm of floorspace

2. Sussex Road



- 14 businesses
- 47 jobs
- 1,420 sqm of floorspace

5. Dilloway Industrial Estate



- 15 businesses
- 45 jobs
- 2,500 sqm of floorspace

8. Charles House



- 75 businesses
- 200 jobs
- 8,790 sqm of floorspace

3. Dokal Industrial Estate



- 6 businesses
- 25 jobs
- 2,240 sqm of floorspace

6. Witley Industrial



- 9 businesses
- 56 jobs
- 2,030 sqm of floorspace

9. Barratt Industrial Estate



- 16 businesses
- 93 jobs
- 5,860 sqm of floorspace

04

Key Sector Findings

**Food-Related Activities
Vehicle Sale and Repair
Electronics Sale and Repair
Transport and Logistics**

Food manufacturing and wholesale

Food-related activity are found across most industrial areas in Southall and encompass a wide variety of business activities, sizes and building types. This sector is also strongly linked to high street activity in the area with multiple examples of local supply chains.

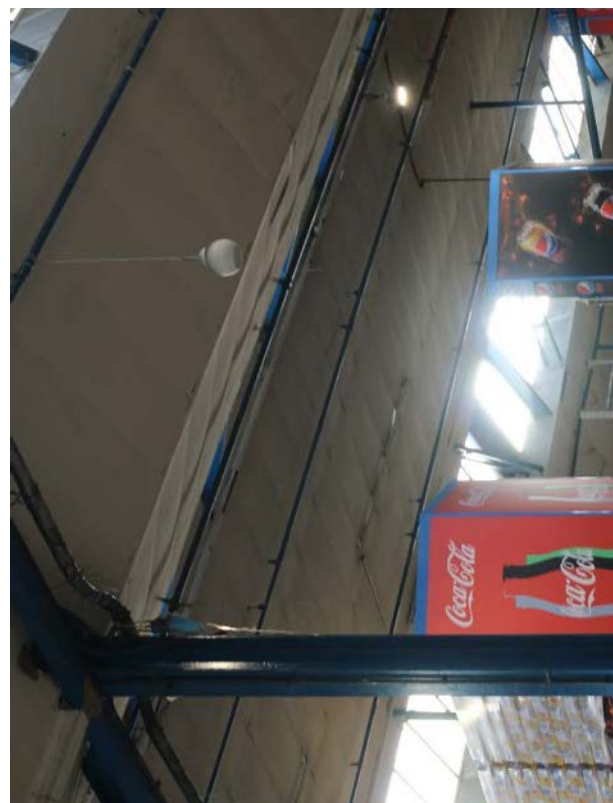
Businesses specialised in South Asian food and products feature prominently in this sector, a sign of Southall's history as a home for one of the largest Indian communities in the UK since the 1950s. This applies to small businesses but also to large employers such as Noon, a ready-meal manufacturer based in Southall since 1987.

Key figures

- 58 businesses
- 1,387 jobs
- 85% of independent businesses



TRS Cash and Carry, Featherstone Industrial Estate



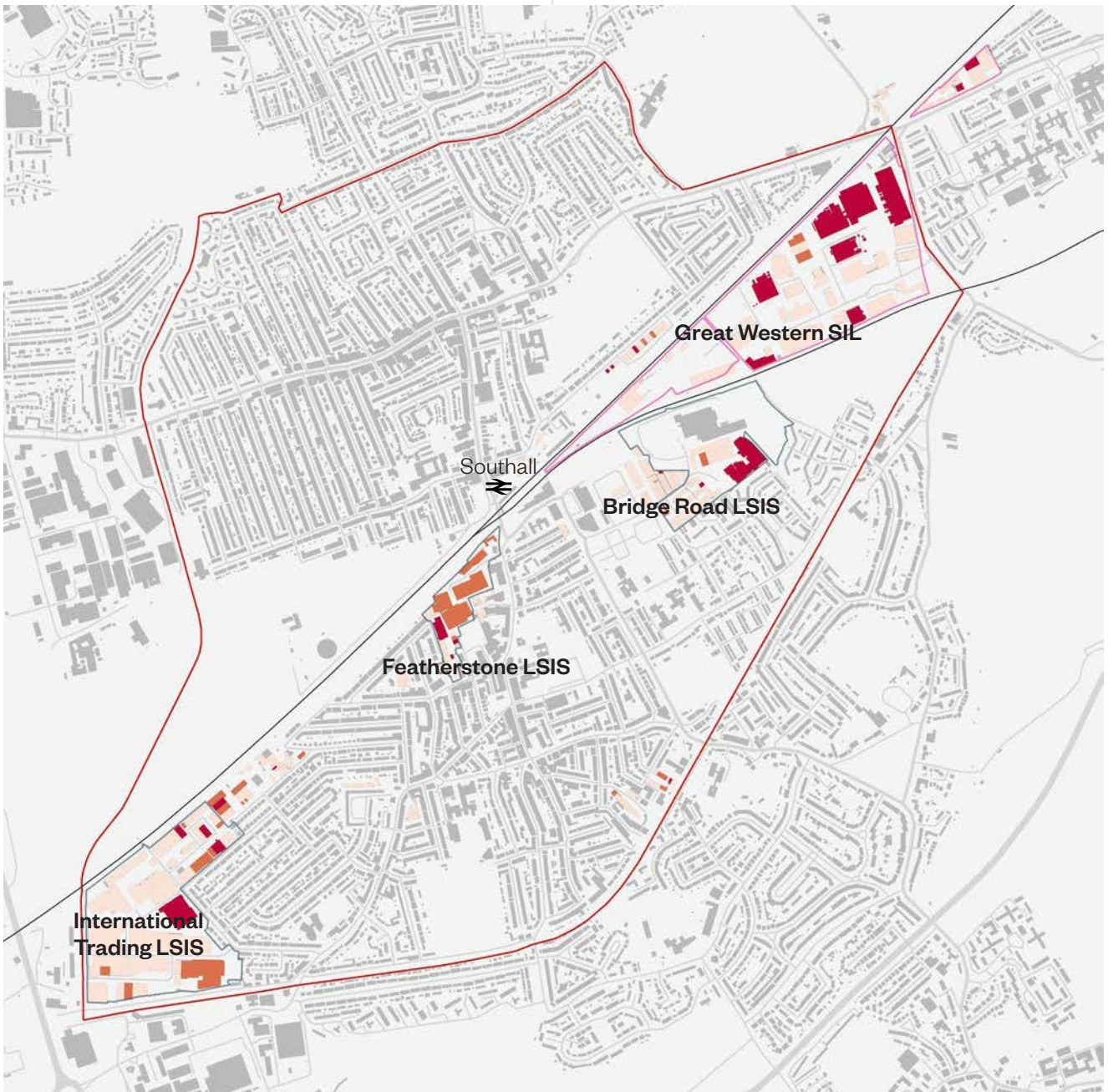
Best Way, International Trading Estate

Food-related businesses constitute a major sector in Southall, covering a large range of activities with a focus on South Asian food and products.

Key

- Manufacturing (food, sale and catering)
- Food wholesale
- Restaurants, cafés and takeaways
- Other

□ Southall Opportunity Area



Vehicle sales and repair

Vehicle repair services are mainly operated by small businesses (under 10 employees). These businesses are often found in clusters, the largest ones being Sussex Road and Dilloway Industrial Estate. The majority of these businesses are found on non-designated industrial land. This suggests that the future of this sector in Southall is uncertain, as certain areas such as the Dilloway Industrial Estate are expected to be redeveloped in the near future.

Key figures

- 62 businesses
- 244 jobs
- 85% of businesses located on non-designated industrial land



JB Auto Crash Repairs, Dilloway Industrial Estate



Pameer Autos, Dilloway Industrial Estate

04. Key sectors findings

Vehicle sale and repair businesses are largely concentrated in certain non-designated estates and are particularly at risk of displacement.

Key

- Vehicle sale and repair
- Other
- Southall Opportunity Area



Electronics wholesale and retail

This sector has emerged particularly in the past 10 years along Bridge Road. Largely based in small businesses (under 10 employees), many have reported to have been negatively impacted by Brexit and Covid-19, which has disrupted supply chains and footfall. This has caused a relatively high level of turnover among these businesses,

many of those surveyed having operated for under 12 months.

Key findings

- 59 businesses
- 237 jobs
- 40% of businesses located on non-designated industrial land



Bridge Road (Google Street View 2012)



Bridge Road (Google Street View 2022)

Electronics wholesale and retail businesses have surged in the past 10 years, clustered around Bridge Road.

Key

- Electronics wholesale and retail
- Other
- Southall Opportunity Area



Transport and logistics

Transport and logistics businesses can be found in most industrial estates across Southall. These range from large companies operating internationally such as DPD to smaller businesses based locally. This sector plays a key role in the supply chain of other businesses in Southall, some of which rely heavily on international freight (such as electronics or food wholesale).

Key findings

- 30 businesses
- 500 jobs
- 80% of businesses are independent



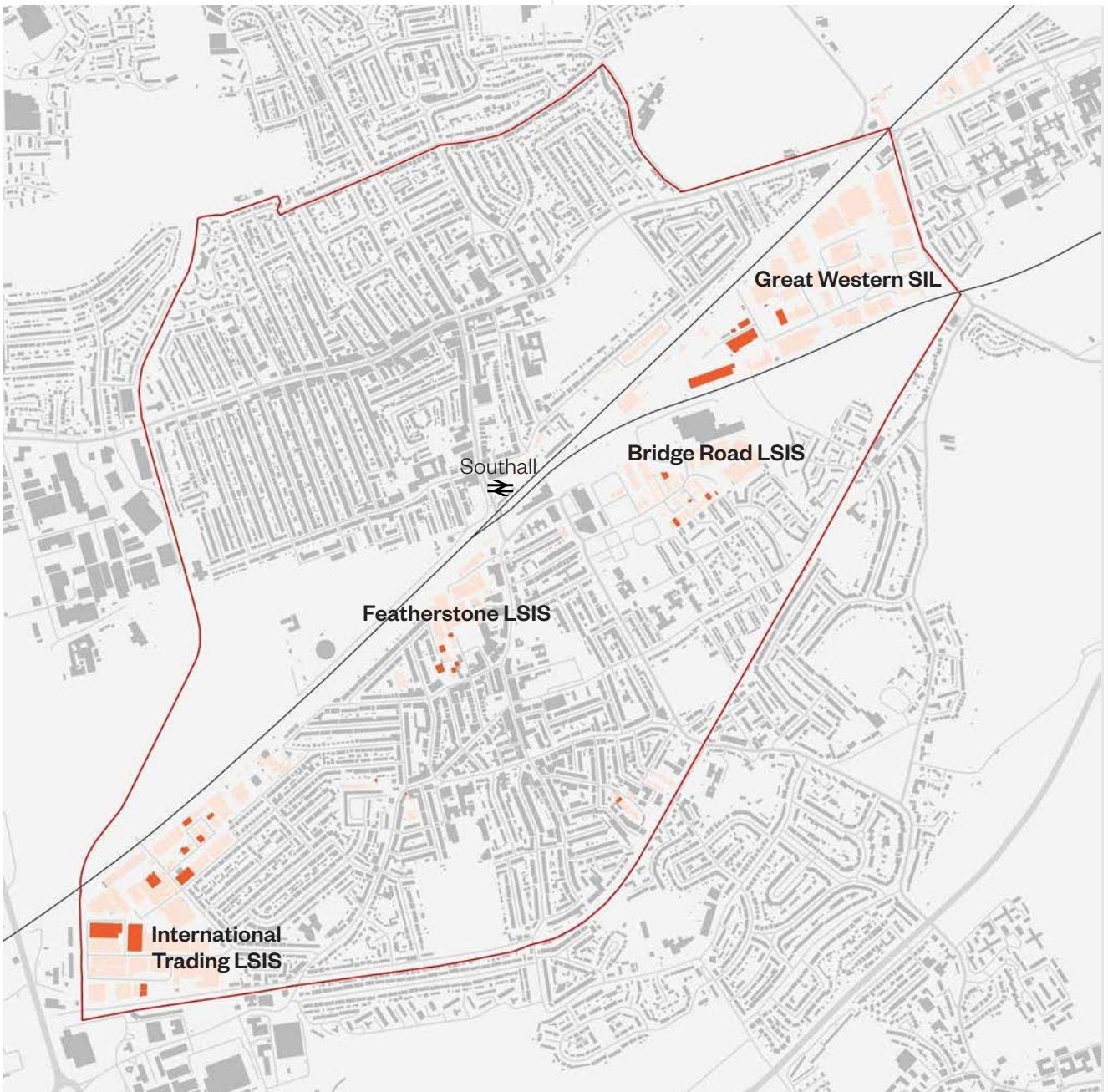
Rainbow Logistics, Endsleigh Industrial Estate

Transport and logistics businesses are a key element of the Southall local economy and different supply chains.

Key

- Transport and logistics
- Other

Southall Opportunity Area



05

Case Studies

**Nasco
Classic Prop Hire
Ajay Autos**

Nasco

Nasco Ltd is a wholesaler and exporter of food, drinks, and household goods based in Great Western Industrial Estate. Created in 2003, the company has been based in their current location since 2018. While they are overall satisfied with their working space, growing business has led to potential issues with the need of a bigger space.

They specialise in the export of British and European products to over 60 countries, and in particular to South Asian markets. These include canned goods, soft drinks, condiments, toiletries or pet food. Nasco ships over 100,000 cubic meters of goods annually.

Around 80 people are currently employed in their Southall site. Half of those jobs approximately are warehouse-based. A further 20 people work as drivers, while the remainder are based in the office. Approximately half of all employees are based in the borough of Ealing. Employees mainly get to work by public transport or cycling (40% each), the remaining 20% by car.



Nasco Ltd (loading area)



Nasco Ltd (yard)



Location of Nasco (1) in Southall

Opportunities

- Growing activity with limited impact from Covid-19 disruptions
- Business relationship with local businesses such as the TRS cash and carry

Challenges

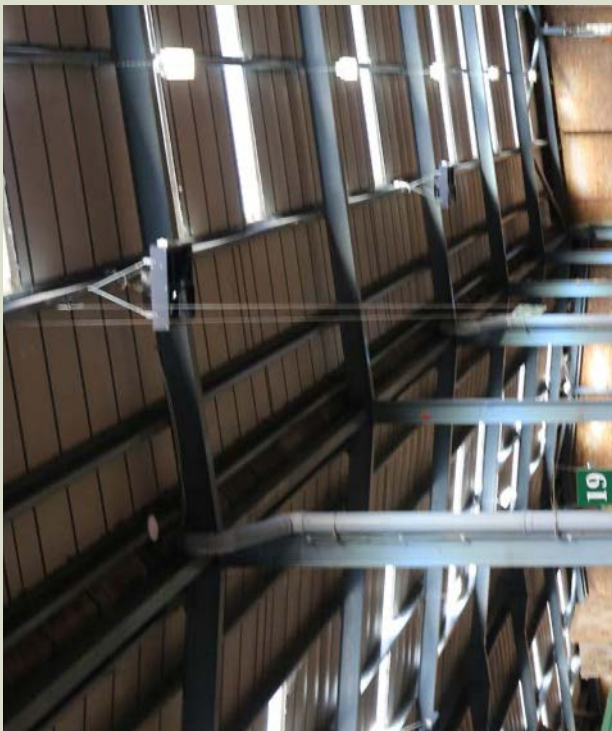
- Difficulties recruiting qualified staff for office-based jobs
- Lack of drivers causing disruptions across services

The Classic Prop Hire

The Classic Prop Hire Ltd specialises in prop, set dressing and textile hire for films, TV and events. Created in 2018, it is based on two different sites within the International Trading Estate. Their main location, on Trident Way, has 30 employees. A further 15 people are based in the Seasons Textile building on Boeing Way, which specialises in textiles specifically.

Half of the company's employees live within the borough of Ealing, the rest are based in the wider Greater London area. Two thirds of employees travel to work by car, the rest commuting either by public transport or cycling. Overall, the connectivity to the site was perceived as good.

The Classic Prop Hire has encountered substantial disruption at the early stage of the Covid-19 pandemic, but has since reported a positive increase in activity as the film industry is now back in action. However, they still face some barriers as Brexit has caused difficulties in import and export services, and recruiting staff with the necessary industry expertise has been challenging.



The Classic Prop Hire showroom



Location of The Classic Prop Hire (1) and Seasons Textile branch (2) in Southall

Opportunities

- Access to West London's film studios from Southall
- Easy access to the motorway
- Proximity to Central London

Challenges

- Disruptions in supply chain since Brexit
- Shortage of labour and contractors
- Traffic in and around the estate

Ajay Autos

Ajay Autos is an MOT and car repair business established in 1984. It is located on Merrick Road, near Bridge Road, across a residential development which replaced a car dealership and service station in 2018. There are currently five employees at Ajay Autos, all based in the boroughs of Ealing and Hounslow. They commute to work by car.

The majority of Ajay Autos' customers are based locally (within 3 miles), with others coming from Greater London or the South East more generally. Ajay Autos define themselves as a 'community garage', providing a service to many long-term residents of Southall and emphasising the relationship of trust established over the years with many customers.

Faced with the rapid spatial and social changes in Southall in recent years, the business expressed concern over the future of car repair services in the area, sometimes displaced by new developments.



Location of Ajay Autos (1) in Southall



Ajay Autos frontage



Ajay Autos garage

Opportunities

- A strong sense of community in Southall
- Access to a large number of customers locally

Challenges

- New developments displacing other uses
- Lack of parking space for employees and customers

Key take-aways

‘Glocalised’ geographies of influence

Almost all businesses profiled are independent businesses with origins in Southall. Many revealed strong local networks, formal and informal, but this was particularly prevalent across the food sectors.

TRS Cash & Carry and Noon are examples of major employers with large footprints that have based their operations in Southall for over 20 years. Several long-time businesses surveyed cite Southall’s strong South Asian community as a key reason for their original location in Southall.

This dynamic has created a distinct economy linking the hyper-local and international. Hosting both local networks and business relationships and international supply chains and spheres of influence, Southall’s ‘glocalised’ economy enables goods and money to cross constantly between the UK and the rest of the world.

Overall, Southall has established itself as something of an operational ‘sweet spot’ for food companies as well as wholesalers who seem to continue to move into the area and drive ongoing investment.

A key location for independent and small businesses

Access routes and proximity to central London and key West London centres means that the area also provides workspace for independent, smaller businesses for which links with the local communities and London are vital. These workspaces are increasingly coveted as the city continues to shrink its supply of industrial land or rationalise smaller sites into sites for larger-scale logistics.

With low vacancy rates and a desire for more spaces for small scale operations reported across site interviews, there is a sense that small scale workspace provision remains under-served.

In the future and as Southall’s industrial provision evolves, it is important that premises for small- to medium-sized industrial type activities, and their related diverse employment base, is retained in order to ensure that smaller and expanding businesses have a chance to gain a foothold.

Some key sector specialisms and evidence of supply chain

Mapping sector concentrations has helped to identify defining characteristics and specialisms across Southall.

Although exact inter-relationships between these clusters are difficult to quantify, case study visits and longer conversations with businesses provide informal indications of working relationships between clusters.

For example, food businesses getting their vans serviced by a local vehicle maintenance business, food manufacturers providing supplies to large online retail stocks, and businesses using local wholesalers for ad-hoc staff and stock provisions.

A changing labour market and some challenges around skills and recruitment

Conversations with industrial occupiers revealed that both long-term and recent labour market trends have had implications for Southall firms. Business including launderers and food manufacturers cite Southall's immigrant labour pool as a key motivation for their location in this area in past decades.

As many immigrant employees working in Southall have found success in the area, their children have become upwardly mobile. This has contributed to an inability of local firms to rely wholly on the skills of local residents to fill local vacancies, particularly in manufacturing and laundering.

This has coupled with more recent and large-scale trends to make recruitment one of the biggest challenges for businesses surveyed. For example, a national shortage of lorry drivers has put pressure on many in Southall who rely on road distribution for access to supply and customer chains.

Some emerging concerns around changes and aspirations for the area to be a productive place

The signs, pace and scale of change are omnipresent in Southall. Reflecting this, many businesses expressed anxiety over the future of their premises and concerns that their businesses would not be viable should they be required to move outside the area.

Particular concerns came from MOT and auto repair traders, who have recently seen other traders lose their premises to forthcoming development. Many referred to strong formal and informal networks within Southall and recognised that the cost of higher quality premises would be prohibitive to their continued operation.

However, very few businesses surveyed report intention to move off-site within the next year, and narratives around doing business in the area are generally positive and recognise the value of their location.

Southall and its cluster of industrial estates continue to attract and retain a wide mix of industrial activities and employment opportunities and businesses operating across the sites included in this study continue to see the area as a productive place to do business.

Potential presence of unlawful activity

The on-the-ground audit exposed some signs of potentially unlawful activity occurring on Southall's industrial land. While the vast majority of businesses observed appear to be operating wholly legitimately, there is some evidence of unlawful activity in small pockets of both designated and undesignated land. This evidently runs the gamut from under-reporting employment to unlicensed retail or commercial activities occurring on site.

The data gathered through this audit should be read with the understanding that it is likely some businesses are under-reporting employment numbers and that this may reflect a reticence to engage formally with the Council or other businesses.

The case for intervention

The London Plan sets out an ambitious target to accommodate new homes but also new jobs in Southall, in addition to the substantial existing employment.

Southall's existing industrial sites are diverse in nature and the study has worked to characterise them and to identify the key challenges and opportunities in each location. The findings from this study suggest that there is a potential for Southall to grow as an employment and industrial location, both in terms of scale and in terms of diversity of activities. Given the finite land resources available and the ambitious housing targets, future development will need to deliver fit for purpose working environments that are innovative both in delivering standalone employment schemes as in collocating different uses.

Considering the proposals coming forward, the current policy context and the broader development landscape, pro-active public sector approach is required in Southall to successfully retain existing businesses and accommodate new jobs and activities. Relying solely on the planning policy currently in place and the developer and investor community activities is unlikely to result in the kind of development compatible with the existing ambitions for the area. There is a need for a strong vision and a new policy for the area focused on the delivery of the right kind of employment floorspace with realistic additional employment and housing targets which would steer development in a more desirable direction and aid development management

Overall, Southall will require a mix of employment spaces, blending lower density distribution activity with workshop, office, studio and other types of space to allow existing businesses to grow and new businesses to locate here. Increasing the number of jobs in the area will also require some refocussing of the employment floorspace offer to secure a more significant proportion of higher density employment opportunities than exists today. This will require more proactive intervention to create the conditions and spaces that these businesses will want to populate — the delivery of Crossrail will undoubtedly help to change the market position of parts of Southall and support this shift.

However to achieve this the fundamental strengths of Southall industrial areas (in terms of accessibility, affordability and property proposition) will need to be protected and enhanced in order to provide the conditions that allow a range of businesses to succeed here. There is also a need to support key sector specialisms, including food related and wholesale activities. By doing so, the Council has the opportunity to hardwire a unique identity and economic role into the physical hardware of Southall's employment areas.

Overarching recommendations

The SWOT analysis presented in the report highlight the key challenges and opportunities that each designated industrial land faces. Below are resumed the broad recommendations directed to the Council and its partners coming out of the research.

Ensure that Southall's industrial sites are managed first and foremost for their capacity to provide industrial uses.

Across all designated industrial areas, non-conforming uses should be prevented:

- Great Western SIL should be safeguarded and improved as strategic employment land for heavier industrial activities and larger units. Non conforming uses should be prevented
- The LSIS across Southall should be protected and consolidated. Mixed intensification could be sought in and around Bridge Road, but any development proposal should take an industrial-led approach.

Place Southall's industrial land, activities and jobs at the heart of the Southall RESET Action Plan.

This should include finding opportunities to make the hidden but productive industrial economy of Southall more visible and educating people at all levels on the value of local spaces of production.

Re-designate Charles House, Balfour Business Centre and Southall Business Park as LSIS

Consider opportunities in the local plan-making process to re-designate industrial land which continues to host active market but is threatened by development pressure. This includes Charles House, Balfour Business Centre and Southall Business Park.

Create a positive business environment by improving public realm, connectivity and amenities.

Seek to create the right business environment within key employment location. Engage with key industrial landowners to find opportunities to improve public realm, infrastructure and amenities and address issues around connectivity, safety and wayfinding.

Businesses will need more than functioning space to be successful in Southall.

Site-specific development studies

Consider the development of site-specific development studies (potentially developed into masterplans or site-specific development briefs) for key locations likely subject to redevelopment to ensure the environments created are fit for purpose (eg Charles House, non-designated industrial estates). This can provide a basis for planning negotiations and can help to provide or increase certainty to landowners, from what is expected from development and positively support the delivery of functional employment space.

Actively broker relationships between developers and workspace operators

The council should seek to actively broker relationships between developers and potential employment space operators. A bespoke inward investment function in collaboration with the local agents, landowners could be set up targeting industrial and employment uses and promote opportunities in Southall. Furthermore, the council could play a more direct role beyond its statutory duties of setting policy and planning during pre-application process and help to curate the local business community.

Develop and implement a relocation strategy

Successful growth in Southall will balance the retention of existing businesses with the creation of new spaces for people to work in. Inevitably, as development happens, some business displacement will occur however it is vital that this is kept to a minimum if the character and economic value of the Southall is not to be lost. In this way, a relocation strategy should be sought where redevelopments happen.

Appendix

Definitions

This study has adopted a set of activity and workspace definitions in its working and reporting, as well as commonly adopted definitions within economic and workspace research.

Workspace building typologies

The following workspace categories have been used to define and map workspaces in the Purley Way area. These categories refer to spatial characteristics (access, scale, servicing), rather than activity. It is possible, for example, for food & drink related businesses to be recorded in re-purposed industrial spaces.

Building type	Definition
Pre-1945 industrial building	Older building stock of various forms for industrial uses
Post-1945 industrial building	Post-war building stock of various forms for industrial uses
Post-1990 industrial building	Typically single storey buildings, loading bay, with medium ceiling height (4-6m) potential internal mezzanine
Post 2005 industrial building	Typically double ceiling height (6-8m), loading bay, provision on ground floor
Retail development with car parking	Supermarkets, wholesalers and 'big-box' stores
Bespoke industrial or utilities premises	Building typically built for a specific activities/utilities
Office building	Typical lower ceiling (2.9 - 4.4m), provision possible on any floor
Small retail unit	Typically accommodating A1 uses, on ground with street- frontage
Yard space	Yard space used for the primary operations of a business, typically with a small or no ancillary building required

Appendix

Business activities

The following activity categories and associated SIC code grouping have been used to define and map economic sectors.

Activity group	Example SIC codes
Services	85600 - Educational support services
Manufacturing	25110 - Manufacture of metal structures and parts of structures
Wholesale	46520 - Wholesale of electronic and telecommunications equipment and parts
Warehousing	52103 - Operation of warehousing and storage facilities for land transport activities
Transport and logistics	49410 - Freight transport by road
Construction	43390 - Other building completion and finishing
Construction-related retail, hire and wholesale	31020 - Manufacture of kitchen furniture
Utilities	38110 - Collection of non-hazardous waste
Vehicle sales and repairs	45200 - Maintenance and repair of motor vehicles
Retail	47530 - Retail sale of carpets, rugs, wall and floor coverings in specialised stores
Hairdressing and beauty treatment	96020 - Hairdressing and other beauty treatment
Restaurants, cafés and takeaways	56103 - Take away food shops and mobile food stands
Creative industries	59200 - Sound recording and music publishing activities
Vacant	N/A

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South Road Bridge Widening

Highway Services

London Borough of Ealing

June 2022

1.0 Introduction

- 1.1 South Road Bridge carries South Road (A3005) over the Great Western Main Rail Line in Southall and has a north bound and a south bound traffic lane, and one south bound bus lane.

Southall existing railway station entrance is located on the east side of South Road Bridge.



Image 1: South Road Bridge location

- 1.2 With the considerable volume of new housing currently being developed in Southall over the next decade, additional measures and infrastructure is required to reduce traffic congestion and to encourage more active travel. South Road bridge widening has been long proposed as a measure to help reduce the congestion on A3005 and the adjacent road network.

2.0 Background

- 2.1 The widening of the South Road Bridge is a S106 planning obligation on the Green Quarter site (formerly Southall Gas works) and was secured in 2010 in prior to Crossrail. However, in 2015, responsibility for the delivery of this project passed to the Council as part of the GLA's 'housing zone' agreement, facilitated by the GLA funding of £11.875m.

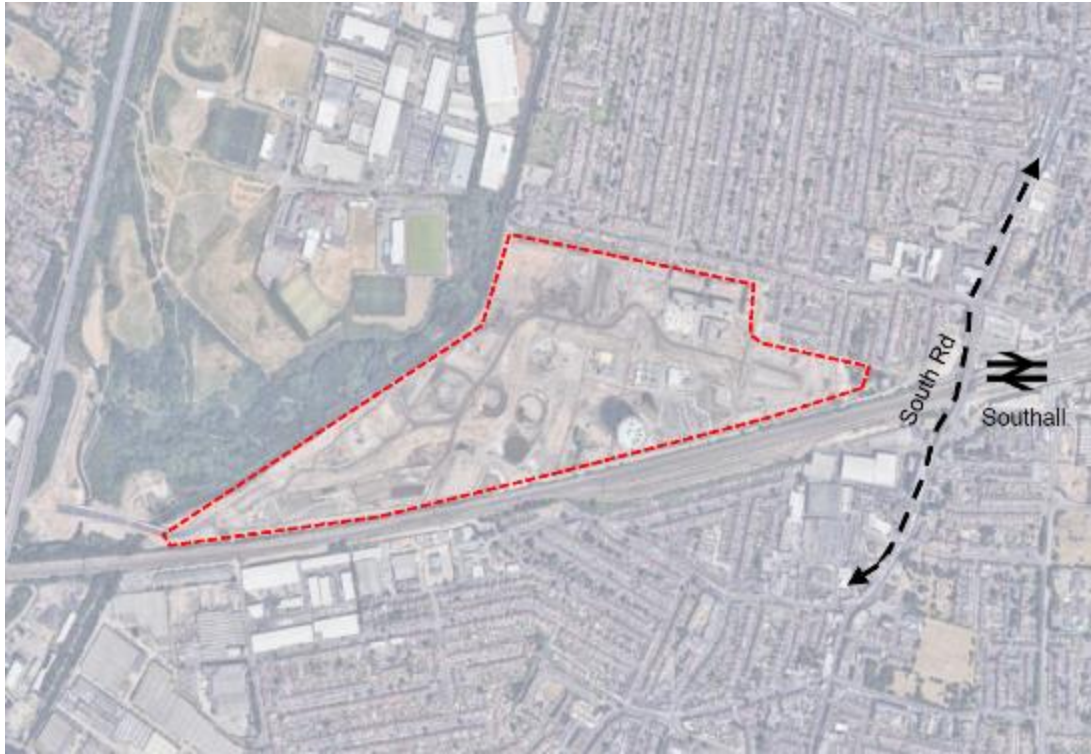


Image 2: Southall Gas Works site boundary shown in red line

2.2 In September 2018, Members agreed the decision to appoint Balfour Beatty as the main contractor and proceed to commission the 'preconstruction' phase of work. The feasibility study was delivered in 2018 and the detailed design was carried out by Highways consultants for the contractor Balfour Beatty in 2019 and 2020.

2.3 The NEC4 construction contract offer price and programme was delivered by Balfour Beatty in December 2020 and was reviewed in talks with Network Rail on method, programme and cost in 2021.

The main points of concern raised by Network Rail for discussion in 2021 were based on:

- Type of bridge design
- Construction methods
- Programme duration
- Contract rates

2.4 The Council worked with Balfour Beatty, the engineering bridge design consultant and Network Rail to try and identify efficiencies in design and construction methods to reduce costs and the length of the programme. However no significant measures were found that could be used on the project to enhance deliverability and value for money. To date, a spend of £2.58m of the budget was incurred towards the feasibility, detailed design, and pre-construction stages. Therefore, officers in discussion with lead Members consider that the Council should not commission any further technical or design work on this project, to avoid abortive costs and close the project.

3.0 Contract Bid Costs

3.1 Balfour Beatty submitted two contract bid offers in December 2020. The two offers gave the Council the option to go with either an NEC4 Option A or an NEC4 Option C. (n.b. the New Engineering Contract (NEC) is a UK formalised system from the Institution of Civil Engineers that guides the drafting of documents on civil engineering, construction and maintenance projects for the purpose of obtaining tenders, awarding and administering contracts.)

The contract bids offered were for the same construction work but differ in that:

- NEC4 Option A is a **priced contract with activity schedule**.
- NEC4 Option C is a **target contract with activity schedule**.

3.2 The feasibility study that was delivered in 2018 was developed and costed on the basis of Network Rail not objecting to a large number of short and medium duration rail possessions. Numerous short duration rail possessions would have enabled construction to be programmed to take place over 18 months, for a construction cost of approximately £12m plus contingency costs (these costs included Network Rail possessions, insurance, legal, miscellaneous utility costs and project management.)

3.3 However, the construction contract offer price and programme that was delivered by Balfour Beatty in December 2020 was significantly different in approach to the feasibility study in that Network Rail (and their rail operator) could only commit to granting access to request long duration rail possessions at Christmas each year. A limited number of short and medium duration rail possessions would also be available during the year, that the project would need to request on a case-by-case basis.

3.4 This change, in the approach to using available rail possessions (i.e. multiple short overnight rail possessions between 2am and 4:30am over 18 months, versus 5 long duration Christmas Day / Boxing Day possessions over 5 years) has meant that the construction programme length has increased, and subsequent costs have increased to the following:

- Option A: £20.0m (£19,998,688.96)
- Option C: £21.1m (£21,079,203.64)

3.5 On top of the cost of the base contract offers, there would also need to be funds available to cover other items:

- Rail Possessions - 3,700K (3.7M), costs charged by Network Rail to facilitate rail possessions.
- Project Contingency - 2,478K (2.5M), to cover unknown and miscellaneous items not foreseen in design phase.
- Insurance costs - 1,100K (1.1M), the project would need to be insured for construction over a live rail line.
- Utility Costs (Electrical + Gas + Water) - 850K, costs to pay for any additional works or diversions required by electrical, gas or water utilities.
- Project Management Costs - 400K, costs for managing the project, site inspections, design reviews, quantity surveying, legal, programme monitoring.

SUB TOTAL £8.528M

TOTAL £29.607m (£21.079m + £8.528m)

n.b. Inflation costs over 5 plus years not included.

4.0 Stakeholder Engagement

4.1 The contract bid offers from Balfour Beatty were reviewed and discussed in meetings and a workshop with Network Rail, Balfour Beatty, WSP and Aecom in 2021.

Network Rail raised the possibility that the construction method and bridge design could be improved to enable the programme length and costs to be reduced based on:

- Type of bridge design
- Construction methods
- Rail possessions
- Contract rates

5.0 Options Considered – Technical Challenges

5.1 The first part of a workshop happened on 02 November 2021 and the main points of discussion for the first part of the workshop were:

- Detailed design of proposed South Road Bridge widening and possible alternative design options.
- Construction methods, rail possessions, programme and alternative construction methods.

5.2 Network Rail proposed an alternative lifting operation using smaller cranes placed on the road bridge. This would negate the need for using large cranes and swinging loads over the railway lines. It would also enable the contractor to utilise some medium length Network Rail possessions to potentially increase rail possession efficiency and reduce the duration of the construction programme.

5.3 However, after Balfour Beatty carried out a high level review of potential changes to the construction method, taking into account a possible Network Rail proposal to offer more medium length rail possessions to try and reduce the duration of construction programme; the use of more medium length rail possessions was found not to be a feasible alternative that could be used to reduce the length of the programme, without then introducing significant risk to the programme duration.

5.4 This assessment was also the case for the need to remove the two redundant gas main pipelines that are attached to the west side of the South Road bridge. Both gas mains would need to be removed before any of the main works started, and a better solution to resolve transfer of ownership, utility infrastructure responsibility, programme duration and best method to remove the gas mains was not found.

Options Considered – Construction Costs and Methods

5.5 The second part of the workshop was a confidential workshop on 02 November 2021 between Council and Network Rail.

The main points of discussion for the second part of the workshop were:

- The cost of construction appears to be excessive.
- The duration of the construction programme appears to be excessive.

5.6 Network Rail advised that their recent basic “unit area costs” for what they considered to be similar bridge constructions in rural and low-density suburban areas were considerably lower than for the South Road Bridge widening current cost.

5.7 The Council, in talks with Balfour Beatty, reviewed the Network Rail sample bridge costings, designs and construction methods in comparison with what is required for the current site. It was found that the sample bridge sites discussed with Network Rail were generally greenfield or rural sites with limited adjacent infrastructure. The sample bridge sites, were therefore considered not closely comparable to the South Road bridge location, being in a highly urbanised location with major infrastructure, and the construction methods and costs could not be replicated.

6.0 Proposal

6.1 It is recommended for the South Road Bridge widening proposals:

- Not accept either “NEC4 Option A” £20.0m (£19,998,688.96) or “NEC4 Option C” £21.1m (£21,079,203.64) bid offers from Balfour Beatty to construct the South Road Bridge widening

Proposal Reasons

6.2 Reasons for the above proposal include:

- Total project cost is estimated at £29.6m (£21.1m plus contingency costs) as against the available budget of £11.875m, and the project is assessed as not being value for money.
- The construction programme would cover 5 calendar years, a significantly longer duration than the 18 months previously anticipated in feasibility stage and would mean major disruption to the local Southall area.
- The construction of the bridge widening would require a continuous 16-month one way road closure over the bridge. This would cause significant congestion in the area for all highways users including local London Bus services with a further impact on a wider area of west London.

OFFICER'S DECISION

Subject A revenue budget of £205,000 is required to cover Ealing's Council's costs associated with Southall Manor House being occupied on a meanwhile use lease between July 2022 and July 2024.

Decision by Chief Finance Officer (Section 151 Officer)

Non-key decision

Portfolio Councillor Bassam Mahfouz, Cabinet Member for Decent Living Incomes

Authority Financial Regulations: Section A, 2.4 The Statutory Officers, 2.4.3 Chief Finance Officer (Section 151 Officer), 2.4.3.3 states The Chief Finance Officer is responsible for financial activities and controls, pertinent to operation of the Council.

Financial Regulations: Section B – Financial Approval Limits, 10.2.1 Schedule of Financial Approval Limits, 2.3 Revenue Budget Additions Outside of the Annual Budget Process, 2.3A Budget Addition relating to a new planned activity or service delivery states the Section 151 Officer (or his/her deputies) has authority to approve budget changes up to £500k (where is it not a key decision).

Purpose

Southall Manor House (SMH), located at The Green, Southall, UB2 4BJ, is a Grade II* listed building, owned and managed by Ealing Council. The building has been largely unoccupied since 2009 and following extensive refurbishment and extensive consultation, engagement work to bring this premises into use, including identification of a meanwhile use operator to sign a meanwhile use lease and occupy and manage the premises for a period of 24 months, commencing in July 2022.

Activating SMH has been identified as a priority project by the Council with a commitment to activate the building within the first 100 days of the new administration. There is also a manifesto commitment to deliver a Southall Business Expo event within the first 100 days and this event is planned to be held on 7th July 2022. A launch event for the official reopening of SMH will also take place w/c 11th July 2022.

Due to the building being vacant for several years, coupled with it being a listed building, some essential maintenance will be necessary during the two years that it will be occupied under a meanwhile use lease. As the landlord, Ealing Council is responsible for this maintenance plus other associated costs (see table 1 below).

The cost of essential maintenance

The Planned Preventative Maintenance (PPM) schedule developed in 2020 stated that £325,100 of repairs were required between the period of 2020-2025. It has been estimated this price will have now increased to approx. £357,610, due to inflation. No substantive repairs have been undertaken between the report's commission and the date of this Officer's Decision.

Based on the reasoning that £357,610 of repairs are required over 5 years, the annual repair costs would equate to £71,522. As no PPM maintenance was carried out in 2020/21 or 2021/2022 Property Services have recommended that three years of PPM would be required to be carried out in 2022/23 and 2023/24, totalling £214,566.

A total of £40,000 for PPM has already been identified leaving a PPM deficit of £174,566. Alongside this, additional funding is also required to cover FLAGE&L assessments and certificates, FLAGE&L compliance and building safety remedial works, undertaking condition surveys/schedule of conditions and for legal fees. The Following table sets out the required costs to be met over the 2022/23 and 2023/24 period:

Table 1

Cost / liability	2022/23	2023/24
Repairs & maintenance	£87,283*	£87,283*
FLAGE&L assessments and certificates	£8,000	£8,000
FLAGE&L compliance and building safety remedial works	£2,500	£2,500
Condition surveys/schedule of condition	£1,750	£1,750
Legal fees	£2,500	£2,500

Total	£102,033	£102,033
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** £20,000 per annum already identified and therefore subtracted*

A revenue budget of £205,000 (rounded) is required to cover Ealing’s Council’s costs associated with Southall Manor House being occupied on a meanwhile use lease between July 2022 and July 2024. The source of this revenue will be a mix of appropriate s106 funding that has been collected in Southall wards plus other council grant income. This budget is capped and will only drawn-upon as and when maintenance becomes essential and necessary for the safe and viable operation of the building as specified by the meanwhile use operator.

Consultation

Engagement work with local businesses in Southall was conducted in January-February 2022 and studies completed by “We Made That” as part of the area-based work being completed by colleagues in the Area Regeneration & Economic Renewal Team for Southall. This has helped underpin the business case to activate SMH to support Southall’s local businesses and local economy.

Consultation was also carried out as part of a business survey conducted during April-May 2020 to understand the immediate impact of the Covid-19 pandemic to Ealing’s businesses and obtain data to help target support for businesses. This data was used to inform the development and delivery of the council’s business support programmes.

Equalities Analysis Assessment

An Equalities Analysis Assessment was completed for the ICMD decision to award covid recovery grants, with the meanwhile activation of Southall Manor House listed as one of the projects.

Decision

To allocate and approve a revenue budget of £205,000 (rounded) is required to cover Ealing Council’s costs associated with Southall Manor House being occupied on a meanwhile use lease between July 2022 and July 2024.

Reasons

Activating SMH has been identified as a priority project by the Council with a commitment to activate the building within the first 100 days of the new administration term.

This revenue budget will enable SMH to be activated and support the local businesses and local economy of Southall as it continues to recover from the pandemic and meets other challenges including the cost-of-living crisis.

Signature

A handwritten signature in black ink, appearing to be 'R. B.', with a horizontal line extending to the right.

Date of decision: 30 June 2022

NB Scanned copy of signed decision to be sent to cabinetreports@ealing.gov.uk

Please refer to the Decision Making Toolkit for further guidance

http://inside.ealing.gov.uk/downloads/download/100/decision_making_toolkit



Report for: ACTION
Item Number:

Contains Confidential or Exempt Information	NO
Title	Transport Programme 2022-23
Responsible Officer(s)	Darren Henaghan, Director of Housing
Author(s)	Russell Roberts, Principal Transport Planner
Portfolio(s)	Deputy Leader and Climate Action, Cllr Deirdre Costigan and Healthy Lives, Cllr Josh Blacker
For Consideration By	Cabinet
Date to be considered	13 July 2022
Implementation Date if Not Called In	26 July 2022
Affected Wards	All
Area Committees	All
Keywords/Index	Active Travel, Air Quality/Pollution, Bike Hangar, Climate and Ecological Emergency Strategy, Cycling, Elizabeth Line/Crossrail, Electric vehicle, Local Implementation Plan (LIP), Public Realm/Placemaking, Recovery, Road Safety, Sustainable Transport, School Travel, Traffic, Walking, West Ealing Liveable Neighbourhood

Purpose of Report:

This report sets out the Council's Transport Programme and seeks approval for two programmes of transport projects for 2022-23 including:

- Local Implementation Plan (LIP) grant and other Transport for London (TfL) grant funded programmes to be delivered during 2022-23,
- Transport projects programme funded by Section 106 (S106) contributions.

The report also seeks authority for the approval to expand the successful dockless cycle hire scheme within the borough.

1. Recommendations

It is recommended that Cabinet:

- 1.1 Notes and approves the proposed detailed revised 2022-23 Transport Programme funded by TfL grant, Parking Revenue Account and S106 contributions set out in Appendix A.

1.2 Notes and approves the proposed 2022-23 budget changes to the existing Highways capital specific scheme's budget as detailed in Section 4 which increases the budget by £8.375M and which consists of:

a) TfL grant funded budget	£4.999M
b) Parking Revenue Account	£2.127M
c) Other Capital Grants	£0.030M
d) S106 funded budget	£1.219M

1.3 Approves £1.787M increase in the revenue expenditure budget for Place Transport Planning projects in 2022-23 as detailed in Section 4 which consists of:

a) TfL grant	£1.315M
b) Fee Income from transport operators	£0.065M
c) Parking Revenue Account	£0.402M
d) S106 funded budget	£0.005M

1.4 Delegates authority to the Director of Housing to take the necessary steps to implement the schemes identified in the Transport Programme (which includes those schemes funded through S106 monies) as set out in Appendix A following consultation with the Portfolio Holders for Climate Action and Healthy Lives, subject to relevant detailed design and approvals and the outcome of any statutory consultation that may be required.

1.5 Delegates authority to the Director of Housing to approve a revised Transport Programme for 2022-23 should the level of confirmed TfL grant for the Council be lower than expected, following consultation with the Chief Finance Officer and the Portfolio Holders for Climate Action and Healthy Lives (see section 3)

1.6 Authorises the Director of Housing following consultation with the Portfolio holder for Climate Action, to authorise the Council enter into agreements with new operators to expand dockless cycles within the borough.

2. Reason for Decision and Options Considered

2.1 The proposed Ealing Transport Programme 2022/23 set out in Appendix A has been devised to meet the Council's transport priorities. The Ealing Transport Strategy and the Local Implementation Plan (LIP) 2019-22 also set out the transport strategy for Ealing Council and provide the rationale for the Council's spending decisions. The Council's transport priorities are to encourage sustainable travel for social (including health), environmental (including air quality) and economic (regeneration) reasons and the Transport Strategy and LIP reflect this.

2.2 The LIP covers several of the statutory duties that the Council is required to fulfil, including improving road safety and road network management (covering asset liability), plus responsibilities such as planning, public health, equality, crime and disorder.

- 2.3 The proposed Transport Programme 2022-23 also plays an important role in contributing to the Ealing Climate and Ecological Emergency Strategy. The Transport Programme will help the Council reach the net zero carbon target by 2030 by satisfying the three Travel Objectives of the Strategy:
1. Reduce number of vehicles travelling in and through Ealing,
 2. Increase active travel (mode shift) and,
 3. Encourage Cleaner motor vehicles
- 2.4 The LIP is required to be consistent with the Mayor's Transport Strategy (MTS) together with other emerging strategic transport initiatives across London and will implement these at the local level.
- 2.5 The Programme also allows further development and delivery of the Northolt Levelling Up scheme / Programme to build on the design and experimentation phases already completed. This significant programme will bring substantial, new grant investment to Northolt and seeks to improve the quality of life in the area with improvements including in streetscape/greening, parks and to encourage active travel.

3. Key Implications

- 3.1 Ealing Council wants to create a low carbon, efficient and effective local transport network. A good transport network will improve people's health by cutting pollution and increasing active travel, reduce traffic congestion and provide people with better sustainable transport options (walking, cycling and public transport) for short trips. This will help the local economy in Ealing by creating a vibrant place which encourages local visitors and trade, plus reducing delivery and other costs of traffic delays.

Policy Implications

- 3.2 The Council has three core objectives outlined in the Transport Strategy and Local Implementation Plan (LIP) 2019-22 which are:
1. Mode Shift to more sustainable travel
 2. Reducing the Environmental Footprint of Transport
 3. Improving Road Safety
- 3.3 These three objectives are underpinned by four main principles: improve health and well-being, improve air quality and the environment, provide a more efficient and safe active transport network plus finally support good growth, and enhance the Borough's economy.
- 3.4 There are ten policy goals which detail how these objectives and principles will be implemented. The Ealing Transport Strategy and LIP also support the MTS goals, which are to support Healthy Streets, better public transport, and facilitate good growth.
- 3.5 In support of the Climate Change Emergency and the Ealing Climate and

Ecological Emergency Strategy 2021, these transport projects and programmes will contribute towards net zero carbon emissions in Ealing by 2030.

3.6 Following the priorities set out in the Corporate Plan 2021-22, Transport Strategy and LIP, the Transport Programme 2022-23 include the following projects:

- Uxbridge Road Walking and Cycling Corridor
- Northolt Levelling Up Scheme
- Completion of residual Corridors and Neighbourhood schemes
- Road Safety Measures
- Cycle Network Plan
- Supporting measures (School and Active Travel)
- Street Greening Package
- West Ealing Liveable Neighbourhood Scheme
- Electric vehicle charge point network rollout
- Bike hangar installations
- School Travel (including School Streets)
- Other discretionary sources of TfL grant funding
(Further details are provided in Appendix A)

Many of these schemes seek to enhance or extend the Borough's active transport network and/or provide the behavioural changes necessary to encourage the use of active travel.

3.7 The Council's successful School Travel programme encourages school children to walk and cycle short journeys to school and discourage parents using their cars for the school run. This programme helps children be more active and independent plus improves road safety, whilst reducing traffic congestion and vehicle emissions. A recent initiative are the School Streets projects which are community-based approaches used to increase the number of children choosing active travel for the school journey and improve road safety. The proposals include to temporarily close some roads around schools to limit unnecessary traffic at school opening and closing times. This is to encourage a reduction in the number of children driven to school and lead to an improvement in air quality at these times.

3.8 The Draft Travel in Ealing Charter, which will be presented to Cabinet in September, will ensure that future Transport Investment Programmes will be developed together with the communities that will benefit from them. The objectives of all our transport infrastructure investment is to support our communities to live healthy active lives and make it easy, safe and convenient for people to cycle, run, walk and scoot and reduce the impact of polluting vehicles on our communities. This will be done using the 'Whole streets approach' where designs consider all transport modes and include greening, sustainable drainage (to minimise flood risk) and safer junctions.

Resource Implications

3.9 Currently TfL is facing additional budgetary pressures owing to the pandemic

causing it to lose around 65% of its revenue in 2020 which previously came from public transport fares. Fare revenue is now growing as passenger trips increase generally and the Elizabeth Line has opened, however this revenue is still around 20% lower than pre-pandemic levels. Some revenue has been replaced by short-term government grants from the Department for Transport (DfT) to assist TfL to fulfil its duties including providing LIP and other grant funding to London boroughs to implement the MTS.

- 3.10 Since the start of the pandemic, supporting grant funding from the DfT to TfL and consequently TfL funding to boroughs, has only been provided in a series of short-term announcements that have only been adequate for typically a maximum of four months, and in some cases only a few weeks. For example, funding arrangements to date covering the 2021-22 financial year only covered the periods from 26 February to 24 June 2022 and from 25 June to 13 July 2022. At the time of writing TfL funding from the DfT beyond 13 July 2022 was the subject of ongoing negotiations.
- 3.11 The Mayor of London and Ealing Council have been and continue to lobby the government for a longer term funding agreement that provides for a properly funded transport network in the capital. It is essential London receives the sustained long-term Government funding that is vital for the coming years if a period of 'managed decline' of London's transport network is to be avoided. TfL remains in discussion with the Government and hope that a resolution can be confirmed shortly.
- 3.12 TfL LIP Guidance issued to London Boroughs for the 2022-23 LIP grant specifies that authorities should prepare a programme for the same level of funding originally allocated in the 2019-20 year before the pandemic. This allocation was £2.637M LIP grant with £0.1M Local Transport fund plus discretionary funding. Accordingly, officers prepared and submitted the draft programme shown in Tables 1 and 2 and detailed in Appendix A to TfL in November 2022. TfL are expected to confirm Ealing's 2022-23 LIP programme once funding has been agreed with the UK government.
- 3.13 Should reduced levels of funding be allocated to TfL by DfT, the expected amount of TfL LIP grant to the Council may also be reduced in future years. In such circumstances, officers will prepare a revised annual Transport Programme in accordance with the policies and targets of the Ealing Transport Strategy, the Climate and Ecological Emergency Strategy and LIP 2019-22. The recommendations in this report allow for reduced funding scenarios. Therefore, it is proposed that approval of the revised budget allocations for each scheme in a revised Transport Programme 2022-23 be delegated to the Director of Housing following consultation with the Chief Finance Officer and the Portfolio Holder for Climate Action for sign-off accordingly.

Programme development

- 3.14 The Transport Programme 2022-23 seeks to build on and complement the street asset renewal programme detailed in the Highway Investment Programme 2022-23 approved by Individual Cabinet Member Decision (ICDM) in May 2022. The Transport Programme 2022-23 is focused on enhancement

of the borough highway network to grow active travel modes, improve disabled access, reduce emissions and support public transport, whilst the Highway Investment Programme 2022-23 seeks to renew life expired highway assets (carriageways, footways, drainage and structures). The Council wants to complete many residual corridor and neighbourhood scheme which had already been consulted on and designed and had been paused owing to the hiatus in TfL funding caused by the recent pandemic.

- 3.15 The Uxbridge Road Walking and Cycling corridor is a priority for the Council to improve active travel provision, road safety and bus services through the central spine corridor of the Borough. Previously commenced elements will be completed together with new elements such as road safety and public realm enhancements at Iron Bridge Southall.
- 3.16 A number of new schemes are also included where resources permit. These are: the Tentelow Lane/Windmill Lane Corridor, Road Safety Measures, Vision Zero (including South Ealing Corridor), Cycleways and Bus Priority Measures.
- 3.17 The West Ealing Liveable Neighbourhood (WELN) programme is developing a wide range of highway infrastructure, public realm and behaviour change projects in line with TfL's Healthy Streets initiatives. The programme has already piloted a number of initiatives and aims to help residents to live more active and healthy lives and choose active travel modes.
- 3.18 The fee income from EV charge point operator Source London Mobility Solutions Ltd will be reinvested in the further provision of EV charge points in order to reduce private and commercial vehicle emissions in accordance with the Transport Strategy and Climate and Ecological Emergency Strategy.
- 3.19 Transport projects to mitigate the impacts of new developments, such as active travel, road safety and parking, will be funded by S106 planning obligations as shown in Appendix A. These projects will also be integrated with schemes detailed in the LIP and the Highway Investment Programme to provide economies of scale and value for money.
- 3.20 Dockless cycle hire has been operating in Ealing for the past four years. The current operator, Lime, has been successfully operating e-bikes for hire since 2018. Usage figures in the last 12 months illustrate recent growth with the numbers of trips made increased from 175 trips in June 2021 to 270 daily trips in May 2022 (with 360 daily trips on 17 May 2022). The average fleet size deployed in Ealing has also grown from 62 bikes per day in June 2021 to 88 bikes per day in May 2022, with 122 bikes present on 15 April 2022. The Council has received nine complaints to date regarding Lime cycle hire, four of these related bikes left in an obstructive position, whilst another four were from users unable to access bikes when the operation was temporarily suspended during the 2020 lockdown and one complaint related to the operational boundary being moved inadvertently. All these complaints were resolved by Lime following notification by Council officers. Dockless cycles open up access to cycling for people who don't currently own a cycle or those wanting to cycle to destinations such as stations who do not wish to leave their cycle in a public place.

3.21 This report seeks authority for the expansion in size of the dockless cycle hire scheme by authorising the Council to entering into further agreements with existing operator Lime, plus two new operators Tier and Dott. The agreements will require that specify operational standards to be met such as moving obstructing cycles, provision of lights on cycles and servicing standards in line with emerging best practice.

4. Financial Implications

4.1 The table below sets out the proposed revised transport programme capital scheme budgets funded by TFL grant, S106 contribution and Parking Revenue Account.

Table 1 - Capital Expenditure

Place Capital Programme	Proposed Capital Budget 2022-23	Existing Approved Capital Budget 2022-23	Proposed 2022-23 Budget Changes to be Approved
	£M	£M	£M
Uxbridge Road Walking & Cycling Corridor	1.909	0.000	1.909
Greenford Town Centre & Ruislip Rd/Greenford Rd Corridors	0.152	0.000	0.152
Northolt Mandeville Road Corridor /Levelling Up Project	0.150	0.000	0.150
New Tentelow Lane/Windmill Lane Corridor	0.175	0.000	0.175
North Greenford Neighbourhood	0.200	0.000	0.200
Northolt West End Neighbourhood	0.150	0.000	0.150
Uxbridge Road corridor WELN contribution	0.100	0.000	0.100
New Road Safety Measures, Vision Zero (including South Ealing Corridor)	0.165	0.000	0.165
Cycle Network Plan	0.160	0.000	0.160
Bike hangars	0.208	0.208	0.000
School Streets	0.356	0.356	0.000
Traffic Enforcement Package (Road Safety)	0.050	0.000	0.050
Crossrail Complementary Measures	1.425	0.000	1.425
Principal Road Maintenance	0.500	0.000	0.500

West Ealing Liveable Neighbourhood (WELN)	0.300	0.000	0.300
Bridges	0.090	0.000	0.090
New Cycleways	1.080	0.000	1.080
New Bus Priority	0.550	0.000	0.550
New S106 Works	1.219	0.000	1.219
Total Capital Expenditure Budget	8.939	0.564	8.375
Funded by:			
TfL*	4.999	0.000	4.999
Parking Revenue Account	2.127	0.000	2.127
Approved Mainstream Borrowing	0.564	0.564	0.000
Other Capital Grants	0.030	0.000	0.03
S106 Works	1.219	0.000	1.219
Total Funding	8.939	0.564	8.375

* The grant funding will come from: TfL LIP and TfL discretionary grants to be spent within the 2022-23 period to implement the Mayor's Transport Strategy.

Approved by 2022/23 Budget Amendment, Cabinet Report, May 2022

4.2 Below Table 2 provides the detail budget allocation of Revenue Transport Planning Programme Projects.

Table 2 - Revenue Expenditure

Place Revenue Programme Projects	Proposed Revenue Budget 2022-23	Existing Approved Revenue Budget 2022-23	Proposed 2022-23 Budget Changes to be Approved
	£M	£M	£M
Bike hangars#+	0.029	0.029	0.000
Active Travel Infrastructure	0.050	0.000	0.050
Accessibility Package	0.100	0.000	0.100
Cycle Services	0.190	0.000	0.190
School Streets#+	0.049	0.049	0.000

School Travel	0.292	0.000	0.292
All Corridors Future Feasibility (Studies & Monitoring)	0.050	0.000	0.050
Transport project management costs	0.375	0.000	0.375
WestTrans contribution	0.025	0.000	0.025
Data and Monitoring	0.100	0.000	0.100
Active Travel Communications & Promotion	0.035	0.000	0.035
Street Greening Package	0.200	0.000	0.200
Climate Change Package	0.150	0.000	0.150
Traffic Enforcement Package (Road Safety)	0.100	0.000	0.100
E-Scooter Trial	0.015	0.000	0.015
Local Transport Fund	0.100	0.000	0.100
S106 Travel Plans	0.005	0.000	0.005
Total Revenue Expenditure Budget	1.865	0.078	1.787
Funded by:			
TfL*	1.315	0.000	1.315
Private Operator Fee Income	0.065	0.000	0.065
Approved Revenue Budget	0.078	0.078	0.000
Parking Revenue Account	0.402	0.000	0.402
S106	0.005	0.000	0.005
Total Funding	1.865	0.078	1.787

* The grant funding will come from: TfL LIP and TfL discretionary grants to be spent within the 2022-23 period to implement the Mayor's Transport Strategy.

Approved by 2022/23 Budget Amendment, Cabinet Report, May 2022

+ Treasury Management cost of financing relating to the capital scheme

5. Legal

5.1 Under S159 of the Greater London Authority Act 1999, TfL may give financial assistance to the Council where they consider it would be conducive to the

provision of safe, integrated, efficient and economic transport facilities or service to, from or within Greater London. This financial assistance is bound by terms and conditions that funds can only be spent on projects that contribute directly towards the goals of the MTS. TfL Guidance also specifies that London Boroughs are required to provide cycle training services using this financial assistance.

- a. Money paid to the Council pursuant to a S106 obligation can only be applied for the purposes set out in the relevant agreement.
- b. Money held on the Parking Revenue Account can only be applied in accordance with the requirements of section 55 of the Road Traffic Regulation Act 1984

5.2 The Highways Act 1980 places a duty on highways authorities to improve highway safety, and the Greater London Authority Act 1999 requires authorities to implement projects and programmes that contribute to the Mayor's Transport Strategy. The Road Traffic Regulation Act 1984 and the Traffic Management Act 2004 give powers and duties on the Public Highway to manage traffic (including pedestrians and cycles) to secure that safe and expeditious movement of traffic. The WELN programme will deliver improvements in line with these duties and powers. Under the Traffic Management Act 2004, TfL has the power to approve or reject changes on Uxbridge Road that impact on capacity and buses

5.3 The Highways Act 1980 also places a duty on highway authorities to maintain the highway asset or network and a Code of Practice for Maintenance Management (Delivering Best Value in Highway Maintenance) gives information about the standards to be achieved. There are various Audit Commission Performance Indicators that give monitoring information of highway conditions.

5.4 Where schemes are introduced by exercising powers under the Road Traffic Regulation Act 1984 by virtue of section 122 of the Act the Council must exercise such functions '(so far as practicable...) to secure the expeditious, convenient and safe movement of vehicular and other traffic (including pedestrians) and the provision of suitable and adequate parking facilities on and off the highway...' and having regards to matters including the desirability of securing and maintaining reasonable access to premises and the effect on the amenities of any locality affected and any other matter appearing to the Council to be relevant.

6. Value for Money

6.1 The Council's framework consultants and term contractors, who were engaged on the basis of competitive tendering, would carry out the design and implementation works.

7. Risk Management

7.1 Such operations have been carried out annually and it is not expected that there are any potential major risks associated with the options and the proposed

course of action. The main risk to the schemes arises from formal objections received at the statutory consultation stage that cannot be justifiably overturned, delays preventing implementation during the time frame of available funding and unforeseen problems on site. Processes are in place to minimise the impact of any such eventualities. Non-delivery of schemes may result in loss of funding.

- 7.2 The Northolt Levelling Up Scheme carries a variety of risks related to its scale, combination of traditional highway engineering and transport planning projects and bespoke urban realm schemes. A Steering Group consisting of directors and councillors has been established to monitor and advise officers on appropriate risk mitigation actions.

8. Community Safety

- 8.1 Transport Strategy and LIP have an objective to “Improve road safety”. Transport schemes, including new pedestrian and cycle infrastructure, are a part of planned interventions that would improve safety in the community. In addition, the Council has a statutory duty to investigate road traffic collisions and work to prevent future road casualties. Advice from TfL is that incorporating safety schemes within the LIP schemes will satisfy this requirement.

9. Links to the 3 Priorities for the Borough

- 9.1 Creating good jobs. Transport links throughout the Borough will be improved, particularly sustainable modes and orbital journeys. This will help local people access jobs and employers attract local people more effectively.
- 9.2 Tackling the climate crisis. As part of all transport schemes the Council will ensure that transport emissions, road safety and personal security issues are investigated and addressed. The LIP will manage traffic by supporting and promoting sustainable modes. This will reduce emissions of carbon and other pollutants. Appropriate maintenance and improving the quality of the street environment are key components of schemes to encourage walking and cycling. Transport links throughout the Borough will be targeted for improvement, particularly sustainable modes (walking, cycling and public transport) and orbital journeys. The focus on sustainable modes will not substantially increase wear on carriageways and footways, therefore maintaining an adequate lifespan of these Council assets before replacement is required
- 9.3 Fighting inequality. Transport links throughout the Borough will be improved, particularly sustainable modes and orbital journeys. This will help local people access education, health and other services more effectively. Transport links throughout the Borough will be targeted for improvement, particularly sustainable modes and orbital journeys. This will help local businesses and people access jobs and markets more effectively. This will also provide people with access to jobs, education and services more effectively including those with disabilities and without access to a car. As part of all transport schemes the Council will ensure that road safety and personal security issues are investigated and addressed.

10. Equalities and Community Cohesion

10.1 An Equality Impact Assessment has been undertaken on the proposed programme of works. In addition, all schemes detailed in this report will be designed in accordance with current disability and equality guidelines.

10.2 An Equalities Impact Assessment has been completed for the LIP 2019-22 which covers all projects contained within this report and was included within the Cabinet Report on 12 February 2019.

11. Staffing/Workforce and Accommodation implications

11.1 There are no staffing/workforce and accommodation issues as the design and works involved are carried out by consultant and contractors employed by the Council.

12. Property and Assets

12.1 This Report is concerned with the refurbishment enhancement and improvement of footways, carriageways and parks in the Borough, which are significant and key assets of the Council.

13. Any other implications

13.1 By investing in the infrastructure will ensure that footways and carriageways are fit for purpose in the future and lead to a reduced need for reactive maintenance of those items.

14. Consultation

14.1 There are three usual stages of consultation for schemes of the type detailed in this report. These are:

- (i) Consultation with residents and businesses in the scheme area by way of posted letter drop, Council website posting and online consultation platform;
- (ii) Statutory advertising of any necessary Traffic Management Orders, using on-street notice boards, information in the London Gazette and in the local newspaper, prior to implementing a scheme. Any formal objection received at the statutory consultation stage that cannot be justifiably overturned could delay the implementation of the scheme. There is no other known potential risk at present.
- (iii) Publishing of Notices under Section 58 of the New Roads and Street Works Act which places certain restrictions upon statutory undertakers in excavating new surfaces.

14.2 In addition, the emergency services and bus operators are consulted where appropriate during scheme development.

14.3 Specific schemes developed through the LIP programme would be subject to

further public consultation during their detailed development and prior to any approved implementation.

15. Timetable for Implementation

15.1 The outline timetable shows indicative milestones for schemes that are funded to the end of the 2022-23 financial year. Where schemes extend beyond one financial year, the date of each project lifecycle will be increased accordingly reflecting the size and complexity of each project.

Project Lifecycle	Date
Request new project budgets and associated cost codes	April 2022
Set up cost codes and budgets on finance systems	April – May 2022
Cabinet approval	July 2022
Preliminary design	July – September 2022
Consultation	September - November 2022
Design	November – December 2022
Works commencement on site	December 2022 – January 2023
Works completion	March 2023

15.2 The proposed programme is indicative and may vary subject to:

- constraints that may be identified at the preliminary design stage requiring additional study to obtain scheme approvals;
- issues raised by Members or the public at consultation stage which may require design changes;
- unresolvable objections being received at the statutory consultation stage;
- approvals by other boroughs on cross Borough schemes;
- approvals required by TfL where relevant; and
- alterations to programme through mutual agreement with TfL.

15.3 The Transport Schemes listed in Appendix A are at varying stages of development across their respective project lifecycles. Some are at relatively early concept stages whereas others have already been designed and are merely awaiting funds for construction.

16. Appendices

- Appendix A – Transport Programme 2022-23 Map
- Appendix B - Transport Programme 2022-23 Finance

17. Background Information

- Highways Improvement Programme 2022-23, ICDM, May 2022

- 2022/23 Budget Amendment, Cabinet Report, May 2022
- Corporate Plan 2021-22
- Ealing Climate and Ecological Emergency Strategy, Cabinet report, January 2021
- Active travel and social distancing measures in response to Covid-19 Cabinet report, June 2020
 - London Streetspace Plan, TfL, 2020: <http://content.tfl.gov.uk/lsp-interim-borough-guidance-main-doc.pdf>
- Local Implementation Plan (Transport) 2019-22 – Cabinet Report, February 2019
- Transport Strategy, Cabinet Report, June 2018
- Mayor’s Transport Strategy – Mayor of London, 2018
- Relevant S106 Agreements

18. Report Consultation

Name of consultee	Department	Date sent to consultee	Response received from consultee	Comments appear in report para:
Cllr Peter Mason	Leader of the Council	27/06/22	28/06/22	Section 4, Appendices A & B
Cllr Dierdre Costigan	Deputy Leader and Cabinet Member for Climate Action	06/06/22	21/06/22	Throughout
Cllr Josh Blacker	Cabinet Member for Healthy Lives	06/06/22		
Darren Henaghan	Director of Housing	06/06/22	16/06/22	Section 3
Gina Cole	Assistant Director Parking, Highways and Transport	06/06/22		
Chris Cole	Head of Transport Planning	06/06/22	16/06/22	Sections 3 & 4
Tony Singh	Head of Highways	06/06/22	16/06/22	Section 4 & Appendix A
Jackie Adams	Head of Legal (Commercial)	06/06/22	09/06/22	Throughout
Russell Dyer	Assistant Director, Accountancy	06/06/22		
Yalini Gunarajah	Senior Finance Business Advisor	06/06/22	09/06/22	Section 4 & Appendix A

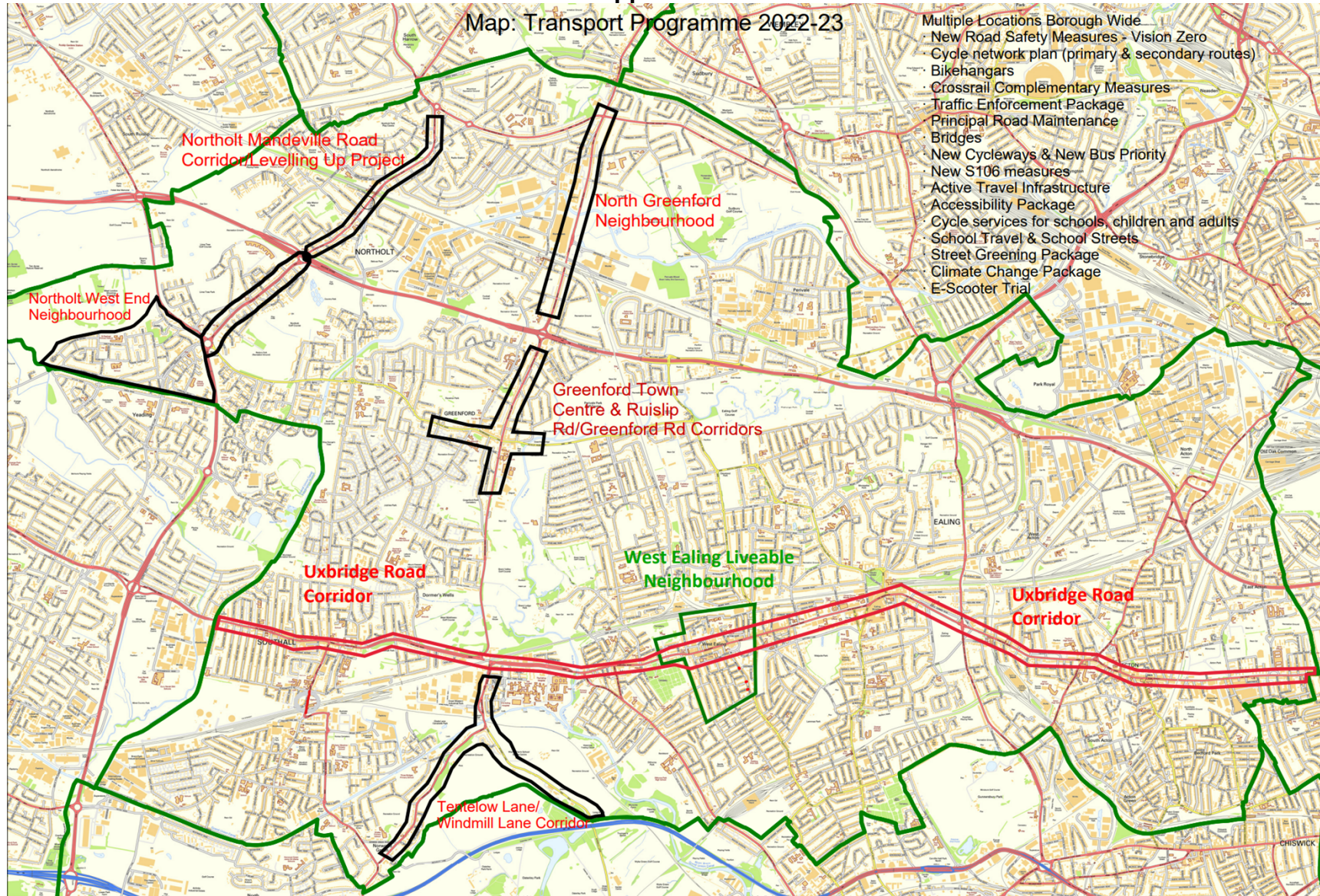
Report History

Decision type: Key decision	Urgency item? No
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Report no.:	Report author and contact for queries:
	Russell Roberts, Principal Transport Planner x9430

Appendix A

Map: Transport Programme 2022-23



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Appendix B Finance Tables

Table A 2022/23 Transport Programme		2022/23 Capital Budget Allocation						2022/23 Revenue Budget Allocation						Total 2022/23 Transport Programme
Package Name and Location	Key Scheme Proposals	TfL grant funding	Parking Revenue Account	Council Capital (Main Stream)	Other Grants	S106 (see Table B)	Total Capital Budget	TfL grant funding	Parking Revenue Account	Council Revenue	S106 (see Table B)	Private Operator Fee Income	Total Revenue Budget	
Uxbridge Road Walking & Cycling Corridor	Design/build of walking & cycling infrastructure on the A4020 Uxbridge Road spine corridor. To include improvements for Acton, Ealing Broadway, Hanwell and Southall town centres plus Iron Bridge, Southall.	359,000	1,550,000				1,909,000						0	1,909,000
Greenford Town Centre-Ruislip Rd/Greenford Rd Corridor	Completion of remaining physical scheme. Measures include: Greenford Road bus lanes, streetscape/placemaking improvements to support walking, cycling, road safety and bus users.	100,000	52,000				152,000						0	152,000
Northolt Mandeville Road Corridor/Leveling Up Project	Completion of remaining physical scheme plus new phase as a result of successful levelling up bid. Measures include: streetscape/placemaking improvements to support walking, cycling, road safety and bus users.	150,000					150,000						0	150,000
New Tentelew Lane/Windmill Lane Corridor	Scheme focussed on delivering improved road safety, providing better conditions for cyclists and pedestrians. To tackle speeding issues and provide improved cycling infrastructure.	100,000	75,000				175,000						0	175,000
North Greenford Neighbourhood	Completion of remaining physical scheme. Measures include: streetscape/placemaking improvements to support walking, cycling, road safety and bus users.	200,000					200,000						0	200,000
Northolt West End Neighbourhood	Location Northolt West End. Completion of remaining physical scheme. Measures include: streetscape/placemaking improvements to support walking, cycling, road safety and bus users.	150,000					150,000						0	150,000
Uxbridge Road corridor WELN contribution	LIP funding contribution - 2022/23 West Ealing Liveable Neighbourhood	100,000					100,000						0	100,000
New Road Safety Measures Vision Zero (including South Ealing Corridor)	Borough 20mph Road Safety (Hotspot Remediation, Investigation & implementation). Various locations including Popes Lane, South Ealing.	165,000					165,000						0	165,000
Cycle Network Plan	Engagement and quick wins to create a strategic borough cycle network with a local tailored solutions for inclusive cycle routes.	110,000	50,000				160,000						0	160,000
Bike hangars	Bike hangar cycle parking implementation to meet manifesto commitment			208,000			208,000			29,000			29,000	237,000
Active Travel Infrastructure	Cycle parking (including sheffield stands)						0	50,000					50,000	50,000
Accessibility Package	Pedestrian accessibility including enhanced Bus Stop Accessibility and public realm programme (dropped kerbs)						0	100,000					100,000	100,000
Cycle Services	Cycle Support Measures including cycle training for schools, children & adults & Dr Bikes						0	180,000	10,000				190,000	190,000
School Streets	School Street implementation to meet manifesto commitment. Timed street closures adjacent to STARS schools. New locations borough wide TBC.			356,000			356,000	0		49,000			49,000	405,000
School Travel	Borough wide activities including School Travel Plans & School Road Safety (STARS)						0	200,000	92,000				292,000	292,000
All Corridors Future Feasibility (Studies & Monitoring)	Monitoring (data collection) and commissioning of studies to inform future programmes/schemes inform other schemes within LIP preparation						0	50,000					50,000	50,000
Transport project management costs	Transport project management costs						0	375,000					375,000	375,000
WestTrans contribution	WestTrans contribution						0	25,000					25,000	25,000
Data and Monitoring	Data collection and monitoring for completed/existing schemes						0	50,000	50,000				100,000	100,000
Active Travel Communications & Promotion	Borough wide activities including: -Communications/Travel Awareness (TA) -Ealing Council Travel Plan						0	35,000					35,000	35,000
Street Greening Package	Borough wide activities including: -Make cycle schemes permanent -Make school streets permanent -Whole street, greening and Sustainable Urban Drainage schemes						0	100,000	100,000				200,000	200,000
Climate Change Package	Borough wide activities including: -Air Quality Monitoring -EV charge point support						0	50,000	50,000			50,000	150,000	150,000
Traffic Enforcement Package (Road Safety)	Targeted interventions to improve road safety: - Red route(s) feasibility - Enhanced parking controls on cycle	50,000					50,000		100,000				100,000	150,000
E-Scooter Trial	Seed funding to support participation in London-wide trial. To include making Traffic Orders plus signing and lining changes required						0	0				15,000	15,000	15,000
Local Transport Fund	Flexible Funding to be allocated to new projects						0	100,000					100,000	100,000
Crossrail Complementary Measures	Station Access schemes to integrate six Elizabeth Line stations into their local communities, including urban realm, active travel and disabled access measures.	1,425,000					1,425,000						0	1,425,000

Table A 2022/23 Transport Programme		2022/23 Capital Budget Allocation						2022/23 Revenue Budget Allocation						Total 2022/23 Transport Programme
Package Name and Location	Key Scheme Proposals	TfL grant funding	Parking Revenue Account	Council Capital (Main Stream)	Other Grants	S106 (see Table B)	Total Capital Budget	TfL grant funding	Parking Revenue Account	Council Revenue	S106 (see Table B)	Private Operator Fee Income	Total Revenue Budget	
Principal Road Maintenance	Renewal of carriageway and footway assets on the strategic road network of borough streets	500,000					500,000						0	500,000
West Ealing Liveable Neighbourhood (WELN)	Area-wide programme of walking, cycling, streetscape and air quality improvements around West Ealing.	300,000					300,000						0	300,000
Bridges	Structural Bridge Assessments - Western Road Bridge Parapet / Kensington Road / Oldfield Lane Concrete repairs	90,000					90,000						0	90,000
Cycleways	Design and implementation of the Ealing to Greenford cycle Quietway, Boston Road and Southall to Heathrow cycle routes.	650,000	400,000		30,000		1,080,000						0	1,080,000
Bus Priority	Bus Priority measures at - Broadmead Road Junction with Ruislip Road B455 / Twyford Abbey Road - Bus Gate / Zebra crossing on Greenford Road north of Greenford town centre & A40 signalised roundabout	550,000					550,000						0	550,000
Council and TfL Funded Sub Total		4,999,000	2,127,000	564,000	30,000	0	7,720,000	1,315,000	402,000	78,000	0	65,000	1,860,000	9,580,000
Acton S106 Measures	Transport enhancements related to local developments in Acton					389,344	389,344				5,000		5,000	394,344
Ealing S106 Measures	Transport enhancements related to local developments in Ealing					732,123	732,123						0	732,123
Hanwell S106 Measures	Transport enhancements related to local developments in Greenford					87,531	87,531						0	87,531
Northolt S106 Measures	Transport enhancements related to local developments in Southall					9,650	9,650						0	9,650
S106 Specific Measures Sub Total		0	0	0	0	1,218,648	1,218,648	0	0	0	5,000	0	5,000	1,223,648
Transport Programme- 2021/22 Total		4,999,000	2,127,000	564,000	30,000	1,218,648	8,938,648	1,315,000	402,000	78,000	5,000	65,000	1,865,000	10,803,648

Table B - S106 Funded Projects Summary

2022/23 Transport Deliverables - S106 Funded Projects Summary			
S106 Ref.	Site Name and Location	Project Description	Funding
A108	SOUTH ACTON ESTATE	Pedestrian, cycle & road safety measures	68,250
A111	McDonalds Land at Junction Lemington Park and Western Ave	School pedestrian, cycle & road safety measures	25,200
A112	S106 - A112 - EHWL College, Gunnersbury Lane, W3	Travel Plan Monitoring	5,000
A80	COLONIAL DRIVE, BOLLO LANE, W4	Infrastructure improvements including cycling and safety	30,694
A86	SOUTH ACTON PH 2	Infrastructure improvements including cycling and safety	42,080
A87	OAKS SHOPPING CENTRE, ACTON	Streetscape, pedestrian & cycle measures	179,777
A87A	OAKS SHOPPING CENTRE, ACTON PH 2	Streetscape, pedestrian & cycle measures	43,343
E62	22-24 Ubridge Road, Ealing	Pedestrian and cycling	56,550
E91	DICKENS YARD	Streetscape, pedestrian & cycle measures	602,353
E102	NOTTING HILL & EALING HIGH SCHOOL	School pedestrian, cycle & road safety measures	28,220
E142	ADA LOVEFACE HIGH SCHOOL	School pedestrian crossing (zebra), & road safety measures	45,000
H9	1-35 CAMBRIDGE YARD, HANWELL	Infrastructure improvements including cycling and safety	87,531
N14	EASTCOTE LANE NORTH, NORTHOLT	Cycling and road safety	9,650
TOTAL			1,223,648

Transport Deliverables - 2022/23 - S106 Funded Projects Summary - Appendix B

S106 Ref	Site Name & Location	Project Description	Funding £
A108	SOUTH ACTON ESTATE	Pedestrian, cycle & road safety measures	68,250
A111	McDonalds Land at Junction Lemington Park and Western Ave	School pedestrian, cycle & road safety measures	25,200
A112	Ealing, Hammersmith and West London College, Gunnersbury Lane, W3	Travel Plan Monitoring	5,000
A80	COLONIAL DRIVE, BOLLO LANE, W4	Infrastructure improvements including cycling and safety	30,694
A86	SOUTH ACTON PH 2	Infrastructure improvements including cycling and safety	42,080
A87	OAKS SHOPPING CENTRE, ACTON	Streetscape, pedestrian & cycle measures	179,777
A87A	OAKS SHOPPING CENTRE, ACTON PH 2	Streetscape, pedestrian & cycle measures	43,343
E62	22-24 Uxbridge Road, Ealing	Pedestrian and cycling measures	56,550
E91	DICKENS YARD	Streetscape, pedestrian & cycle measures	602,353
E102	NOTTING HILL & EALING HIGH SCHOOL	School pedestrian, cycle & road safety measures	28,220
E142	ADA LOVELACE HIGH SCHOOL	School pedestrian crossing (zebra), & road safety measures	45,000
H9	1-35 CAMBRIDGE YARD, HANWELL	Infrastructure improvements including cycling and safety	87,531
N10	EASTCOTE LANE NORTH, NORTHOLT	Cycling and road safety measures,	9,650
TOTAL			1,223,648

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Report for:
ACTION/INFORMATION

Item Number:

Contains Confidential or Exempt Information	NO
Title	Ealing Indoor and Outdoor Sports Facility Strategy and Action Plan 2022 - 2031
Responsible Officer(s)	Mark Wiltshire; Director of Community Development
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Portfolio(s)	Cllr Jasbir Anand and Cllr Josh Blacker
For Consideration By	Cabinet
Date to be Considered	13 th July 2022
Implementation Date if Not Called In	26th July 2022
Affected Wards	All
Keywords/Index	Sport, swimming, sports hall, pool, court, pitch, strategy

Purpose of Report:

The purpose of this report is to recommend the adoption of the Ealing Indoor and Outdoor Sports Facility Strategy 2022 – 2031 produced by Leisure in partnership with Continuum Sport and Leisure Limited, Sport England and National Governing Bodies of Sport.

The strategy includes a comprehensive evidence base for indoor and outdoor sports facilities and assesses the current and future need for the most popular indoor and outdoor sports facilities across Ealing, which will be used to inform future Local Plans. The outdoor playing pitch section of this strategy will supersede the Playing Pitch Strategy 2017 – 2031.

The Ealing Sports Facility Strategy 2012 – 2021 enabled Ealing Council and external partners to successfully invest around £50 million in improving sports facilities for the benefit of local residents and the new strategy will enable Ealing Council and organisations based in Ealing to apply for further funding for indoor and outdoor sports facility improvements; it is also worth noting that without this document, Sport England and other grant giving organisations would not accept any future funding bids for sports facility new builds or refurbishments.

This report will also seek permission to proceed with the development of other indoor and outdoor sports sites and to progress the Ealing Indoor and Outdoor Sports Facility Strategy 2022 – 2031 Action Plan.

1. Recommendations

It is recommended that Cabinet

- 1.1 Adopts the Ealing Indoor and Outdoor Sports Facility Strategy 2022 – 2031 (the Strategy) (Appendix A) and
 - a) Authorises the Director of Community Development following consultation with the Portfolio Holder(s) to make any necessary minor amendments to the Strategy before publishing the final document.
 - b) Directs the Director of Community Development following consultation with the Portfolio Holder(s) to develop a work plan that supports the implementation of the associated action plan, included at the end of the Strategy.
- 1.2 Notes and agrees that the Playing Pitch Strategy 2017-2031 will now be superceded by this Strategy.
- 1.3 Authorises the Director of Community Development following consultation with the Portfolio Holder(s) to:
 - a) Seek and accept grants associated with the delivery of projects in the Action Plan including (but not limited to) those from the Lawn Tennis Association (LTA) to improve park tennis courts including entering into any associated grant agreements.
 - b) Take to the market, the opportunity of providing Padel Tennis facilities in some of Ealing's parks as set out in paragraph 2.9.
 - c) Engage with local residents and users on a review of golf course facilities in the borough that by design will support the aims of the climate emergency and ecological strategy.
- 1.4 Notes that suitable budget provision will be needed in order to deliver this Strategy, and therefore:
 - a) Directs the Director of Community Development following consultation with the Portfolio Holder(s) and the Chief Finance Officer to identify suitable financial provision to undertake a robust feasibility on the future redevelopment of Dormers Wells Leisure Centre and to explore options for the provision of outdoor swimming in the borough.
 - b) Directs the Chief Finance Officer following consultation with the Portfolio Holder(s) to identify funding sources and opportunities that will contribute £1.0M in match funding over the lifetime of this Strategy to be brought back to Cabinet for approval.
- 1.5 Notes the ongoing work with community, sports and nature groups to develop the plan to develop a strategy for the redevelopment of Warren Farm Sports Ground to be brought to Cabinet for future decision.

2. Reason for Decision and Options Considered

- 2.1 The reason for the decision is to build on the success of the previous Strategy and ensure that the Council and external partners, adopts a new 10 year indoor and outdoor sports facility strategy for Ealing. Without an adopted strategy, the Council and external partners will lose the ability to apply to the majority of

organisations for any future facility development project funding and it may well jeopardise existing funding awards.

- 2.2 The Strategy covers sports facility provision across the whole borough and will provide a ten year plan to meet both the Council and local people's needs in relation to Ealing's sports facilities both now and in the future and will have a positive impact on people's participation in sport and physical activity.
- 2.4 The Strategy forms a key evidence base endorsed by Sport England and recommends levels of future sports facility provision underpinning the Council's future Local Plan and other associated documents.
- 2.5 Investment in a network of indoor and outdoor sports facilities will ensure that Ealing residents will have the facilities available to them to be more active, as well as benefit from associated education programmes, leisure/recreation and contributors to the public health agenda.
- 2.6 The Strategy will assist with the development of an accurate and robust evidence base to provide the leisure and sport content for the Local Plan refresh and to help inform Planning policy decisions regarding the protection, enhancement and provision of existing and future indoor and outdoor sports facilities providing an understanding of the best location(s) for any new facilities.
- 2.7 The Strategy and associated action plan will be used to provide an evidence base to help calculate and secure developer contributions as part of the planning process where sport and leisure is a consultee on all future housing developments to ensure the impact on the sport and leisure infrastructure is considered and to provide funding to enable the development of sports facilities to benefit residents.
- 2.8 The Strategy and action plan will provide an agreed list of priority projects which will help to meet any existing deficiencies, meet future demand and feed into wider infrastructure planning as well as helping to secure internal capital and revenue investment.
- 2.9 The Strategy work has already identified Padel Tennis, as a new sport which is growing fast across the country that provides an exciting addition to the traditional game of tennis, enjoyed by both existing players and complete beginners. As a result of this identified demand for a new version of the sport, the council has received a significant number of enquiries from Padel Tennis operators to design, build and operate new facilities in Ealing. It is anticipated that there will be little or no requirement for any capital contribution for the Council and will yield a moderate revenue income. To capitalise on this wave of interest and the potential benefits to residents that might be available from commercial operators in this market, the Leisure team is keen to explore what opportunities there might be to partner with a Padel Tennis operator to develop new sports facilities in Ealing for local residents to enjoy and be active.

3. Key Implications

3.1 The purpose of the Strategy is to support the Council's overarching principles shaping the future of Ealing and most importantly contribute to the achievement of outcomes relating to improved health and increased physical activity levels of residents, establishing how to best meet their current and future health and wellbeing needs and encourage and support their continued independence, contributing to making Ealing a better place to live and work.

3.2 The Strategy aims to facilitate the creation of a sporting infrastructure across Ealing that provides residents of all ages, abilities and backgrounds with the opportunity to be active and play sport. The key objectives of the Ealing Indoor and Outdoor Sports Facility Strategy 2022 – 31 are to:

- Provide the Council and its partners with a robust document with an evidence base that can be reliably used to support spatial planning decisions and inform capital investment plans and external funding bids for new and/or enhanced indoor and outdoor sports facilities.
- Improve public health by encouraging more people in Ealing to be more active by ensuring facilities for indoor and outdoor sports are of the appropriate quality are both available and accessible.
- Ensure future sustainability of sport and leisure in Ealing through sports and physical activity networks, involving sports clubs and other delivery organisations

3.3 In order to achieve the key objectives of this new 10 year Strategy, the Council will explore opportunities to:

- Enable and promote a network of accessible sports facilities across the borough maintaining and enhancing the borough's built and green sporting infrastructure
- Work with commercial and community partners and national governing bodies to enable and secure the development and long term management as well as financial viability of indoor and outdoor sport facilities across the borough
- Seek to maximise opportunities which may arise to develop sports facilities as part of wider regeneration, education or place based projects
- Identify and bid for external funding to support the development and delivery of new sports facilities across Ealing
- Help sports clubs and organisations to promote the benefits of sport to bring communities together to make them stronger reducing inequality and celebrating diversity
- Promote sport and active recreation as a key enabler to healthy and active lifestyles
- Be innovative and creative when investigating possible solutions to facility supply needs in light of the general reduction in funding available to improve and or build new sports facilities
- Identify opportunities for the possible co-location of facilities including cultural facilities such as film studios, libraries, health clinics, etc.

- Expand community use of existing education facilities not currently available for community use
 - Investigate the viability of developing indoor facilities at existing outdoor sports venues to create sustainable and self-financing indoor and outdoor sports hubs managed and operated by voluntary sports clubs
- 3.4 Through the implementation of this strategy, the Council has a major role to play in providing access to sporting opportunities at a cost that is acceptable to the wider community. The Council has a role to play as a direct provider of entry level playing facilities such as free to use casual football pitches and tennis courts in parks as well as pay as you go swimming and gym use.
- 3.5 The Council also plays an enabling role in developing better quality facilities by engaging and enabling community organisations through the asset transfer process to independently manage and operate facilities funded through partnerships with Sport England and National Governing Bodies of Sport as well as other funding organisations. At the very top level, professional sports clubs based in the borough provide facilities catering for elite sport.

4. Financial

a) Financial impact on the budget (mandatory)

There are no specific costs associated with the adoption of the strategy; any costs incurred thus far are predominantly related to officer time and consultant fees covered by existing revenue budgets. Any future project specific financial implications for the Council will be identified and reported to Cabinet for approval at the appropriate time.

5. Legal

5.1 Although the adoption of Sports Facility Strategy is not a statutory requirement, paragraph 98 of the National Planning Policy Framework confirms that

‘Planning policies should be based on robust and up-to-date assessments of the need for open space, sport and recreation facilities (including quantitative or qualitative deficits or surpluses) and opportunities for new provision’.

5.2 The Strategy has also been prepared following Sport England Guidelines

5.3 The Council has a number of powers available to enable it to implement the future projects. the power to adopt this Strategy, which has been produced following Sport England guidelines.

5.4 Future project(s) will also be subject to a planning application and each planning application will be assessed upon its merits against the planning policy framework.

- 5.5 The procurement of the Padel Tennis facilities contract will be in accordance with the Public Contracts Regulations 2015 and the Council's Contract Procedure Rules.

6. Value For Money

- 6.1 The Strategy sets achievable targets for the development and/or refurbishment of the boroughs sports facilities and recognises the opportunity that the strategy will play in setting sports facility standards and securing future planning gain and delivering value for money.
- 6.2 The Strategy will ensure a continued focus on the identified targets over the longer term and will manage risk by the engagement of a range of resources across a number of different partners.
- 6.2 Since 2012, Ealing Council has secured over £23m in external funding to help facilitate the delivery of £64m of projects detailed in the Ealing Sports Facility Strategy 2012 – 21 and the Playing Pitch Strategy 2017-31.

7. Sustainability Impact Appraisal

- 7.1 Principles of sustainability will be incorporated throughout the planning of all projects and successful bidder(s) will be encouraged to ensure best design practice options for alternative/'greener' materials and products and quality, economical and sustainable utilities systems are used.
- 7.2 The boroughs outdoor sports facilities form an essential part of Ealing's overall infrastructure and contribute to the effective functioning of the borough as a healthy and active place to live, work and visit.

8. Risk Management

- 8.1 If the strategy is not adopted, the Council will not make the best use of the limited resources available to improve sports facility provision and resident satisfaction.
- 8.2 Without an adopted strategy, the Council will lose the ability to apply to the majority of organisations for any future outdoor facility development project funding and it may well jeopardise existing funding awards.
- 8.3 Not having an adopted strategy will undermine the credibility of the Local Development Framework documents, through failing to provide the necessary evidence base needed to inform these documents.
- 8.4 The Council will not realise the benefits of the strategic link between economic development and the need to invest in the sporting infrastructure of the borough.

9. Community Safety

- 9.1 Regeneration of local sports facilities and sports grounds will encourage a greater number of visitors and improved security will be part of the overall aims

of each project. The strategy outlines the location of future facility developments, which will improve local access for residents to a wide range of sports facilities. Projects will be developed in line with Sport England and the relevant National Governing Body of Sport guidelines ensuring facilities are safe and appropriate for all users.

10. Links to the 3 Key Priorities for the Borough

10.1 The addition and expansion of sporting facilities across Ealing's will result in creating a safer, cleaner environment offering more opportunities for education, sport and leisure, and may possibly create local job opportunities in the future.

11. Equalities, Human Rights and Community Cohesion

11.1 An Initial Equality Analysis Assessment has been completed and full Equality Analysis Assessments will be carried out on specific projects as and when required.

12. Staffing/Workforce and Accommodation implications:

None.

13. Property and Assets

13.1 The ongoing improvement to the quality of the boroughs indoor and outdoor sports facility stock through their initial planning, design, development and maintenance is core to the Strategy. The implications for any change of use, disposal and/or adoption of designated sports ground space will be assessed on a site by site basis, in consideration of the value and function of a given site both to the borough of Ealing and to its residents.

14. Any other implications:

None

15. Consultation

15.1 The consultation process carried out as part of the development of the Strategy involved National Governing Bodies of Sports and Sport England as well as various sports clubs and sports pitch users via email, site visits and telephone conversations. Clubs completed online questionnaire surveys and where necessary follow ups were carried out via telephone calls and emails.

15.2 Each future sports facility project will also carry out its own consultation process as part of resident liaison and the planning process.

16. Timetable for Implementation

16.1 Once approved by Cabinet the Strategy will be implemented and projects will be delivered in line with the timescales detailed in the strategy's action plan.

17. Appendices

Appendix 1: Ealing Indoor and Outdoor Sports Facility Strategy and Action Plan 2022 – 2031 (Draft)

Appendix 2: Equalities Analysis Assessment (Draft)

18. Background Information

NPPF

[National Planning Policy Framework \(publishing.service.gov.uk\)](https://www.publishing.service.gov.uk)

Sport England: Assessing needs and opportunities guide for indoor and outdoor sports facilities

[Planning for sport | Sport England](#)

Consultation

Name of consultee	Post held	Date sent to consultee	Date response received	Comments appear in paragraph:
Internal				
Jackie Adams	Head of Legal (Commercial)	09/06/2022		
Chuhr Nijjar	Senior Contracts Solicitor	09/06/2022		
Yalini Gunarajah	Senior Finance Business Advisor	09/06/2022		
Cllr Anand		07/06/2022		
Cllr Blacker		07/06/2022		
Mark Wiltshire	Director of Community Development	07/06/2022		
External				

Report History

Decision type:	Urgency item?
Key decision	No
Report no.:	Report author and contact for queries:
	Chris Bunting Asistant Director Leisure Julia Robertson Active Ealing Sports Development Manager



Ealing Indoor and Outdoor Sports Facility Strategy and Action Plan 2022 – 2031 Working draft copy*



CONTINUUM
SPORT & LEISURE LTD

LB Ealing – Indoor and
Outdoor Facility Strategy 2022

Part 1 – Playing Pitch Strategy

WORKING DRAFT COPY*

*Please note:

This working draft copy of the Ealing Indoor and Outdoor Sports Facility Strategy and Action Plan 2022 - 31 is not the final version of this document and should not be used as such; the final version will be formally published on the Ealing Council website once the full Sport England approved process has been completed. This authorisation and validation process involves sign off by the strategy steering group as well as Sport England; without this process being completed the strategy will not be recognised by National Governing Bodies of Sport or Sport England.

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Appendices: Assessment of Need Reports

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Appendix B:	Assessment of Need - Football
Appendix C:	Assessment of Need - Hockey
Appendix D:	Assessment of Need - Rugby

Introduction



1. Introduction – Brief, Scope, Vision and Aims

1.1 Background

The new Ealing Indoor and Outdoor Sports Facility Strategy 2022 – 31 produced in line with Sport England’s latest guidance is the follow-on document to the Ealing Sports Facility Strategy 2012-21 adopted by Cabinet in February 2013 and the Playing Pitch Strategy 2017-31, adopted by Cabinet in March 2017.

Continuum Sport and Leisure Limited were commissioned by the Council to lead on the production of the new strategy, following the Sport England process which has been agreed by all the main national governing bodies of sport. Each authority in the country is encouraged to produce this type of document to inform future decisions regarding the demand and supply of existing and new indoor and outdoor sports facilities in a given area. The strategy document informs an action plan which details potential facility developments based on the demand and supply analysis. This action plan will be reviewed and adjusted where necessary on an annual basis.

The supply side information contained in the strategy is generated through standard facility audits used for all levels of facility from park to elite sport, with findings then corroborated by the relevant national governing body of that sport. The demand side information is generated from surveys of current and potential users including local sports clubs as well as club and team data provided by the relevant governing bodies of sport and facility booking records where available. The Council's Leisure Service has provided context and a local perspective on the overarching vision and principles driving the strategy and the outcome objectives.

The resulting action plan is a guide to how enhanced and new facilities might be developed, pending funding confirmation and planning permission where necessary, where they might be developed and the lead organisation to meet identified demand, exploit opportunities that may arise and provide sustainable management and operational models. Often projects are delivered through the Council or the sport's governing body engaging with voluntary, education or commercial partners. Each potential project identified in the action plan will be reviewed and re-evaluated considering the situation at the time. The strategy and action plan provide a 'snapshot' of the position at the time of writing. Factors on both the demand and supply side may have changed as well as the cost and viability of the project at the point when an individual project is being considered.

When applying for funding to develop new facilities, Sport England, National Governing Bodies of Sport and most other funding organisations, require evidence of the current demand and supply of facilities in an area to justify the proposed project. This strategy - developed and agreed in partnership with these same organisations - is the document that provides this information and is vital to the success of any funding bid.

Through the implementation of this strategy, the Council has a major role to play in providing access to sporting opportunities at a cost that is acceptable to the wider community. The council has a role to play as a direct provider of entry level facilities such as free to use casual football pitches and park tennis courts as well as pay and play summer and winter sports pitches with changing and toilet facilities to allow clubs to play competitively.

The Council also plays an enabling role in developing better quality facilities by engaging and enabling community organisations through the asset

transfer process to independently manage and operate existing and new facilities. At the very top level, professional sports clubs based in the borough provide facilities catering for elite sport.

The strategy document comprises two parts - Indoor and Built Sports Facilities (part 1) and Playing Pitches (part 2) - with an overarching action and implementation plan. This Playing Pitch Strategy (PPS) is Part 2 and should be read in conjunction with the accompanying Indoor & Built Sports Facilities Strategy (Part 1).

1.2 Why the Strategy Has Been Developed

The purpose of the strategy is to support the Council's overarching principles shaping the future of Ealing and most importantly contribute to the achievement of outcomes relating to improved health and increased physical activity levels of Ealing residents, establishing how to best meet their current and future health and wellbeing needs and encourage and support the continued independence of Ealing residents, contributing to the priority of making Ealing a better place to live and work.

Ealing Council's main reasons for producing this follow on facility strategy and associated action plan are detailed below:

- To assess and measure the impact of the Ealing Sports Facility Strategy 2012 – 21 and the London 2012 Games legacy programme
- To develop an accurate and robust evidence base to provide the leisure and sport content for the Local Plan refresh and to help inform Planning policy decisions regarding the protection, enhancement and provision of existing and future indoor and outdoor sports facilities providing an understanding of the best location(s) for any new facilities

- To use the evidence base to help calculate and secure developer contributions as part of the planning process where sport and leisure is a consultee on all future housing developments to ensure the impact on the sport and leisure infrastructure is considered and to provide funding to enable the development of sports facilities to benefit residents
- To create an agreed list of priority projects which will help to meet any existing deficiencies, meet future demand and feed into wider infrastructure planning as well as helping to secure internal capital and revenue investment as well as grants from external agencies
- To identify and help meet the growing need of Ealing's strong network of voluntary sports clubs, for better quality sport appropriate facilities, including improvements to existing or the building of new facilities.

1.3 Playing Pitch Improvement Projects Achieved

With regard to assessment of the impact of the current strategy, a substantial number of playing pitch facility enhancements and new projects have been implemented over the last ten years informed by priority needs identified in the Ealing Sports Facilities Strategy 2012 - 2021 and updated in the Playing Pitch Strategy in 2017.

Most notably with regard to new playing pitch provision, £18.5 million funding has been invested by a range of partners in two new football hubs at Rectory Park, Northolt (in the north west of the borough) and Gunnersbury Park (closest to Acton and Ealing in the east). Both sites now have 2 floodlit artificial grass pitches and the latter also includes an oversize sports hall to cater for Handball and Futsal, floodlit tennis courts, a gym, studios and grass pitches. The Rectory Park Football Hub was funded by Ealing Council, the Football Foundation and London Marathon Charitable

Trust; Middlesex FA's new Headquarters is co located in the same building, allowing the MFA to operate the Football Hub as well as administer county football matters on site. The new indoor and outdoor sports facilities at Gunnersbury Park Sports Hub, were funded by both Ealing and Hounslow Council's, the Football Foundation, London Marathon Charitable Trust, Sport England, the Lawn Tennis Association and England Cricket Board, as well as the University of West London, Brentford Football Club and Community Trust and the International School of London.

To create a sustainable legacy from the London 2012 Games, after carrying out a strategic assessment of its indoor and outdoor sporting assets, the Council identified a number of outdoor sports grounds to make available to the voluntary sector through an asset transfer process. This process involved transferring the management and/or ownership of land or buildings from the Council to a community organisation at 'less than best consideration' – that is at less than its full market value to achieve a public benefit. To date, the process has been highly successful and supported the further development of Ealing's existing strong and vibrant community sports sector. Ealing Council's work in this area has been recognised by Sport England and the Football Association and used as a case study in their respective asset transfer toolkits.

To realise this aim, the Council worked with community and voluntary sector organisations to develop small scale sports facilities; working with each partner to raise the necessary funding for the project and to build out the facility. The Council with its voluntary sector partners raised and invested £8.5 million into new and improved outdoor sports facilities. By leasing the new/improved facilities to the community-based partners, long term sustainability was secured - i.e. facilities managed by the community for the community.

Leading examples of this asset transfer approach include:

- **Spikes Bridge Park, Southall** - A new pavilion, floodlit 3G artificial grass pitch, cricket and grass football facilities in Southall installed in 2015 and currently leased to London Tigers.
- **Boddington Gardens, Acton** - A new pavilion, floodlit sand based artificial grass pitch, cricket pitch and grass football pitches came back into use in 2015, leased to Actonians Sports Club.
- **Perivale Park** - A new pavilion opened in 2016 provides users of the pay and play cricket and football pitches in this park with changing rooms and toilets.
- **Popesfield Playing Fields, Ealing** - A new pavilion and cricket and grass football pitches opened summer 2017 and leased to Ealing Cricket Club.
- **Lord Halsbury Memorial Sports Ground, Northolt** - A new pavilion including boxing gym and a floodlit 3G artificial training pitch opened in 2014 and leased to Larkspur Rovers Football Club
- **Scotch Common, West Ealing** - A new pavilion was built and leased to Pitshanger Football Club.

The Council has also worked closely with local schools to promote out of hours community use of new facilities on school sites that can be used for community sport and recreation. Through the planning process, Community Use Agreements have been secured ensuring that school facilities are available to local sports groups at an affordable price out of school hours. This type of agreement is in place at William Perkin High School, which opened its sports facilities including a floodlit full size 3G artificial grass pitch and sports hall for club-based community use in 2015.

These are just some of the successful larger scale playing pitch projects Ealing has delivered during the life of the original sports facility strategy 2012 – 21. A number of free to use entry level facilities for playing pitch

sports including MUGAs for football and cage cricket have also been provided by the Council in public parks and in residential areas.

Commercial and voluntary sector organisations have also funded sports facility improvement projects in Ealing, most prominently Trailfinders Sports Club Ground has transformed in recent years to a top-class rugby venue with excellent facilities (including an indoor training complex opened in January 2022) for the professional rugby team, large amateur rugby club, cricket and football clubs that operate on the site. Club des Sport has invested heavily in a range of sports facilities in Acton, including floodlit artificial grass pitches for football and cricket nets, for use by resident sports clubs including Acton Cricket Club. Wasps FC has invested in a floodlit rugby compliant artificial grass pitch facility and private schools in the borough have also invested in their sports facilities (for example floodlights added to the hockey artificial pitch at St Benedict's in Perivale), which facilitates community hockey club use after school hours.

1.4 Vision and Key Objectives

The vision for the Ealing Playing Pitch Strategy is to facilitate the creation of a sporting infrastructure across Ealing that provides residents of all ages, abilities and backgrounds with the opportunity to be active and play outdoor playing pitch sport.

The key objectives of the Ealing Sports Facility Strategy 2022 – 31 are to:

1. Provide the Council and its partners with a robust document with an evidence base that can be reliably used to support spatial planning decisions and inform capital investment plans and external funding bids for new and/or enhanced indoor and outdoor sports facilities.

2. Improve public health by encouraging more people in Ealing to be more active by ensuring facilities for indoor and outdoor sports are of the appropriate quality are both available and accessible.
3. Ensure future sustainability of sport and leisure in Ealing through sports and physical activity networks, involving sports clubs and other delivery organisations.

Through the implementation of this strategy, the Council has a major role to play in providing access to sporting opportunities at a cost that is acceptable to the widest community. To this end, the Council will continue to be a direct provider, where appropriate, of entry level playing facilities such free to use casual grass football pitches as well as hard court ball courts and multi-use games areas in parks and on housing estates.

As detailed in the examples in 1.3 above, the Council also plays an enabling role in developing better quality facilities by engaging and enabling community organisations through the asset transfer process to independently manage and operate facilities funded through partnerships with Sport England and National Governing Bodies of Sport as well as other funding organisations. At the very top level, professional sports clubs based in the borough provide facilities catering for elite sport.

In order to achieve the vision and 3 key objectives of this new 10-year strategy, the council will explore opportunities to:

- Enable and promote a network of accessible sports facilities across the borough maintaining and enhancing the borough's built and green infrastructure
- Work with commercial and community partners and national governing bodies to enable and secure the development and long-term

- management as well as financial viability of indoor and outdoor sport facilities across the borough
- Seek to maximise opportunities which may arise to develop sports facilities as part of wider regeneration, education or place-based projects
- Identify and bid for external funding to support the development and delivery of new sports facilities across Ealing
- Help clubs and organisations to promote the benefits of sport to bring communities together to make them stronger reducing inequality and celebrating diversity
- Promote sport and active recreation as a key enabler to healthy and active lifestyles
- Be innovative and creative when investigating possible solutions to facility supply needs in light of the general reduction in funding available to improve and or build new sports facilities
- Identify opportunities for the possible co-location of facilities including film studios, libraries, health clinics, etc.
- Expand community use of existing education facilities not currently available for community use
- Investigate the viability of developing indoor facilities at existing outdoor sports venues to create sustainable and self-financing indoor and outdoor sports hubs managed and operated by voluntary sports clubs.

By acting on the recommendations in this strategy and delivering the facility developments included in the action plan the following outcomes will be realised for Ealing residents:

- More opportunities for people to be more active reducing the number of inactive people

- Greater participation in playing pitch sports and increased levels of physical activity
- Better, more accessible sports facilities of appropriate quality available across the borough
- Reduced public subsidy and better long-term sustainability of sports facilities across the borough
- More community organisations developing and operating facilities for the benefit of local residents
- More opportunities for people to volunteer in sport and active recreation for the benefit of others
- New regeneration or education projects will factor in future community use sports facilities enhancing local places and spaces for the enjoyment of residents
- Stronger and healthier communities, reducing health inequalities
- Planning policy which supports and encourages people to be more active.

1.5 The Extent of the Study Area

The extent of the study area is the Ealing local authority boundary (to correspond with all local planning documents), whilst taking into account the impact on meeting Ealing's needs of the supply of playing pitches in neighbouring boroughs - for example Gunnersbury Park Sports Hub on the border with Hounslow - as well as the impact of displaced demand to Ealing from the more densely populated boroughs to the east towards Central London, for example PHC Chiswick Hockey Club now based in Acton and several of the football clubs with their origins in other local authority areas playing their home matches at the London Marathon Playing Field in Greenford. Similarly, displaced demand of clubs with their origins in the borough - notably Southall FC - is also considered.

Figure 1.1 - London Local Authority Map (source LB Ealing ward boundaries 2022)

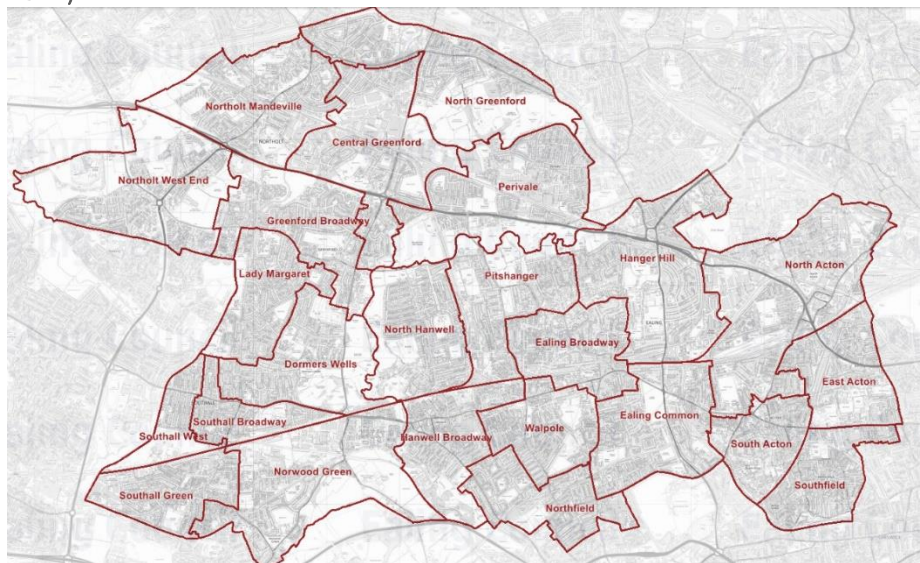


Figure 1.2 - Ealing's Seven 'Towns' (source LB Ealing)

UPDATED MAP TO BE INSERTED

1.6 The Approach to Developing the Strategy

The strategy aims to be robust, based on local needs (currently and to 2031) and deliverable. This objective is assured by adhering to the 'ten steps' advocated in the current Sport England Playing Pitch Strategy Guidance (October 2013).

Figure 1.3 - Ten Stage Approach to a PPS



The Steering Group overseeing the development of this strategy agreed to work with a single study area to cover the whole of the borough. As in 2016 when the current PPS began to be developed, it was agreed there is still no clear rationale to analyse the supply and demand balance of playing pitches in the borough by geographical sub-areas.

However, it was agreed that the expression and communication of identified priorities in the action plan should recognise the existence of Ealing's seven 'town' community identities of Northolt, Southall, Greenford, Perivale, Hanwell, Acton and Ealing.

- Stage A - Step 1: Prepare and tailor the approach
- Stage B - Step 2: Gather supply information and views
- Step 3: Gather demand information and views
- Stage C - Step 4: Understand the situation at individual sites
- Step 5: Develop the current and future pictures of provision
- Step 6: Identify the key findings and issues
- Stage D - Step 7: Develop the recommendations and action plan
- Step 8: Write and adopt the strategy
- Stage E - Step 9: Apply and deliver the strategy
- Step 10: Keep the strategy robust and up to date.

National Policy Adherence

There is also a need to adhere to the National Planning Policy Framework (NPPF). Para 98 of the NPPF states: *“Planning policies should be based on robust and up-to-date assessments of the need for open space, sport and recreation facilities (including quantitative or qualitative deficits or surpluses) and opportunities for new provision. Information gained from the assessments should be used to determine what open space, sport and recreational provision is needed, which plans should then seek to accommodate”.*

Sport England’s guidance highlights the importance of undertaking detailed assessments of sports facility needs and the benefits of sports and physical activity within local authority areas (as well as considering the range of possible options and scenarios for meeting priority needs and achieving positive outcomes identified through this process), before making

recommendations for future action.

Specifically, the guidance recommends that local authorities:

1. *Recognise and give significant weight to the benefits of sport and physical activity.*
2. *Undertake, maintain and apply robust and up-to-date assessments of need and strategies for sport and physical activity provision, and base policies, decisions and guidance upon them.*
3. *Plan, design and maintain buildings, developments, facilities, land and environments that enable people to lead active lifestyles.*

The guidance published by Sport England also advocates that strategic recommendations and action planning consider the following hierarchy of needs:

1. **Protect** existing sports facilities where these are sustainable and continue to perform a valuable role in meeting community needs;
2. **Enhance** existing facilities that meet these criteria but need improvement to continue to be of value; and, lastly,
3. **Provide** new or extended facilities where there is found to be substantial unmet needs currently or predicted for the future.

1.7 Tailoring the Approach - What makes the study area different?

Transport and Accessibility

The borough has excellent transport infrastructure linking the seven towns and to other parts of London. Ealing has three tube lines (the Central, District and Piccadilly lines); an overground rail service linking Gunnersbury with Acton; and two major east/west trunk roads (the A40 Western Avenue across the north of the borough and the A4020 Uxbridge Road linking

Central Ealing to Southall to the south) and the North Circular Road (A205) running north/south from South Brent (Alperton, Stonebridge) through Park Royal to Gunnersbury.

The major rail transport infrastructure projects of Crossrail Elizabeth Line and HS2 are also likely to impact on accessibility of playing pitch sites in the vicinity of upgraded stations over the new Local Plan period with new services and shorter journey times. For example the Crossrail Elizabeth Line services will run via Ealing Broadway, Acton, Hanwell, Southall and West Ealing stations.

As in London as a whole, travel by bus in Ealing in the peak evening and weekend times for sports and recreation is a viable option for those without a car. An expanded network of cycle routes has also been delivered since the last PPS, including a number of routes created for daily exercise during the Covid pandemic promoted by the Ealing Cycling Campaign, a local group of London Cycling Campaign. Ealing also promotes walking for community purposes as well as walking and running for health and fitness, the distance marker routes in over 20 of Ealing's parks have proved to be popular with residents.

The strategy takes into account these accessibility issues and the extent of demand for playing pitches that is either 'imported' (i.e. teams based in neighbour boroughs playing home matches or training on pitches in Ealing) or 'exported' (i.e. teams based in the borough playing home fixtures or training out of the borough).

Growth

Further housing development will take place over the next Local Plan period - particularly in the three Local Plan Opportunity areas of Park Royal,

Southall, Northolt to Perivale. Forecasts, based on 2018 housing-led population statistics published by the GLA in 2020, are for approximately 38,000 more people living in Ealing by 2031.

The Local Plan refresh will set out the number of homes and jobs to meet the needs of new and existing residents, and what community and other infrastructure will be required to support this growth along with strategies for mitigating and adapting to climate change to help the borough become carbon neutral by 2030. Of direct relevance to this Playing Pitch Strategy, it will also focus on promoting a pattern of development that helps people lead healthier and more active lives.

Population Profile

The number of residents in the borough increased by nearly 21,000 between 2011 and 2021 from 339,245 to 360,003 (based on GLA 2018-based mid-year housing-led population projections, released February 2020).

The pace of growth of approximately 6% over the last 10 years is forecast to continue at a faster rate over the next 10 years covered by this strategy. The forecast is for a resident population of just over 398,300 by 2031, an increase of nearly 38,300 i.e. in excess of 10% or 1% per annum.

Due to falls in the birth rate and people living longer, the borough population profile is forecast to continue to age. In the core participant age bands for the four major playing pitch sports, the following pattern of resident population growth is forecast based on the GLA 2018 based midyear housing-led population projections (Feb 2020 release):

Figure 1.4 - Forecast population change in Ealing by pitch sport age group

Sport	Age group	2021	2031	Change
Football	Adult (16-45yrs)	155,397	168,908	13,511
	Youth 11v11 (12-15yrs)	18,896	18,766	-130
	Youth 9v9 (10-11yrs)	9,767	9,373	-394
	Mini-soccer 7v7 (8-9yrs)	9,602	9,348	-254
	Mini-soccer 5v5 (6-7yrs)	9,584	9,268	-316
Cricket	Adult (18-55yrs)	194,331	212,530	18,199
	Junior (7-17yrs)	51,936	51,739	-197
Rugby	Adult (19-45yrs)	142,427	154,614	12,187
	Youth (13-18yrs)	27,072	28,416	1,344
	Mini-rugby (7-12yrs)	29,001	28,007	-994
Hockey	Adult (16-55)	203,165	222,141	18,976
	Youth (11-15yrs)	23,753	23,437	-316

Clearly, this trend in the age profile has implications for future demand for playing pitches. The demand for playing pitches from children – the main growth area over the last 10 - 20 years - may level off in future. However, this should not be overstated as the governing bodies of the pitch sports where female participation is under-represented - i.e. football, cricket and rugby - are working hard to grow women and girls' participation in their sports supported by development initiatives at some of the larger community clubs in the borough.

The large growth in the adult age band is particularly marked at the top end of the age scale - i.e. 40-55yrs and greater among women than men. The implications for playing pitch facility planning are possible growth in recreational games, veterans teams and less intensive and walking forms of playing pitch sports outside the traditional club leagues model. This age trend is likely to place higher demand on artificial playing surfaces than on natural turf in future.

A further key demographic feature of relevance to protection of open playing field space for sport is population density. According to the latest estimates, Ealing is the third most densely populated Outer London borough after Brent and Waltham Forest with more than 61 residents per hectare.

The ethnic composition of the resident population is particularly diverse. At the time of the last published census Ealing was the 3rd most diverse borough in England & Wales. Compared to the rest of England & Wales, the ethnic composition of Ealing in 2011 included the:

- Largest Polish population (21,507)
- Highest number of Afghans (6,789)
- Highest number of Serbians (441)
- 2nd highest number of Japanese residents (2,798)
- 2nd highest number of Iranians (2,981)
- 3rd highest Somali population (2,835), with a further 535 Somalilanders
- 4th highest number of Arabs (10,076)

Between 2015 and 2045 the white population in Ealing is expected to grow by 10%. For all other ethnicities the projected rise in numbers is steeper over this time period: Asian/Asian British by 37%, Black/Black British by 16%,

residents of mixed ethnic heritage by 27%, Chinese by 40% and population of other ethnic origin by 43%¹.

In terms of socio-economic deprivation, the 2019 Index of Multiple Deprivation (IMD) shows that, overall, Ealing ranks 88th out of the 317 local authorities in England - i.e. one of the most deprived in the second quartile. Deprivation is highly localised with just 2% of Lower Super Output Areas (LSOAs) in the borough ranking within the 10% most deprived of all LSOAs nationally. This ranking is comparable to other London boroughs including Waltham Forest, Croydon, Westminster and Newham. The most deprived areas within the borough are concentrated largely in the west. Southall Green, Norwood Green, Dormers Wells, Northolt North West and areas in South and Central Acton are comparatively more deprived than other areas.

1.6 Tailoring the Approach - How does the population participate?

Figure 1.5, taken from Sport England's latest Active Lives Survey results for the period May 2020 to May 2021, show that approximately 1% more adult residents of the borough (aged 16+) are physically 'inactive' (28%) compared to the national and regional average (28%). Compared to the average for all Outer London boroughs however, levels of inactivity in Ealing are lower.

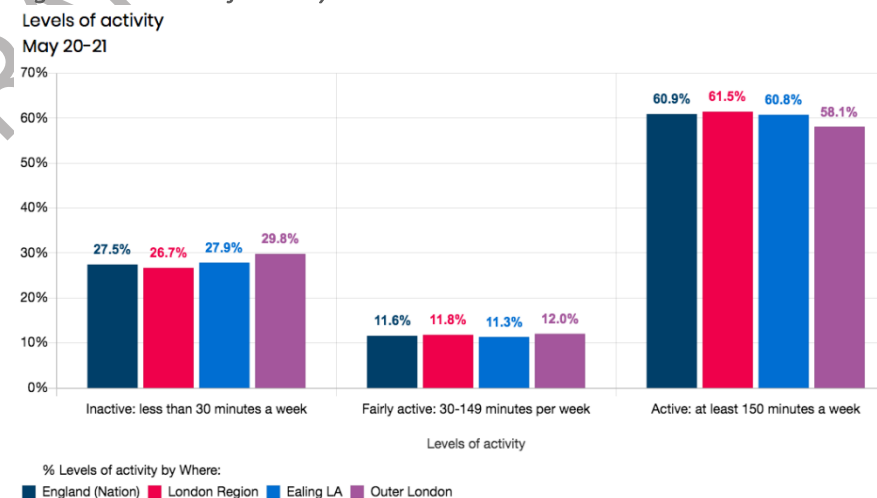
This equates to a little over 74,000 adults (aged 16+) in Ealing who, on average, are doing less than 30 minutes a week moderately intensive equivalent (MIE) physical activity.

30,200 (11.3%) of adults in Ealing are moderately active (i.e. doing between 30- and 150-minutes MIE physical activity a week) and 161,600 (60.8%) are classed as 'active' (i.e. doing more than 150 minutes a week).

Across London as a whole, 11.8% are 'fairly active' (0.5% higher proportion than in Ealing) and 61.5% are 'active' (compared to 60.8% in Ealing).

Across the Outer London boroughs only, 12% are fairly active (0.7% higher than in Ealing) and 58.1% are active (i.e. 2.7% lower than the 60.8% active adults in Ealing).

Figure 1.5 Levels of Activity



¹ Source: GLA Ethnic Group Projections Trend, 2015 (LTM)

Regular participation - defined in the survey as participation at least twice in the last 28 days - is similarly a little lower among adults in Ealing at 74% than across London (75%) and nationally (75.3%) but higher than in Outer London (72.1%) as shown in Figure 1.6.

Figure 1.6 Participation in the last 28 days

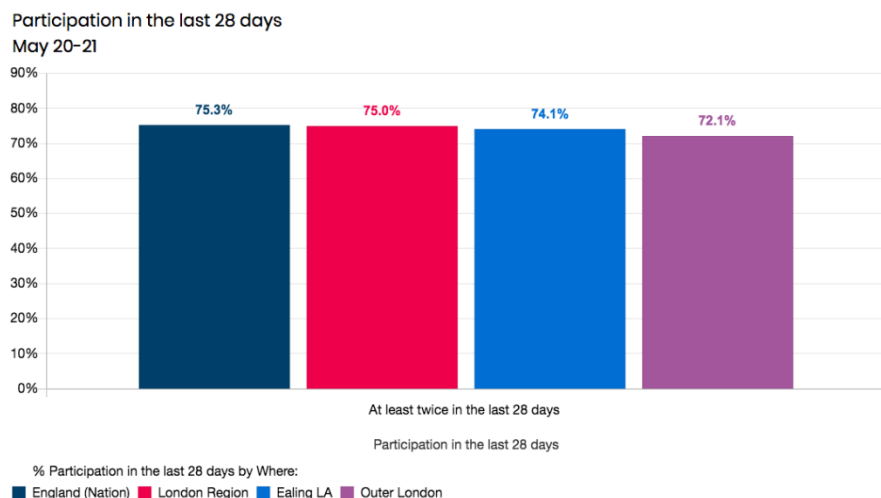
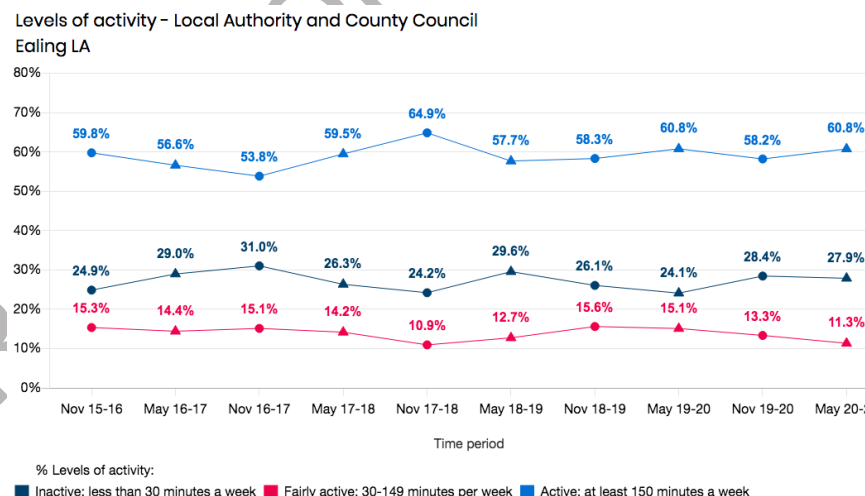


Figure 1.7 shows the borough trend for these measures over the 10 runs of the Active Lives Survey to date.

Since work began on the last PPS in 2015/16, the proportion of adults in the borough classed as 'active' (at least 150 minutes a week) has increased by one percentage point from 60% to 61%. Over the same period, the figure for 'inactive' (less than 30 minutes a week) has however increased by three

percentage points from 25% to 28%). Regular adult participation (at least twice in the last 28 days) has also fallen since 2015/16 from 76% to 74 %.

Figure 1.7 Participation Trends



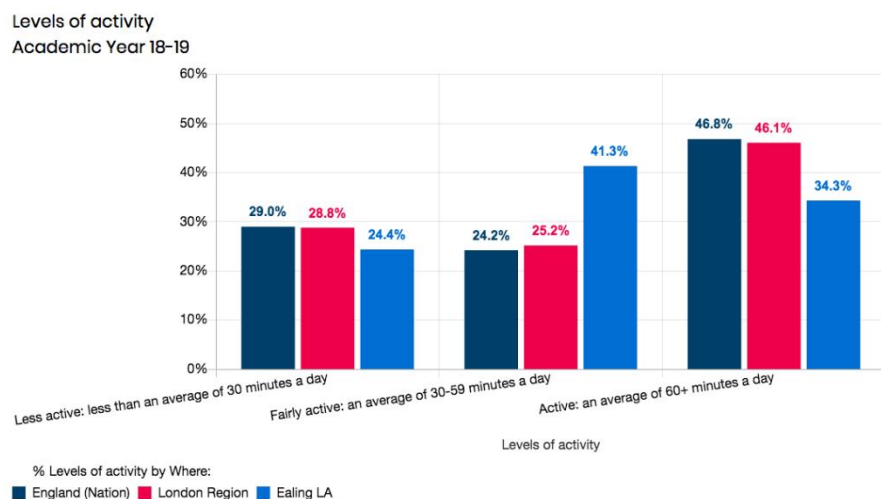
With more than a quarter of all over 16-year-olds in Ealing found to be inactive in the in the 2021 ALS, this evidences the importance of provision of accessible and affordable facilities for sport and active recreation.

The Active Lives Children & Young People Survey in 2020 (based on data collected in the academic year 2018/19) found that in Ealing just 34.3% of children (aged 5-16) met the recommended level of physical activity (i.e. Active for an average of 60mins or more daily either in or out of school). This is well below both the national figure (46.8%) and the regional average of 46.1% (see Figure 1.8).

In terms of the 'Less Active' measure (i.e. Active for an average of less than 30mins a day), the borough figure is 24.4% - i.e. more than 11,000 children in the borough aged 5-16 are insufficiently active for their health. However the picture is slightly worse nationally (29%) and across London as a whole (28.8%).

Again, as the adult findings, these findings for children evidence the case for provision of more accessible spaces and places for sport and physical activity.

Figure 1.8 Levels of children's physical activity



With regard to specific playing pitch sports, the Active Lives Survey does not provide data at local authority level. However, nationally, the ALS shows there is a general decline in self-reported regular participation (i.e. taken

part at least twice in the last 28 days) in the leading playing pitch sports in England by adults (aged 16+). Further Active Lives Survey data covering the period of movement restrictions imposed in response to the coronavirus pandemic indicate that this is likely to be the main cause of the decrease in regular adult participation in 2020/21.

- **Football** - down by 1.9% from 4.1% between May 2019 - May 2020 to 2.2% between May 2020 and May 2021. In the previous three years, adult football participation fell from 5.1% in 2016/17 to 4.6% in 2018/19.
- **Cricket** - down from 0.7% between May 2019 - May 2020 to 0.4% between May 2020 to May 2021. In the three previous years, adult cricket participation was consistent at 0.7%.
- **Rugby Union** - halved from 0.4% to 0.2% between May 2018 - May 2019 and May 2020 - May 2021. In the three previous years, adult participation was 0.5%.
- **Hockey** - decreased from 0.3% between May 2019 - May 2020 to 0.2% between May 2020 to May 2021. In the three previous years, adult participation vacillated between 0.2% and 0.3%.

While affiliated adult league football has declined in the borough in line with the national trend, organised non-affiliated football has grown since the last PPS encouraged by the Football Association's increased strategic focus on growing the recreational game. Regular indoor and outdoor walking football sessions for older adults have developed. A new *Play On Flexi-League* for recreational 11 a side football has also been developed by Middlesex FA on the AGPs provided at Rectory Park. The matches which are played

fortnightly are proving popular as they are more social and require less time commitment than weekly small sided leagues for example.

The number of cricket clubs and teams in the borough has grown substantially since the last PPS and progress in developing opportunities for women and girls' cricket have also expanded from a low base with three of the largest clubs - Actonians CC, Ealing CC and Brentham CC - now running women's and/or girl's teams.

Demand for men's and boys' youth rugby has also bucked the national trend with evidence of team growth since the last PPS. Most of the growth has taken place at the senior Ealing Trailfinders and Wasps FC clubs. The latter fields two league women's teams and Ealing Trailfinders provide age grade opportunities for girls beyond mixed mini rugby through its Ealing Emerald set up.

As far as hockey is concerned, participation within Ealing has grown substantially mainly as a consequence of the PHC Chiswick HC - with its origins in Hounslow and Hammersmith & Fulham - establishing its main home in Acton at the Boddington Sports Ground and formally affiliating to the Actonians Sports Association.

It is apparent that implementation of the priority projects in the 2017 PPS as set out in paragraph 1.3 above - notably the provision of several new floodlit 3G artificial turf pitches - has gone a long way to sustaining and growing participation in playing pitch sports in the borough by accommodating increased demand from population growth and club development over this period.

This update to the 2017 PPS will seek to identify the priority facility enhancements and new provision that are likely to be necessary to continue to accommodate demand changes over the next planning period driven by both participation trends (notably more demand among women and girls and for recreational game formats) and by population growth resulting from new housing development.

1.7 Tailoring the Approach - Which pitch sports to include?

The Steering Group agreed that the sports to be included in the Playing Pitch Strategy section are football, hockey, rugby union and cricket. Within these sports, the strategy seeks as far as is practicable, to include consideration of all forms of play, whether:

- Club and league based (formal) play and training (including reference to indoor nets for cricket),
- Less formal programmed forms of the respective sports (e.g. friendly and recreational game formats outside the sports governing bodies affiliated structures), and
- Un-programmed play by groups of residents, workers, students out of school.

1.8 Management and Delivery

The development of the strategy has been managed by the Ealing Playing Pitch Strategy Steering Group, comprising of representatives from The England & Wales Cricket Board, The Football Foundation, Middlesex County Football Association, England Hockey, The Rugby Football Union, Sport England, Ealing's Leisure, Parks and Education teams, Ealing Planning Department and Continuum Sport & Leisure Ltd, the consultants appointed to co-ordinate the strategy development to the point of the recommendations and action plan (i.e. Steps 1 to 7 as detailed in paragraph 1.4 above).

1.9 Existing Playing Pitches

The sites with natural turf playing pitches with community access and identified current use in Ealing are listed in Figure 1.9 and their locations shown in the map at Figure 1.10.

Figure 1.9: Natural Turf Playing Pitch Sites – Football, Rugby & Cricket

Map Ref.	Site Name	Postcode	Pitch sport(s)
1	Acton Ealing Whistlers	W5 1HW	Football
2	Actonians Sports Ground	W5 4LL	Football, Cricket, Rugby
3	Actonians Boddington Gardens	W3 9AP	Football, Cricket
4	Alwyn Gardens Sports Ground	W3 0JH	Football
5	Brentham Sports Club Ground	W5 1NP	Football, Cricket
6	Brentfield Cricket Ground	UB1 3EB	Cricket
7	Brentside High School Playing Fields	W7 3DJ	Football
8	Club des Sports	W3 7HB	Cricket, Football
9	Dormers Wells Leisure Centre grass pitches	UB1 3HX	Football
10	Drayton Manor High School Playing Fields	W7 3DD	Football, Cricket
11	Ealing Central Sports Ground	UB6 8AP	Football, Cricket
12	Ealing Cricket Club Ground	W5 2HS	Cricket
13	Elthorne Waterside	W7 2AD	Football
14	Gunnensbury Park Sports Hub	W3 8LQ	Football, Cricket, Rugby
15	Hanwell Town FC	UB6 8TL	Football
16	Islip Manor Park	UB5 5RG	Cricket

Figure 1.9: Natural Turf Playing Pitch Sites – Football, Rugby & Cricket

Map Ref.	Site Name	Postcode	Pitch sport(s)
17	London Playing Fields Greenford	UB6 8LS	Cricket, Rugby, Football
18	Lord Halsbury Memorial Playing Fields	UB5 5TD	Football
19	North Acton Playing Fields	W3 0AX	Football, Cricket
20	North Greenford United, Berkeley Fields	UB6 0NX	Football
23	Northolt RFC, Cayton Green Park	UB6 8BJ	Rugby, Football
24	Osterley Cricket Club	UB2 4LW	Cricket, Football
25	Osterley Sports Ground	UB2 4LW	Football
26	Perivale Park Sports Ground	UB6 8HA	Football, Cricket
27	Pitshanger Park, Scotch Common	W128DL	Football
28	Popesfield Sports Ground	W5 4LP	Cricket, Football
29	Queens Drive Playing Field	W3 0BP	Football
30	Rectory Park	UB5 6GR	Football, Cricket
31	Shamrock Sports Club Ground	W3 0BP	Football
32	Shepherds Bush Cricket Club Ground	W3 7BP	Cricket, Football
33	SKLPC Sports Ground	UB5 6RE	Cricket
34	Southfield Recreation Ground	W3 7QH	Football
35	Spikes Bridge Sports Ground	UB1 2AS	Cricket, Football
36	St Benedicts School Playing Fields	UB6 8TL	Rugby, Cricket
37	Trailfinders Sports Club	W13 0DD	Rugby, Cricket, Football

Figure 1.9: Natural Turf Playing Pitch Sites – Football, Rugby & Cricket

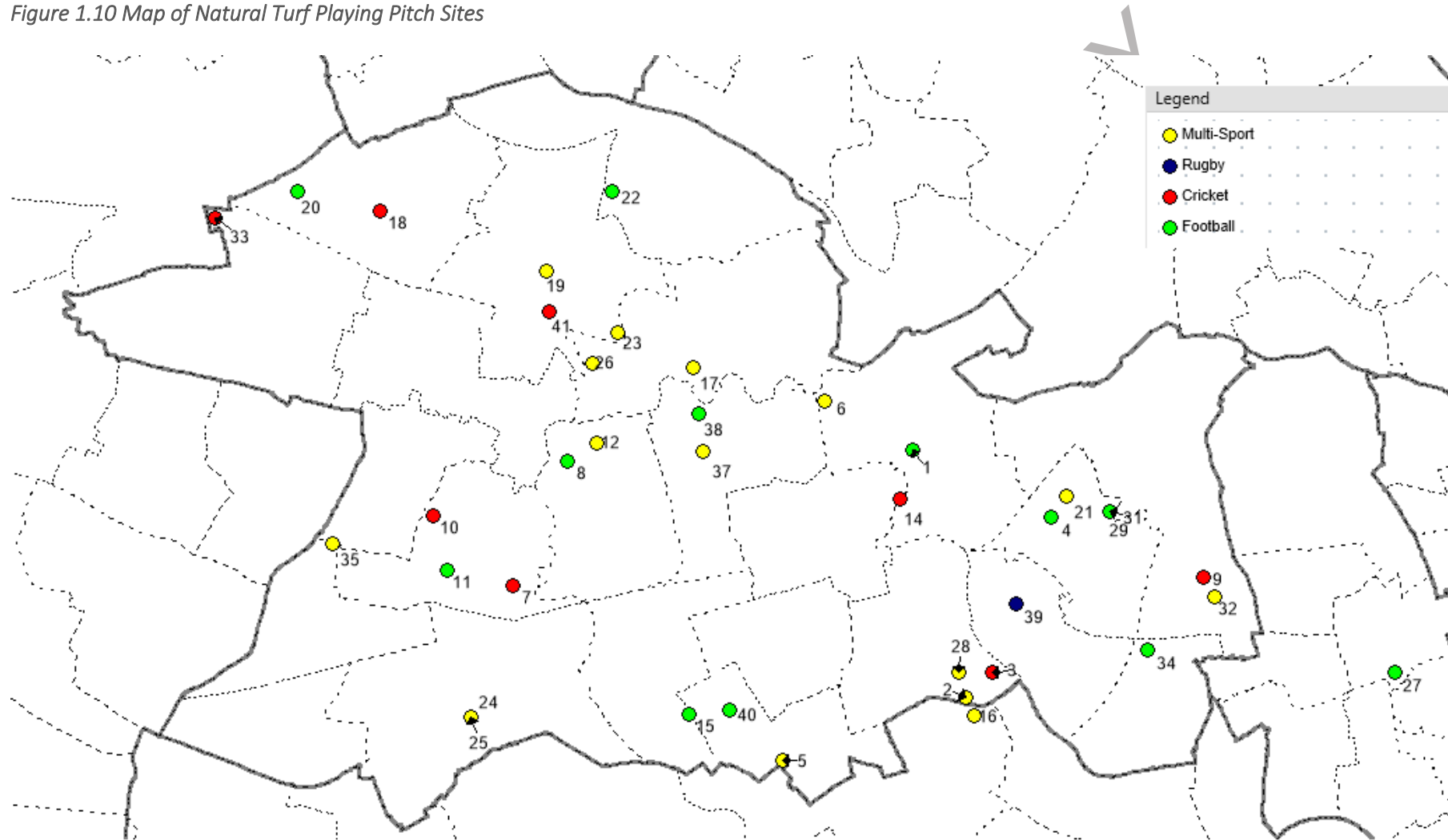
Map Ref.	Site Name	Postcode	Pitch sport(s)
38	Uni of West London Argyle Road Sports Pitches	W13 0AY	Football
39	Wasps FC Twyford Avenue Sports Ground	W3 9QA	Rugby, Football
40	West Ealing Bowls Club	W13 9UW	Football

Figure 1.9: Natural Turf Playing Pitch Sites – Football, Rugby & Cricket

Map Ref.	Site Name	Postcode	Pitch sport(s)
41	William Perkin High School	UB6 8QD	Cricket

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Figure 1.10 Map of Natural Turf Playing Pitch Sites



Sites with artificial grass playing pitches with community access and use (and the sports the sites provide for) are listed in Figure 1.11 and their locations shown in the map at Figure 1.12. For cricket, NTP means Non Turf Pitch which is an artificial strip located adjacent to a fine turf table or as a standalone wicket instead of a fine turf wicket table used; this type of facility is used mainly for junior and low level adult cricket.

Figure 1.11: Artificial Turf Playing Pitch Sites

Map Ref.	Site Name	Postcode	Type	Pitch sport(s)
1	Actonians Boddingtons Gardens	W3 9AP	Sand NTP	Hockey, Football, Cricket
2	Alec Reed Academy Sports Centre	UB5 5LQ	3G	Football
3	Blondin Park	W5 4UQ	NTP	Cricket
4	Brentham Club	W5 1NP	NTP	Cricket
5	Brentfield Cricket Ground	UB1 3EB	NTP	Cricket
6	Brentside High School	W7 1JJ	3G	Football
7	Cardinal Wiseman School	UB6 9AW	3G	Football
8	Club des Sports	W3 7HB	Rugby 3G Football 3G Small sided 3Gs	Football Football
9	Dormers Wells High School	UB1 3HZ	NTP	Cricket
10	Drayton Manor High School	W7 3DD	Small 3G NTP	Football, Cricket
11	Ealing Cricket Club Ground	W5 2HS	NTP	Cricket

Figure 1.11: Artificial Turf Playing Pitch Sites

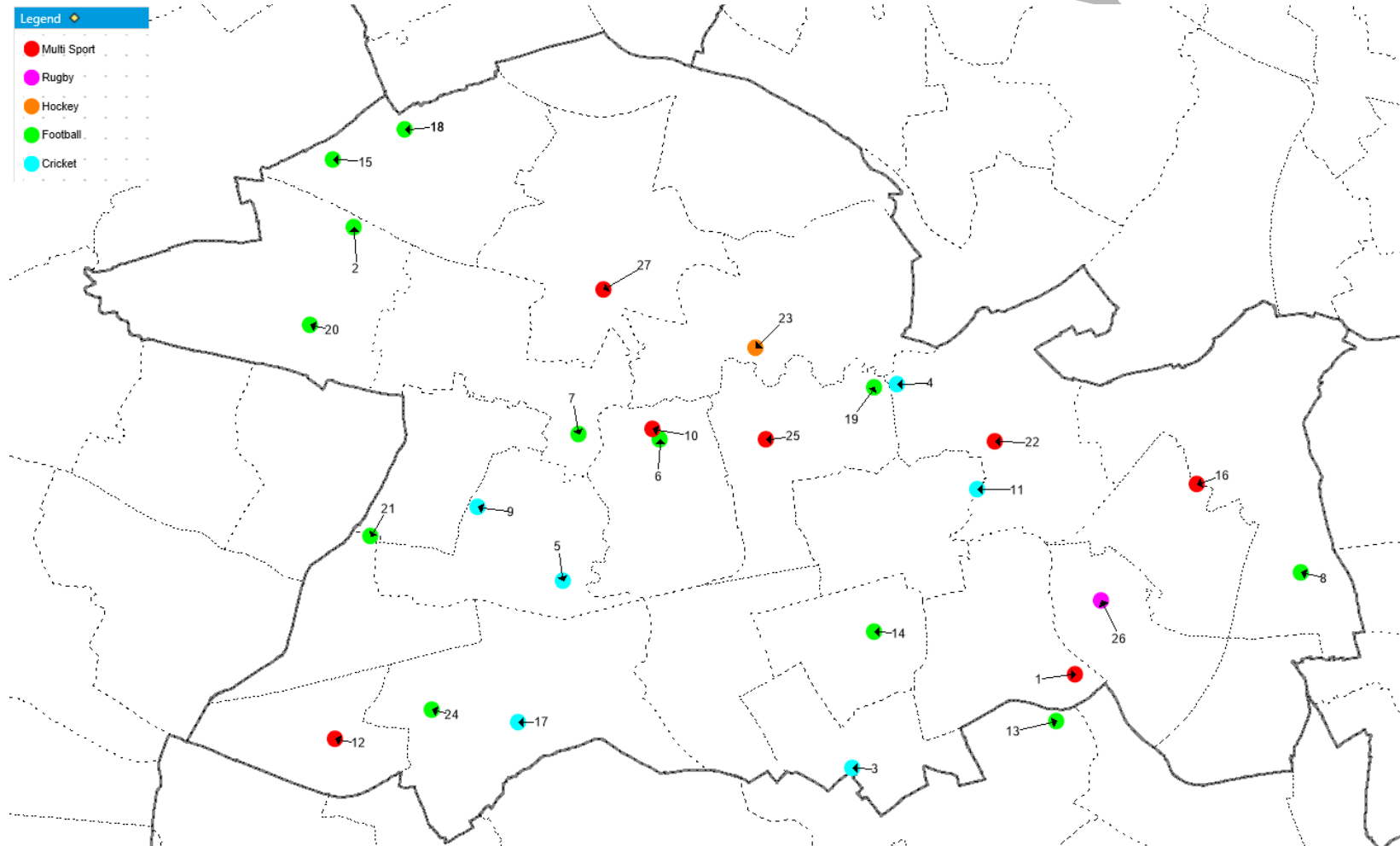
Map Ref.	Site Name	Postcode	Type	Pitch sport(s)
12	Featherstone High School Sports Centre	UB2 5HF	Short pile 3G	Hockey, Football
13	Gunnery Park Sports Hub	W3 8LQ	3G (2)	Football
14	Lammas Park	W13 9NJ	Small 3G	Football
15	Lord Halsbury Memorial Playing Fields	UB5 5TD	Small 3G	Football
16	North Acton Playing Fields	W3 0JE	Small 3G NTP (2)	Football, Cricket
17	Osterley Cricket Club Ground	UB2 4LW	NTP (2)	Cricket
18	Northolt High School Sports Centre	UB5 4HP	3G	Football
19	Pitshanger Park	W5 1NR	Small 3G	Football
20	Rectory Park	UB5 6GR	3G (2)	Football
21	Spikes Bridge Sports Ground	UB1 2AS	3G	Football
22	St Augustines Priory School	W5 2JL	Sand	Hockey, Football
23	St Benedicts School	UB6 8TL	Sand	Hockey
24	Swift Road Outdoor Sports Centre	UB2 4RP	Small 3G	Football
25	Trailfinders Sports Club	W13 0DD	Rugby 3G (2) Small sided 3Gs Indoor 3G	Rugby, Football
26	Wasps FC Twyford Avenue Sports Ground	W3 9QA	Rugby 3G	Rugby

Figure 1.11: Artificial Turf Playing Pitch Sites

Map Ref.	Site Name	Postcode	Type	Pitch sport(s)
27	William Perkin High School	UB6 8PR	3G NTP	Football, Cricket

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Figure 1.12 Map of Artificial Turf Playing Pitch Sites



Section 2 – Key Findings and Issues

2. Key Findings and Issues

The key findings of the detailed Assessment of Need studies for the four major playing pitch sports played in Ealing are summarised in this section. The detailed Assessment of Need reports of findings (covering Stages B & C of Sport England's Playing Pitch Strategy Guidance) and supporting site-specific audit reports have been checked and challenged by representatives of the relevant sports governing bodies and are appended as follows:

- Appendix A: Cricket - Assessment of Need and Site Audit
- Appendix B: Football - Assessment of Need and Site Audit
- Appendix C: Hockey - Assessment of Need and Site Audit
- Appendix D: Rugby - Assessment of Need and Site Audit

2.1 Summary Findings by Sport

This section provides an overall summary by sport of supply, planned and proposed changes to supply, current and latent demand covering the following leading questions as part of the Playing Pitch Strategy methodology.

- What are the main characteristics of the current supply of and demand for provision?
- Is there enough accessible and secured community use provision to meet current demand?
- Is the provision that is accessible of sufficient quality and appropriately maintained?
- What are the main characteristics of the future supply and demand for provision?

- Is there enough accessible and secured community use provision to meet future demand?

2.2 Cricket

Cricket

What are the main characteristics of the current supply of and demand for provision?

- 23 fine turf pitches are identified as available for community cricket across Ealing in 2022, on 21 operational playing pitch sites. A further 6 fine turf pitches are currently in the process of improvement works (or are new squares bedding-in) and may not be available until the 2023 season. These pitches are at Durdans Park (available 2022) and Ealing Central Sports Ground. There are 15 non-turf pitches available for use across 13 sites. Whilst there has been little change in the number of fine turf pitches in the borough since the last PPS, aside from at Popesfield Playing Field and William Perkin High School, there has been a significant increase in the provision of non-turf pitches and in indoor cricket facilities (for example the new facilities at Trailfinders Sports Club).
- Between the 16 main Ealing-based clubs identified in the consultation, there are 49 adult men's sides entered to compete in affiliated Saturday cricket leagues cricket in 2022 plus three regular women's sides (Acton CC and Ealing CC). The larger traditional clubs - Acton, Brentham, Ealing, Shepherds Bush, SKLPC, Actonians, Osterley, Ealing Trailfinders, London Tigers, Perivale Phoenicians - all have junior sections. Most of these clubs report that their junior sections have developed substantially especially in the younger age groups.
- Where possible, the clubs use their outfield and NTPs to cater for this demand. While the number of Saturday league teams has grown slightly

Cricket

- since the last PPS, the number of teams playing Sunday cricket at the traditional clubs has reduced substantially.
- In addition, demand for junior and youth cricket in the borough and non-traditional club team cricket has been further promoted since the last review by the cricket development activities of Middlesex Cricket (including the introduction of a 'transition' team structure (with competitions for u19 and u21 sides and a youth cup for boys and girls) to bridge the link between colts cricket and adult club cricket, as well community cricket and youth development initiatives by the Council and partner community organisations, including London Tigers at Spikes Bridge Park. Currently, there are 18 transition teams (17 male, 1 female).
- Since the last review the number of new clubs and teams playing in London/West London South Asian leagues in the Southall and Harrow areas has also increased, placing additional demand on park pitches - particularly on Sundays. 10 such teams are identified (all male).
- In total it is estimated that, in the 2022 season, there are 76 men's teams (aged 18+), 4 women's teams, 65 boys' teams (aged 7-18) and 20 girls' teams (7-18yrs) playing cricket matches in the borough mainly at weekends. A large proportion of these teams also train on a midweek evening in season. Most of the senior teams will also train indoors pre-season in January/February.

Is there enough accessible and secured community use provision to meet current demand?

Cricket

- Although displaced demand identified in the last PPS has largely been eliminated through investment in new and improved provision, current secured supply does not meet all of the current demand for cricket in the borough.
- Whilst the majority of the cricket clubs in the borough have secured access to a home ground, two large multi-team clubs (Acton CC and Perivale Phoenicians CC) have no security of access at one of the grounds they use for home fixtures. This is a particularly pressing issue for the latter club as the host school has recently substantially increased its demand for annual ground rental. Northfields CC, a single team club, is similarly reliant on seasonal hire agreement with a school. Ealing Trailfinders CC is also currently playing on unsecured supply at St Benedict's School. However, this is only temporary while the re-laid pitch on the club's home sports ground gets re-established.
- In addition, several clubs, including the largest - Ealing CC - continue to maintain waiting lists for their junior sections indicating unmet demand.
- There is also high demand at several of those Ealing Council park sites with cricket pitches (e.g. North Acton and Rectory Park) from single team clubs playing short format cricket in West London or pan London leagues (including several focused on serving South Asian communities). When not in use for formal matches, artificial (non-turf) pitches in the public parks (and pitch outfields) also accommodate demand from family groups and groups of friends and work colleagues. The re-opening of the four re-laid pitches at Ealing Central Sports Ground and three new pitches in Gunnersbury Park will help to address cricket demand.

Is the provision that is accessible of sufficient quality and appropriately maintained?

Cricket

- Pitch inspection and assessments by Middlesex Cricket Pitch Support Network of specialist grounds advisers in 2021 indicate that the current maintenance schedules and budgets at a number of sites are insufficient to maintain the fine turf pitches to a good quality. Most of the sites assessed were in park or school settings.
- In the case of the pay and play park sites, LB Ealing is no different from other local authorities in finding it challenging to meet the pitch quality expectations of hiring clubs on open access park sites which are susceptible to damage from other park users within available budgets for parks grounds maintenance.
- It is clear from the site-specific analysis of use of the pitches that many are currently being over-played. Over half of the fine turf pitches are currently being used close to or above their playing capacity over a season. Without additional provision, the quality of these pitches will be adversely impacted over time exacerbating the capacity shortfall.

What are the main characteristics of the future supply and demand for provision?

- Population growth across the borough - both overall and in the Asian/Asian British communities in the north and west of the borough in particular - will drive an increase in the number of adult and junior teams wanting to play short format cricket.
- In addition, several of the large traditional cricket clubs already experience unmet demand for juniors, are actively developing new youth/young adult 'transition' teams with support from Middlesex Cricket and have aspirations for growth - particularly women and girls' cricket.

Cricket

Is there enough accessible and secured community use provision to meet future demand?

- There is not enough accessible and secured community use provision in the borough to meet future demand.
- Taking the pressures of demand identified above in the round, it is estimated that there will be a need for between four and five additional cricket pitches in the borough by 2031, to include both fine-turf and artificial (non-turf) wickets.

2.3 Football

Football

What are the main characteristics of the current supply of and demand for provision?

- There has been significant investment in facilities for football in Ealing since the last facility review in 2016, most notably the addition of two new football hubs each with two new 3G pitches, grass pitches and pavilions at Gunnersbury Park and Rectory Park, the development of a new 3G pitch with a community use agreement at William Perkin High School, new 3G pitches at Club des Sport and Wasps FC and the upgrade of an existing AGP to football 3G at Alec Reed Academy and Brentside High School.
- The Gunnersbury Park Sports Hub also provides a large new sports hall suitable for the development of futsal and the Trailfinders Sports Club has developed a 3G indoor training facility, primarily for rugby but also suitable for football training.

Football

- Several clubs have secured a regular home ground since 2016 including Cademy FC at Osterley Cricket Club Ground and Concorde Rangers FC at the adjacent Osterley Sports Ground.
- A new pavilion cafe with toilet facilities has been built in Blondin Park supporting intensive use of the unmarked playing field area for minisoccer by Northfields FC and Footy for Fun, a commercial coaching organisation. Changing facilities have been upgraded at Hanwell Town's Reynolds Field stadium and ground improvements made at North Greenford United's Berkeley Fields home ground and Acton Ealing Whistlers home ground.
- 101 grass pitches are identified as available for community football across Ealing, on 32 operational playing pitch sites. This compares to 96 over 32 sites in 2016. Just under a fifth of the available pitches are over-marked to accommodate smaller sided games (e.g. 9v9 on 11v11 or 5v5 on 7v7). A further site, Ealing Central Sports Ground, is temporarily closed for improvement works and will re-provide four senior pitches and pavilion refurbishment. From 2023/24, there will therefore be 106 pitches available to community teams across 33 playing pitch sites.

Is there enough accessible and secured community use provision to meet current demand?

- Whilst demand has still to fully recover from the Covid 19 pandemic and restrictions in season 2021/22, it appears that, for affiliated adult football, aside from the lack of a suitable stadium pitch in the borough to accommodate Southall FC, there is sufficient overall available supply of adult natural turf pitches to meet current demand.

Football

- However, for youth/minisoccer football and training, although the investments made in new and enhanced provision have reduced the deficiency identified in 2016 very substantially, some shortfalls remain. Pinch points continue to be experienced by several clubs, particularly on Sunday mornings for match play and midweek early evenings for squad training, which constrains the growth aspirations of these clubs and contributes to unmet demand, particularly for girl's football.
- Several clubs have teams that are displaced playing home fixtures and/or training on pitches outside the borough.
- To meet the shortfall in current supply will require completion of ongoing upgrade works at Ealing Central Sports Ground (potentially as a junior football centre as opposed to adult pitches) and, as identified in the Local Football Facilities Plan for Ealing in 2019, some further investment in providing a small number of additional small-sided 3G pitches at key sites (e.g. Spikes Bridge Park) suitable for both match play and training.

Is the provision that is accessible of sufficient quality and appropriately maintained?

- Most of the grass pitches are of standard or good quality, and most of the football AGPs are good quality, many with newly laid playing surfaces.
- However, poor natural drainage and compaction of the ground are issues at several of the grass football pitch sites in Ealing that are rated as either poor or standard, thereby limiting the playing capacity of these pitches. These are common issues in this part of London with heavy London Clay soil. To address this issue on a large scale would require significant additional investment for maintenance works at the frequencies required to effectively aerate and de-compact the playing surface.

Football

- Installation of formal pitches with a sports pitch maintenance schedule at Blondin Park as currently proposed together with delivery of the grass pitch improvements recommended by the Grounds Maintenance Association through the Football Foundation's Pitch Power pitch assessment reports would go a long way to improving the playing capacity at key sites. In most cases, this will necessitate increased revenue investment in enhanced pitch maintenance regimes supported by grant funding from the Football Foundation's Grass Pitch Improvement Fund.
- New, upgraded or extended pavilions are required at a number of sites to accommodate existing demand and better cater for growth in women and girls' football. These include: Actonians Sports Ground, Elthorne Waterside, Shamrock Sports Club, Southfields Recreation Ground, Spikes Bridge Park and Hanwell Town's Reynolds Fields facility provided formal football pitches continue to be maintained at these sites and not relocated to reinstated playing field sites such as Warren Farm, King George V Playing Field/Durdans Park or Norwood Hall.

What are the main characteristics of the future supply and demand for provision?

- Future demand for football facilities is likely to grow substantially to 2031 increasing pressure on the existing supply. By 2031, assuming current levels of participation per capita and the forecast population growth, application of Sport England's Playing Pitch Calculator tool indicates there will be a requirement to accommodate approximately 15 more match equivalent sessions a week in season plus around 33 additional weekly training slots.
- The growth plans of the borough-based football clubs will also place further pressure on pitch supply. At least 10 clubs responding to surveys in 2021

Football

indicated they have aspirations to increase the number of teams they run over the coming seasons provided the necessary volunteer time and pitches for matches and training can be secured.

Is there enough accessible and secured community use provision to meet future demand?

- Over the period of the strategy to 2031, to address forecast population growth, unmet demand identified by clubs including particularly for women and girls' football, and to deliver on the FA's strategy to transfer more affiliated competitive football to 3G surfaces, further secured provision of 3G AGP pitches is likely to be required.
- FA compliant football AGPs (full size or small sided) located at or near club sites with clear unmet demand and 3G MUGAs located in areas of high-density social housing with the greatest need should be the priorities for new 3G provision over the plan period.
- Additional natural turf pitches are also likely to be required for match play by 2031 in light of the scale of forecast population growth and the limits on the potential for increasing the capacity in the peak period of the existing secured supply by improvements to quality.

2.4 Hockey

Hockey

What are the main characteristics of the current supply of and demand for provision?

- There are currently three England Hockey compliant sand based artificial grass pitches (AGPs) in Ealing currently available and used for community hockey by two clubs - PHC Chiswick (a multi team adult club with a new and growing junior section previously based outside the borough); and Ealing HC (a multi team predominantly junior club with a growing adult section including social hockey programmes).
- Osterley HC (formerly called Ramgarhia and currently running a single men's team) plays occasional league matches on a non-compliant shortpile astroturf pitch at Featherstone High School Sports Centre in Southall.
- Since the last assessment for the 2016 PPS sand-based pitches at Alec Reed Academy in Northolt and Brentside High School in Greenford have been resurfaced as football 3Gs and the Ealing Lions Hockey club (a single men's team club) that played and trained on the Alec Reed School pitch has folded.
- Player affiliation data by age provided by England Hockey in recent seasons suggests demand for junior hockey has largely stabilised at around 360 affiliated players after a period of very rapid growth over the last six or seven years driven by Ealing Hockey Club coaching by Total Hockey CIC and girls' hockey PE in the independent girls' schools in the borough, St Augustine's and Notting Hill & Ealing High.
- Adult club hockey membership in the borough has grown by around 60 players over this period.

Hockey

Social hockey has been successfully introduced including Back2Hockey weekly sessions and summer hockey 6s at St Augustine's School delivered by Ealing Hockey Club.

Is there enough accessible and secured community use provision to meet current demand?

- Displaced demand has been substantially reduced following the provision of floodlights to the pitch used by Ealing HC at St Benedict's School.
- PHC Chiswick HC continues to use its former home pitch at the Linford Christie Stadium pitch in White City (LB Hammersmith & Fulham).
- In common with many hockey clubs nationally, two of the three clubs now based in Ealing - Ealing HC and Osterley HC - rely on access to school pitches for home matches and training (of which one is non-compliant). This access is secured season by season only.
- In contrast, PHC Chiswick has secure access to its home pitch at Boddington Gardens for the long term now that the club has relocated to Ealing and become a full affiliate sports section of Actonians Sports Association which has a long lease on the site from the Council.
- Current secured supply is therefore limited to a single compliant pitch that does not meet all of the current demand for hockey in the borough.

Is the provision that is accessible of sufficient quality and appropriately maintained?

Hockey

- The two main hockey clubs consider the three pitches in the borough they use to be of adequate or good condition and well maintained by Actonians and the independent schools respectively.
- Ealing HC lacks adequate ancillary changing or social facilities at its main home site at St Augustine's School.

What are the main characteristics of the future supply and demand for provision?

- Future growth in demand is likely to continue to be driven primarily by the growth plans of Ealing Hockey Club (as youth age group squads graduate to senior play) and the junior section continues to expand. The club aspires to grow to 500 juniors and 6 adult teams plus an expanded social offer and indoor hockey offer.
- PHC Chiswick also has growth aspirations, primarily in its relatively newly formed junior section and to offer more opportunities for its senior players to compete in indoor hockey.
- Osterley HC wishes to reinstate its former Men's 2s which folded during the pandemic and to introduce a new u12 junior coaching squad to help secure the long-term future of the club. However, the club's first priority should be to find a compliant pitch for its league home matches and training.
- Forecast population growth to 2031 of over 38,000 compared to 2021 based on 2018 GLA housing-led projections, is estimated to generate new demand equivalent to around a quarter of a hockey pitch.
- Future supply will depend on the outcome of proposals by PHC Chiswick - at feasibility stage - to provide a second floodlit hockey compliant pitch

Hockey

alongside the existing Actonians Boddington pitch.

Is there enough accessible and secured community use provision to meet future demand?

- The current accessible and secured supply of hockey facilities in Ealing will not be enough to meet future demand.
- When the clubs' aspirations for growth (i.e. Ealing HC to 500 juniors and 6 adult teams; Osterley to start a junior squad and reinstate a second adult team, PHC Chiswick for continued growth of its junior section) and the impact of hockey development initiatives with regard to social pay and play (including walking hockey) are added to the pressure of new demand resulting from housing-led population growth, it is estimated that there will be a need to provide **one additional England Hockey compliant pitch with secured access by 2031**, in addition to maintaining access to the existing three compliant pitches.

2.5 Rugby

Rugby

What are the main characteristics of the current supply of and demand for provision?

- Since the last assessment of needs for rugby union in 2016, several commercial and voluntary sector organisations have funded facility improvement projects in Ealing. Most prominently Trailfinders Sports Club Ground in West Ealing has transformed in recent years to a top-class rugby venue with excellent facilities

Rugby

for Ealing Trailfinders Rugby Club, including a new indoor training facility opened in 2022.

- Ealing Trailfinders is the premier club in Middlesex with a professional first team - current champions of the second tier Rugby Championship - with a 50 strong squad plus an academy of 30 young players plus a large amateur club (Ealing Trailfinders 1871), with development teams at u21 and u23, three men's league teams, a veterans team, plus large youth and mini rugby sections for both girls and boys.
- Wasps FC, the amateur club remaining in the borough following the relocation of the English Premiership professional club to Coventry, also has a very large playing membership. The club has invested in a floodlit rugby compliant artificial grass pitch (AGP) and has planning permission for a second floodlit AGP at its Twyford Avenue Sports Ground in Acton.
- Between the eight Ealing based clubs and two expat clubs playing in the borough, there are a total of 19 regular adult men's Saturday league sides, a further three occasional men's teams and two women's teams (both at Wasps FC). Both the senior clubs – Wasps and Trailfinders – have development teams for transition between youth age grade rugby and senior rugby.
- Currently, just Wasps FC and Ealing Trailfinders have junior sections offering both youth boys age grade rugby and mini rugby for boys and girls. Between these two large community rugby clubs there are 19 boys age grade sides and 44 mixed mini rugby sides. At both clubs the junior sections have continued to grow over recent seasons despite the programme interruptions caused by the Covid pandemic.
- With regard to women and girls, the Ealing Trailfinders has developed a pathway for female players through the mixed mini age grades to girl's youth age grade

Rugby

rugby, Ealing Emeralds. In the past, this pathway has provided players to the England Elite Programme.

Is there enough accessible and secured community use provision to meet current demand?

- Security of access to rugby grounds in the borough is good, particularly for the key development clubs, and current demand is met by current supply. There is enough secured supply for league rugby (senior and youth) home fixtures (played mainly on Saturday afternoons) and with the provision of an AGP at Wasps, indoor training at Trailfinders and floodlights at Old Priorian's home ground since the last PPS, there is now sufficient capacity for midweek evening training. Both clubs with large age grade sections - Wasps and Trailfinders - report sufficient capacity on Sundays for junior matches and training.
- Actonians club has been unable until now to meet demand for age grade rugby from its members with children. However, there is an opportunity to address this using the restored pitch and new sports hub pavilion and sports hall facilities at Gunnersbury Park.

Is the provision that is accessible of sufficient quality and appropriately maintained?

- The pitches are considered to be maintained to a good standard and have at least adequate drainage. Improvements have been made since the last PPS particularly at St Benedicts.
- In terms of ancillary facilities, a priority is to improve the changing facilities at Actonians Sports Ground, particularly if mixed mini rugby is to be offered at the site in future, although this activity may be better located at the new facilities in Gunnersbury Park.

Rugby

- o Similarly, refurbishing or replacing the pavilion at Wasps FC will be required to support the further development of women and girls’ rugby in particular.
- o Northolt RFC in Cayton Green Park is also looking to improve aspects of its pavilion to encourage more diverse use and to support income generation.

What are the main characteristics of the future supply and demand for provision?

- o To meet rugby demand from 38,306 additional borough residents (as currently forecast²) and assuming current levels of rugby demand by age group for matches and training in the peak period, the equivalent capacity of +2.71 additional natural turf full size equivalent rugby pitches for matches will be needed in the borough with sufficient floodlit provision to accommodate an additional 3.3 hours a week of training use.

Is there enough accessible and secured community use provision to meet future demand?

- o The provision of a second floodlit rugby compliant AGP at Wasps would provide the additional capacity needed to accommodate future demand from borough population growth. Whilst new housing and population is likely to be greatest on the west side of the borough, rugby activity and development is very largely focused on secured club sites as opposed to in public park and school playing fields. It will therefore probably be best to provide any future new capacity on existing secured club sites with good accessibility by public transport.

2.6 Summary

In summary, much has been achieved in the years since the current playing pitch strategy was prepared including the provision of major playing pitch hub sites each with two football AGPs and grass pitches in Gunnersbury and at Rectory Park, a new rugby AGP at Wasps FC, an indoor training centre for rugby, football and cricket at Ealing Trailfinders Sports Club, new pavilion and upgraded pitches for football and cricket at Popesfield Playing Fields, floodlighting to the hockey pitch at St Benedict's School and major improvements to the Ealing Central Sports Ground, nearing completion.

Although there has been disruption to the established patterns of participation in all four of the major playing pitch sports caused by Covid 19 mitigation measures, demand for places to play has recovered well. Within the borough, demand now appears to be exceeding pre-pandemic levels in all four main playing pitch sports, in the younger age groups most particularly.

The detailed assessments undertaken into supply and demand factors have shown that, notwithstanding the new facilities secured and following the re-opening of upgraded pitches at Ealing Central Sports Ground in 2023 and Gunnersbury Park in 2022, there will remain pinch points. These are mainly capacity for club cricket and for youth football Sunday league fixtures and midweek training. There is also a particular issue of lack of security of pitch access issues for the hockey clubs now based in Ealing and the longstanding

² GLA 2018-based housing-led population projections (Released February 2020)

issue of a lack of a suitable stadium pitch in the Southall area to bring Southall FC back within the borough.

With population growth of more than 38,000 forecast by 2031 - the end of the new Local Plan period - it is clear that, without plans to further increase the capacity of the supply and to secure access to more of the existing supply, these pinch points will come under increasing pressure particularly where these sites are likely to be accessible to those areas allocated for large scale new housing developments. Further playing pitch capacity is needed to maintain and improve opportunities for existing and future residents to take part in playing pitch sports for their health and wellbeing.

The summary conclusions of the assessment of current and future playing pitch needs are:

- There is insufficient secure capacity for club cricket and hockey in the borough.
- There is insufficient secure capacity for youth/ junior football on Sundays and for midweek training and a lack of a suitable stadium football pitch to bring Southall FC back to Southall.
- By 2031 there is likely to be a need for between four and five additional cricket pitches in the borough by 2031, to include both fine-turf and artificial (non-turf) wickets.
- To address forecast population growth, unmet demand identified by clubs (particularly for women and girls' football), and to deliver on the FA's strategy to transfer more affiliated competitive football to 3G

surfaces, further secured provision of 3G AGP pitches is likely to be required.

- Additional natural turf pitches may also be required for football match play by 2031 in light of the limits on potential for increasing the capacity in the peak period of the existing secured supply by improvements to quality. However, this potential need for future grass pitches could be offset by the provision of new floodlit 3G football pitches, as these pitches have much higher carrying capacities than grass pitches.
- For hockey, the over-riding priority for the clubs now based in Ealing is to secure the access they currently enjoy to the three hockey AGPs in the borough of which two are unsecured on school sites.
- By 2031, there is likely to be a need for one additional England Hockey compliant pitch with secured access, in addition to maintaining access to the existing three compliant pitches
- The provision of a second AGP at Wasps ground would provide the additional capacity needed to accommodate future demand

Section 3 considers a range of scenarios and options to increase the playing capacity to meet these identified needs.



Section 3 – Scenario Testing

3. Scenario Testing

3.1 Introduction

As part of the Strategy Development process a number of scenarios have been considered along with their potential implications on the future picture of provision for playing pitch sports in the borough. The scenarios have also been considered by the Playing Pitch Steering Group members in relation to setting the priorities for future enhancement and provision detailed in the action plan for playing pitches and the overall Indoor and Outdoor Sports Facilities Strategy action plan priorities.

Scenario	Potential impact
3. 2 Improved quality of sites	<p>Before considering provision of new playing fields, especially challenging in London boroughs, it is important to first consider the potential for increasing capacity of existing sites (particularly those grounds owned or leased by community clubs) as these have resources and structures in place (e.g. grounds maintenance, coaching) and an established sporting identity developed over many years.</p> <p>Improving the quality of ancillary facilities can also have an impact on attracting under-represented groups to cricket.</p> <p>Cricket Middlesex Cricket Pitch Support Network has been working with the Council's Leisure Service and a number of the borough's clubs and schools over the past year to identify the most effective changes to grounds maintenance regimes, equipment and training across 10 or more existing sites with fine turf cricket pitches.</p>

Scenario	Potential impact
	<p>Priority projects for quality improvements to fine turf and artificial turf pitches as well as to practice nets and to pavilions are identified in the Action Plan that follows.</p> <p>Football As identified in the 2019 Local Football Facility Plan and confirmed by Pitch Power analysis reports in 2022, improving the quality of key natural turf pitches on those key sites in greatest demand for Sunday morning adult football, youth football and mini-soccer would have significant impact on increasing overall playing capacity.</p> <p>If all 33 pitches on the 8 identified key sites for Pitch Power quality assessment were improved from 'standard' to 'good' quality, a further 46 match equivalent sessions could be programmed on these sites across adult and youth football and minisoccer. However, sustaining higher playing capacity will require ongoing commitment to enhanced pitch maintenance at these sites which is challenging in the context of local authority budgets particularly for the open access sites where informal use also takes place.</p> <p>With respect to artificial grass pitches for football, as a result of the delivery of priority projects in the current and previous Playing Pitch Strategies, there are currently 12 AGPs in the borough accredited as meeting the quality standard for affiliated league match use.</p> <p>Hockey To maintain the current levels of playing capacity in the borough the priority is to secure access to the two compliant pitches on private school sites (St Benedicts and St Augustines) which, whilst</p>

Scenario	Potential impact
	<p>maintained to a good quality, do not provide the two large hockey clubs now based in the borough (Ealing HC and PHC Chiswick) with security of access.</p> <p>With security of access in place, provision of ancillary changing and social facilities at St Augustine's would support the further growth of Ealing Hockey Club.</p> <p>Rugby Improving the quality of the sports clubs' changing facilities at Actonians Sports Ground and Wasps FC are the infrastructure investments that would have the greatest impact facilitating a much-expanded offer of mixed mini rugby, age grade girls' rugby and women's rugby in future.</p>
3.3 More community use at education sites	<p>As in most London boroughs, community use of pitches on education sites in Ealing is critical to meeting demand for pitch sports. Ealing's school pitches are particularly important to community hockey and, to a lesser but still significant extent to both football and cricket. Rugby is the exception as the tradition for this sport is for community rugby to be played on club owned (or leased) playing field sites.</p> <p>Cricket Community cricket is secured on good quality facilities at William Perkin High School. One education site in the borough with potential capacity for more community use is Dormers Wells High School which has a non turf pitch. However, the boundary is currently undersize limiting the potential for affiliated match play at this site. Marnham Fields playing field, Greenford, has been identified as a possible non turf pitch site for junior cricket.</p>

Scenario	Potential impact
	<p>Lack of security of access for the Phoenicians CC to the pitch at Drayton Manor High School is a risk to the current supply. This risk to the supply is highlighted by Middlesex Cricket in view of the large increase in the pitch hire charge for the 2023 season.</p> <p>Football Expanding the playing capacity for community football on education sites - in particular youth football and mini-soccer and adult team training - on education 3G AGPs has been a notable success of the 2017 strategy (e.g. at Alec Reed Academy, Brentide High School, Northolt High School and William Perkin High School).</p> <p>Schools in the borough with 3G AGPs with no community access where the potential could be explored are Cardinal Wiseman High School (full size) and Drayton Manor High School (5v5).</p> <p>As well as offering potential for a new cricket facility, Marnham Fields playing field, currently not used for formal community sport is also identified by the Leisure Service Team as an opportunity site for future community provision for junior football.</p> <p>In addition, should football demand growth trends continue (particularly in the girls and women's game), it will be important to maximise the opportunities afforded for playing fields and AGPs at existing schools with playing fields not currently used by the community, as well as future new and expanded schools in the borough.</p>

Scenario	Potential impact
	<p>Hockey Two of the three hockey clubs based in the borough rely on school AGPs with no security of access beyond seasonal hire agreements. One of the three - Osterley HC - currently plays on a non-compliant school pitch (Featherstone School).</p> <p>More community hockey use of the St Augustines School pitch would depend on reallocation of current hires including football clubs for training (see scenario 3.4 below).</p> <p>Many independent schools are increasingly open to hosting local community sports clubs to help maintain charitable status. In this context, the potential for negotiating greater security of access to the hockey pitches at St Augustines and St Benedicts (possibly linked to partnership investment in pitch renewals or new/enhanced ancillary facilities) should be explored.</p> <p>Rugby There is little potential (or needs case) for further use of education sites in the borough for community rugby. The RFU favours grounds secured by clubs either freehold or on long leases.</p>
3.4 Change of use from one sport or pitch type to another	<p>Cricket In the case of cricket, the needs assessment supports retention of the supply of fine turf pitches to provide sufficient capacity to accommodate forecast growth from population change and investment in developing the women and girl’s game. However, now that lower league adult cricket can be played on non-turf pitches (NTPs), there is a needs case for more NTPs at cricket grounds (either on existing fine turf cricket tables or, where there</p>

Scenario	Potential impact
	<p>is sufficient land, as junior pitches separate from the cricket table). A well-maintained NTP has a playing capacity of up to 60 adult match equivalent sessions or 80 junior sessions in a season compared to 5 adult/7junior for a fine turf strip.</p> <p>Provision of a second NTP for Ealing CC at Popesfield Playing Fields and the installation of an NTP at the end on the existing square at Club des Sports for Acton CC are identified as priorities in the cricket Assessment of Need (Appendix A) to increase capacity for development aligning with the respective cricket clubs' development plans.</p> <p>Football Further match play capacity in the peak (and midweek training capacity) could be secured if the Featherstone High School pitch were to be upgraded from short-pile sand filled to a compliant 3G playing surface.</p> <p>Change from natural turf to small sided 3G (ideally 9v9) at Alwyn Gardens and/or North Acton Playing Fields would also impact positively on FC Samurai, a large and growing development club. Similar change of pitch type at Spike's Bridge Park in Southall would facilitate expansion to the youth football offer by London Tigers.</p> <p>Hockey Further hockey capacity could be achieved at St Augustines if the regular football bookings were to be relocated from this pitch to 3G football pitches, capacity for hockey would be increased substantially, particularly in the evenings.</p>

Scenario	Potential impact
	<p>To continue to meet existing demand for community club hockey in Ealing, it is critically important that the existing hockey AGPs at Actonians and the two independent schools are not changed to football 3Gs in future. However, the Council and England Hockey can have little or no influence on schools in this regard.</p> <p>Similarly, a change of surface by LB Hammersmith and Fulham of the Linford Christie Stadium hockey pitch to football 3G would impact negatively on hockey in Ealing as this former home pitch of PHC Chiswick (now based in Ealing at Actonians) continues to serve the needs of the club for match capacity on Saturdays in the main winter season.</p> <p>Should PHC Chiswick Hockey Club's aspiration to develop a second floodlit sand AGP at Boddington Gardens Sports Ground go ahead, this would impact on both cricket and football capacity at this site effectively replacing an existing junior football pitch and an undersized cricket pitch.</p> <p>Rugby A change of playing surface of a second grass pitch at Wasps FC's Twyford Avenue Sports Ground from natural turf to World Rugby compliant 3G (providing this large and growing club with two compliant 3G pitches) would have a significant impact on the capacity and quality of the playing and training experience at this club. This additional 3G capacity (which has a current planning consent but not the required funding) would also support further development of the game, including for touch and the women and girl's age grade game.</p>
3.5	As covered in the previous scenarios, the loss of availability to the community hockey clubs of any of the three compliant hockey

Scenario	Potential impact
Lose availability of a key site or sites	<p>AGPs (at two independent schools and Actonians Boddington Gardens Sports Ground) would have a very significant adverse impact on the provision and opportunities for community hockey in Ealing.</p> <p>Similarly, community rugby in the borough - particularly mini rugby and age grade rugby - is heavily reliant on the privately owned Ealing Trailfinders and Wasps FC sports grounds. Loss of either of these key sites would have a major detrimental impact on the community game in the borough.</p> <p>Reliance on continued availability of a key privately owned ground is also an issue for Acton Cricket Club at Club des Sports. Also, as identified above, in the event that Phoenicians Cricket Club is not able to negotiate affordable hire fees to continue to use its home pitch at Drayton Manor High School, the loss of this key site will impact significantly on community cricket in the borough unless additional pitch provision is made at one of the opportunity sites for cricket in the borough (for example Dormers Wells, Perivale Park and Warren Farm).</p> <p>The Council has proposals to close the Islip Manor Park cricket pitch from the end of the current season and relocate the community club demand to the upgraded facilities at Ealing Central Sports Ground, as the Islip cricket pitch has no access to changing rooms or a pavilion just a single toilet.</p> <p>Community football in Ealing is far less reliant on sports grounds in private ownership, particularly since the investment by the Council and the Football Foundation in the sports hub sites at Gunnersbury</p>

Scenario	Potential impact
	<p>Park, Rectory Park and at several club and school sites across the borough as priority actions from the last Playing Pitch Strategy.</p> <p>The Council has proposals to close three former playing field sites in the borough to accommodate other community projects with greater need. These are at Gurnell Leisure Centre (1 adult, 1 9v9), Northolt High School (2 adult pitches previously used only by the school but disused since transfer of the school's use to its refurbished AGP in 2014) and a small green space at Costons Lane Greenford with no ancillary facilities and no previous use for community sport. None of these playing fields are key sites for community football. In each case, the Council has enhanced the provision and capacity at other playing field sites close by to mitigate any potential impact. The Rectory Park Football Hub has grass pitches with unused capacity and is close to Northolt High School. The enhanced pitches at Ealing Central Sports Ground and at Perivale Park are both within 200m of the Gurnell Leisure Centre site (closed for redevelopment) and Costons is within a similarly short walk from Perivale Park and less than 500m from the full size floodlit 3G with secured community use at William Perkin High School.</p>
3.6 New pitches in borough or catchment area	<p>In the course of developing the strategy, the following main opportunity sites for new playing pitches have been identified (subject to detailed feasibility assessment):</p> <ul style="list-style-type: none"> o Warren Farm (Council owned sports ground with large capacity), plans to reopen a more compact outdoor sports facility alongside a new informal recreation area o Marnham Fields (Council owned with space for formal pitches) o Norwood Hall playing fields (jointly owned by Ealing Council and Ealing, Hammersmith and West London College)

Scenario	Potential impact
	<ul style="list-style-type: none"> o Dormers Wells wider area (as part of Council-led leisure centre redevelopment) o North end of former Barclays Bank Sports Ground (former company sports ground in private ownership) <p>Sites with potential for expansion of community pitch provision (subject to detailed feasibility) have also been identified:</p> <ul style="list-style-type: none"> o Perivale Park and/or Rectory Park - space for 3rd cricket squares o Lord Halsbury Playing Fields and/or Fox Reservoir (Ealing Whistlers) and other existing football sites - suitable for addition of non turf cricket pitches o Elthorne Waterside Pitches - pending funding and planning for the provision of a pavilion, there is space for additional natural turf pitches (for football and/or rugby and cricket). <p>Provision of new playing pitches at one or more of these identified opportunity sites would have a substantial impact on addressing the identified future needs for cricket and football pitches in the borough.</p> <p>Similarly, for hockey, the northern section of the former Barclays Bank Sports Ground has been identified as an opportunity site for a second secured hockey AGP in the borough. If feasible, the impact would be substantial particularly if combined with changing/social provision and an access link to the existing hockey pitch at St Augustine's School adjacent to the ground, effectively providing a 2-pitch site for the growing Ealing Hockey Club.</p> <p>Another possible alternative for a hockey AGP could be Perivale Park, pending further work to identify future sports use of existing</p>

Scenario	Potential impact
	sports areas.
3.7 Significant increase in demand in specific part of the borough	<p>The London Plan (March 2021) identifies two Opportunity Areas within Ealing borough, at Park Royal and Southall, expected to accommodate a significant number of new jobs and homes. For each Opportunity Area within London the Mayor, in partnership with the relevant borough(s), produces an Opportunity Area Planning Framework (OAPF). The Park Royal OAPF was adopted in January 2011, and the Southall OAPF was adopted in July 2014. The growth locations are primarily along the Uxbridge Road/Crossrail Elizabeth Line and the A40/Park Royal corridors. These two east-west corridors include Ealing’s main town centres, Park Royal Industrial Estate (the largest in Europe), and the borough’s five Crossrail stations which will provide a major impetus for growth and development.</p> <p>Assumed development in Ealing between 2022 and 2031 in the GLA’s February 2020 release of the 2018 based housing led population projections is for in excess of 25,000 more homes and more than 38,000 more residents.</p> <p>Without further provision of playing pitches, development of this scale will result in a shortfall of supply if not supported by new provision. Enhancement to existing pitches and increased use of existing education pitches alone will not provide sufficient additional capacity to accommodate the level of increased demand likely to be generated by the additional population.</p> <p>These proposals significantly strengthen the needs case for more playing pitch capacity within the Park Royal and Southall</p>

Scenario	Potential impact
	opportunity areas for development or easily accessible from these areas on foot, by cycle or by public transport.
3.8 Significant demand growth in a particular sport, gender or age group	<p>The governing bodies of football, cricket and rugby all have a clear strategic focus on delivering more opportunities for women and girls to play and compete. As identified in the detailed assessments of future need for each sport, it is demand growth in this gender that is likely to be the most significant over the next planning period.</p> <p>Ealing has community clubs in all four playing pitch sports of the necessary size and proven commitment to deliver in this key area. This is evidenced by the growth in women and girls’ teams since 2017 detailed in the assessment of need reports appended.</p> <p>In hockey, equal opportunities and participation by gender is already in place at PHC Chiswick, and Ealing Hockey Club. The area of greatest demand growth is likely to continue to be among juniors growing at around 5% annually in recent seasons despite the pandemic.</p>

3.9 Summary

In summary, the scenarios that present the greatest opportunities for the Council and its partners to address the playing pitch facility needs identified in Section 2 of this PPS are:

- o *Increase in demand in specific area* - The housing growth areas present significant opportunity to secure development contributions to address

identified local infrastructure needs for community playing pitches. The priority should be to secure off site contributions to enhance the playing capacity at existing strategic hub and satellite playing pitch sites with existing ancillary provision and established site management and that are easily accessible from these areas without a car.

- *Quality improvements* - improving the quality of key natural turf pitches on those key sites in greatest demand for Saturday cricket, Sunday morning adult football, youth football and mini-soccer - and, crucially, sustaining the improved quality by means of enhanced ongoing maintenance regimes - would have significant impact on increasing overall capacity.
- *Change of Use* - Change of Use - Provision of more football 3G AGP capacity - for example small sided FA compliant 3G floodlit pitches for training and youth league match play (in place of grass if necessary) at Spikes Bridge Park, Alwyn Gardens, Hanwell Town FC - would have a positive impact not just on meeting future increases in demand for football but also by freeing up capacity for hockey training on the sand based AGPs at Boddington Gardens and the two independent schools. A change of sports use in Perivale Park, may present an opportunity to address the shortfall in secured provision of hockey AGPs in the borough (subject to securing the necessary funding and consents for lighting etc); this location is being considered as its close to existing floodlit hockey facilities at St Benedict's school and hockey clubs ideally need access to 2 pitches on the same site or close to each other. The provision of a second rugby compliant AGP at Wasps FC's Twyford Avenue Sports Ground, when taken together with the recent enhancements at Ealing Trailfinders and the new rugby pitch at

Gunnersbury Park, would future proof provision for rugby in the borough for the period of the strategy.

- *New pitches* – Bringing Warren Farm Sports Ground in Southall, back into use as an outdoor sports facility and informal recreation area, presents a key opportunity to address the identified need for additional capacity for cricket pitches in this part of the borough and sub region, and possibly for youth football too. Reinstating community sports use of Norwood Hall Playing Fields in Southall also presents an opportunity for new cricket and football pitches subject to consents and funding.
- *More community use at education sites* - Increasing the number of 3G pitches on education sites would impact very significantly on meeting future needs for community football. To maximise the community benefit, any new education facility should be developed alongside a voluntary football club partner as well as formal Community use Agreements to accompany any planning permission. Also, schools with grass sports pitches and AGPs not currently available for community use should be encouraged to allow use of facilities outside of school hours.

Section 4 - Policy Recommendations



4. Policy Recommendations

4.1 Introduction

This section of the Playing Pitch Strategy sets out a number of overarching policy recommendations that the Steering Group and Ealing Council are to apply over the duration of this strategy. These will ensure that this essential planning document continues to play a leading role in the on-going provision of high-quality facilities for outdoor sport and can meet the needs and demands highlighted throughout this strategy.

4.2 Planning Policy

National Policy Context - The relevant policy protecting existing sports facilities and land in the government's National Planning Policy Framework (NPPF) 2019 is paragraph 97:

'Existing open space, sports and recreational buildings and land, including playing fields, should not be built on unless:

- *An assessment has been undertaken which has clearly shown the open space, buildings or land to be surplus to requirements; or*
- *The loss resulting from the proposed development would be replaced by equivalent or better provision in terms of quantity and quality in a suitable location; or*
- *The development is for alternative sports and recreational provision, the needs for which clearly outweigh the loss.'*

Regional and Local Policy Context - The policies contained within this strategy are in line with and provide support to both regional and local policy.

The London Plan legally forms part of Ealing's Development Plan, sitting alongside the Local Plan, and planning decisions must have regard to both. The London Plan (March 2021) recognizes in policy S5 (below) that sports and recreation facilities are important parts of social infrastructure, providing a range of social and health benefits for communities and neighbourhoods. Part C of the policy regarding protection of existing recreational land and facilities mirrors the national policy.

Policy S5 - Sports and Recreation Facilities

A To ensure there is sufficient supply of good quality sports and recreation facilities, boroughs should:

1. Prepare Development Plans informed by needs assessments for sports and recreation facilities. Needs should be assessed at local and sub-regional level. Needs assessments should include an audit of existing facilities
2. Secure sites for a range of sports and recreation facilities in Development Plans, as justified by the needs assessment
3. Maintain, promote and enhance networks for walking, cycling and other activities including the Walk London Network

B Development proposals for sports and recreation facilities should:

1. Increase or enhance provision of facilities in accessible locations, well-connected to public transport and link to networks for walking and cycling
2. Maximise the multiple use of facilities and encourage the co-location of services between sports providers, schools, colleges, universities and other community facilities
3. Support the provision of sports lighting within reasonable hours,

where there is an identified need for sports facilities and lighting is required to increase their potential usage, unless the lighting gives rise to demonstrable harm to the local community or biodiversity

C Existing sports and recreational land (including playing fields) and facilities for sports and recreation should be retained unless:

1. An assessment has been undertaken which clearly shows the sports and recreational land or facilities to be surplus to requirements (for the existing or alternative sports and recreational provision) at the local and sub-regional level. Where published, a borough's assessment of need for sports and recreational facilities should inform this assessment; or
2. The loss resulting from the proposed development would be replaced by equivalent or better provision in terms of quantity and quality in a suitable location; or
3. The development is for alternative sports and recreational provision, the benefits of which clearly outweigh the loss of the current or former use.

D Where facilities are proposed on existing open space, boroughs should consider these in light of policies on protecting open space (Policy G2 London's Green Belt, Policy G3 Metropolitan Open Land and Policy G4 Open Space) and the borough's own assessment of needs and opportunities for sports facilities, and the potential impact that the development will have.

At the local level, work is now underway on preparing a new Local Plan, which commenced with a series of conversations, surveys and other consultations launched in November 2021 under the heading of 'Shaping

Ealing'. The Local Plan will set out a vision and framework for the future development of the area over the next 15 years. Following the establishment of the Old Oak and Park Royal Development Corporation in 2015 Ealing Council is no longer the local planning authority for the north east corner of the borough. The new Local Plan will therefore not set planning policy for that part of the borough.

It is intended that an initial draft (Regulation 18) of the new Local Plan will be published for consultation in Autumn 2022. As the preparation of the plan progresses towards adoption, the plan will accrue more weight as a material planning consideration. At the time of publication of this study (2022), and pending the adoption of a new Local Plan, the operational Local Plan within Ealing comprises a suite of existing development plan documents. Those of relevance to this study include:

- The Development (or Core) Strategy (April 2012) which sets out a vision for the future development of the borough covering a 15-year period from 2015 to 2026.
- The Development Sites DPD (adopted December 2013) which sets out planning requirements for 48 key sites with significant development potential.
- The Development Management DPD (also adopted in December 2013) which guides decisions on planning applications, and
- The Planning for Schools DPD which identifies sites for new schools and sites for extensions to existing schools (adopted in May 2016).

As part of the annual review of the Playing Pitch Strategy the most relevant policies and any subsequent changes will be applied to the Council's strategy and re-issued accordingly.

The Council's overarching policy for outdoor sports and active recreation (including playing pitches) is set out at policy 5.6 of the Development (Core) Strategy as follows:

Policy 5.6: Outdoor Sports and Active Recreation

The council will:

- *Protect and promote a network of sports grounds and other active recreation areas in the borough. Sites identified as being of strategic and local importance for outdoor sports will be protected and promoted primarily for this function.*
- *Seek to develop a sports hub as part of this network, with a range of sports provision in the Gurnell area, and the development of several strategic 'satellite sites' located strategically to serve communities across the borough.*
- *Seek to secure developer contributions to provide a key funding source for the delivery of various priority projects.*

At a borough wide level, the 2012 Development Strategy also identifies (at policy 5.6) a quantitative provision target standard for Active Recreation Outdoor Space. This standard was subsequently superseded by a revised standard of 7.3 sq. m. of space per person as established through the Development Management DPD (2013)

The establishment of this standard at the time was informed by the needs assessment in the Council's earlier Sports Facility Strategy 2012-2021 which is effectively being replaced by this strategy. Since the 2012 Sports Facility Strategy was adopted, the national guidance in use of per capita standards for sports facilities in general, and playing pitches in particular, has changed

as detailed in 4.3 below.

4.3 Provision Standards

Quantity Standards - With regard to playing pitches (as a typology of open space), Sport England's guidance³ strongly advises local planning authorities to move away from the use of standards in assessing and determining quantitative needs. The guidance advocates gathering detailed local supply and demand data and assessment of area, sport and site-specific needs in order to determine which existing pitches need to be protected and enhanced and priority areas/sites for new playing pitch supply based on this detailed assessment.

The guidance recognises that quantitative standards have become increasingly less useful and relevant as a planning tool for playing pitches with the variation in the playing capacity of natural turf pitches (depending on their quality) and the increase in provision and use of artificial grass playing surfaces which can provide much greater playing capacity than natural turf. Policy changes by the playing pitch sport governing bodies have also increased the use of artificial surfaces for competitive matches in addition to training.

A further shortcoming of quantity standards as a planning tool is that they tend to encourage the use of 'on-site' provision over off-site enhancements, irrespective of whether the latter is preferable in a given situation. For example securing lower graded on-site provision may be less preferable to securing contributions towards 'off site' enhancement of existing playing pitch sites to form more readily sustainable and effective hub sites.

³ Playing Pitch Strategy Guidance, October 2013 (Sport England)

Accordingly, the strategic recommendations for playing pitch provision to 2031 in Ealing in this section of the report is not to include a per capita quantity standard. Rather, in accordance with Sport England's published guidance, recommendations are made for a minimum quality standard for playing pitches and for the protection, enhancement and provision of new playing pitches on an area and site-specific basis.

It is therefore recommended that similar per capita standards for Outdoor Active Recreation Space are not carried forward into the new Local Plan.

Quality Standards - Pitch carrying capacity has a direct relationship with pitch quality. For example, raising the quality of an adult football pitch from 'Standard' to 'Good'⁴ would enable one additional game (or training session) per week to be accommodated. Investment in quality enhancements to pitches at existing playing pitch sites with secure community access is, usually, more cost effective than investment in new provision.

It is therefore recommended that the Council and its partner sports agencies seek to achieve and maintain 'good' performance quality standard (as determined by the latest NGB published guidance) for all playing pitches used for national governing body affiliated league standard of play. Whilst setting this target for **all** playing pitches, it should be recognised that in the case of Council pitches in open access public parks, investment decisions in Grounds Maintenance have to take into

⁴ Based on the FA guidance for visual pitch assessments set out in the appendices to the Playing Pitch Strategy Guidance, October 2013 (Sport England)

⁵ Playing Pitch Strategy Guidance Appendix 3, October 2013 (England & Wales Cricket Board)

⁶ Playing Pitch Strategy Guidance Appendix 2, March 2014 (Football Association)

consideration and be weighed against the risks to quality from unauthorised use and acts of vandalism. The current guidance is set out in Figure 4.1.

Figure 4.1 Recommended Pitch Quality Standards

Cricket: Good (i.e. an aggregate rating of 80% or more against ECB Non-Technical Visual Quality Assessment proforma criteria and scoring mechanism for the outfield, grass wickets, pavilion, artificial wickets and non-turf cricket practice nets as applicable to the site)⁵

Football: Good as a minimum (i.e. an aggregate rating of 80% or more against FA Non-Technical Visual Quality Assessment proforma criteria and scoring mechanism for the assessment criteria and aggregate rating scores for the playing surface and maintenance programme this also includes the PQS from the Pitchpower rating (good or excellent ranking))⁶

Rugby Union: Good (M2) rating (i.e. no action needed on maintenance) and D3 rating (i.e. no action needed on pitch drainage)⁷.

Hockey: Good (80% or more against Sport England Non-Technical Visual Quality Assessment proforma criteria and scoring mechanism for the AGP playing surface age, condition, markings, fencing, security, goals and posts and ancillary facilities)⁸.

⁷ Playing Pitch Strategy Guidance Appendix 4, October 2013 (Rugby Football Union)

⁸ Playing Pitch Strategy Guidance Appendix 6, October 2013 (England Hockey Board)

To support clubs, sports associations and other community organisations with playing pitches used for affiliated games to achieve and maintain a 'good' quality standard, it is recommended that, the Council continues to liaise closely with the playing pitch sport governing bodies and their pitch maintenance advisors to identify and prioritise the specific maintenance improvement works required to enhance pitch quality and playing capacity.

4.4 Protect, Enhance and Provide

The national and local policies with respect to playing pitches are reflected within the following recommendations separated out under the headings of *Protect, Enhance and Provide*. The protection of existing sites remains similar to the 2017 study in that the same principles need to be applied and maintained. Given the evidence presented this furthers the importance to ensure no net loss of playing field capacity is a key policy driver for the Council.

Protect

1. Ealing has undertaken a Playing Pitch Strategy and assessed existing and future needs for pitch provision across the borough. The firm conclusion is that there is an identified need to retain the existing overall quantity of playing field land in the borough whilst recognising that the distribution of playing field land may change (for example through closure of playing pitches of poor quality or of limited value for community sport offset by new provision).
2. It is therefore recommended that the broad approach and principles established in existing policies in respect of the protection of existing

provision be carried forward into the new Local Plan. Specifically the new Local Plan should establish a policy framework to resist granting planning permission for any development which would lead to the loss, or would prejudice the use, of a playing field or land last used as a playing field unless:

- The loss resulting from the proposed development would be replaced by equivalent or better provision in terms of quantity and quality in a suitable location; or
 - The development is for alternative sports and recreational provision, the needs for which clearly outweigh the loss.
3. Should a playing pitch exist in Ealing that is not mentioned in this Playing Pitch Strategy and appendices, its omission is not an endorsement by the Council, Sport England or the relevant national governing body of that sport of its disposal.
 4. It is also recommended that the Council continue to work with strategic sports partners (Sport England and the National Governing Bodies of sport for playing pitch sports) to seek agreements to secure access for community sport at those sites in the borough where there is existing access, but long-term access is currently unsecured.
 5. Where playing field sites are in the Council's ownership, the policy of securing community access through asset transfer to community clubs and/or sports associations should continue to be applied, provided that:
 - i) The facilities are assessed as 'good' quality by the relevant governing bodies of sport prior to transfer, and
 - ii) The transferee is able to demonstrate it has the capacity and resources to maintain the facilities to good quality (and this

forms part of any service level agreement). It is recommended that the terms of future transfer agreements include incentives for the clubs to deliver sports development outcomes (e.g. grow numbers of teams, volunteering, and sporting opportunities for under-represented groups).

6. Ensure that any changes to levels of provision as recommended in the action plan of this strategy, reductions in the number of pitches marked, changes in pitch sizes (e.g. adult to junior pitches), provision of training grids, are reversible to accommodate future changes in needs.
7. Influence the design and specification of any new education sports facilities and extensions to existing facilities to ensure their suitability for both education and community use (i.e. provided to Sport England and/or the relevant sports national governing body design dimensions and standards as opposed to education dimensions and standards).
8. Secure affordable community access as a condition of planning consent (via formal Community Use Agreements) for applications from education providers of sports facilities relating to:
 - i) Extending hours of permitted use (e.g. for pitch floodlights)
 - ii) Extensions to existing sports facilities
 - iii) Provision of new sports facilities
9. It is recommended the Council maintain its existing budget for playing pitch maintenance and seek to increase the budget where necessary at key sites (in accordance with the recommendations of the playing pitch governing body grounds maintenance advisers) if and when possible in recognition of the contribution that outdoor sports make to meeting the Council's strategic aims and objectives for public health, education

and community cohesion.

Enhance and Provide

1. It is recommended the Council, clubs, schools and other providers of playing field sites continue to seek the advice of the pitch sports governing bodies and their respective pitch advisers to secure maximum value from their respective budget allocations for maintenance of playing pitches, particularly when new or revised pitch maintenance contract specifications are being prepared.
2. Similarly, it is recommended that the Local Planning Authorities continue to seek the advice of these sports bodies whenever pre-planning proposals or planning applications involving new playing pitches or ancillary facilities are brought forward or new S106 Agreements for playing pitches are drafted. This to ensure that the design, layout and management plans maximise the community value of the new facilities and that the pitch maintenance plans meet the relevant Performance Quality Standards.
3. It is recommended that pitch maintenance by Local Authority employed ground staff and community club volunteers should be supported through the provision and promotion of low-cost training courses in partnership with the sports governing bodies at least once a year.
4. Where feasible, it is recommended that the providers of football pitches in public parks and recreations grounds use moveable football goal post systems (procured from a supplier on the FA's approved list) to reduce wear from informal play (particularly in goalmouths), and, where feasible, realign the pitch layouts on multi-pitch sites each season.

5. For new or replacement artificial grass pitches (AGPs), it is recommended the Council ensure that they are tested, certified and maintained to the necessary standard for inclusion on the relevant NGB register i.e.
 - o Football AGPs - FA Football Turf pitch register
 - o Rugby AGPs - RFU World Rugby compliant pitch register
 - o Hockey AGPs - EH register of pitches approved for Category 3 play or above.
6. With regard to playing pitches as a type of outdoor sports facility, it is recommended that, from all developments involving the creation of one or more residential units, contributions be sought (under Section 106 of the Town and Country Planning Act 1990 or through the Community Infrastructure Levy mechanism) towards the delivery of 'off site' priority projects in the Ealing Playing Pitch Strategy in the locality of (or easily accessible without a car from) the proposed development. Appropriate contributions should also continue to be sought for ongoing maintenance of any new pitches. The priority playing pitch sites and projects are those set out in the Playing Pitch Strategy Action Plan current at the time the planning application is submitted. The initial priority projects are set out in Section 5. The projects include playing pitch sites in private ownership and on school sites outside the control of the Council. Accordingly, the lead party responsible for progressing the actions is identified in the plan along with the key supporting agencies.
7. For strategic scale proposals comprising 500 or more dwellings, and where there are no existing playing fields with the required capacity to accommodate the additional demand for playing pitches either in the

locality (or easily accessible from the development without a car), developer contributions should be sought (under Section 106 of the Town and Country Planning Act 1990 or through the Community Infrastructure Levy mechanism) towards the delivery and maintenance of 'on site' provision guided by the needs identified in the Playing Pitch Strategy.

8. The latest version of Sport England's Playing Pitch Calculator tool should be used to scope the appropriate scale and approximate costs of new playing pitch provision and to provide the starting point for project specific negotiations of S106 and/or CIL developer contributions. (For example, if 1,500 new dwellings are proposed at an average of say 2.4 persons per dwelling, the additional population total to enter into the Playing Pitch Calculator will be 3,600).
9. It is recommended that in the case of all planning applications with implications for playing fields, the latest version of Sport England's Model Planning Conditions should be used as appropriate. Current model conditions cover the following:
 1. Protection/New Provision of Sport & Recreation Facilities;
 2. Compensatory Provision, Continuity of Use & Phasing of Development;
 3. Built Design & Layout;
 4. Playing Field Provision;
 5. Operational Matters.
10. It is recommended that the Ealing Playing Pitch Strategy Steering Group should review and update the Action Plan and priority projects periodically during the strategy period.

Section 5 - Action Plan



5. Action Plan

5.1 Introduction

Aligning with the strategic recommendations in Section 4 and following consideration by the Steering Group of a range of future scenarios and their impacts (Section 3), this final section of the Playing Pitch Strategy sets out an initial action plan for delivering the priority playing pitch facility projects for enhancements and new provision.

These projects have been prioritised as having the best potential to impact against the shared objective outcome of the organisations represented on the Ealing Playing Pitch Steering Group to improve health and wellbeing by ensuring all residents have access to good quality facilities for sport and physical activity.

Figure 5.1 presents the projects in alphabetical order with a reference to their potential to be progressed either in the short term (defined as within 2 years approximately) the medium term (defined as within 2-5 years) or longer to progress - for example projects dependent on acquisition of land, the outcome of wider area development planning or large-scale review of options, feasibility and viability. Figure 5.2 that follows highlights a number of sites which present opportunities for providing or extending community sports. These sites sit outside of the main action plan as further work is required to investigate relevant permission, access, suitability and funding.

In accordance with the published guidance for the preparation of playing pitch strategies, it is recommended the Council convene and chair periodic meetings of the Playing Pitch Strategy Steering Group to review progress

and update the Action Plan and the priority ranking of projects to reflect material changes in the picture of supply and demand and changing scenarios.

The updates to the Action Plan should in turn inform periodic updates of the Council's priorities for investment through capital grant and loan programmes.

Where capital budget sums are shown for new provision, these are indicative estimates derived from Sport England Facility Cost Guidance Sheet (Second Quarter 2021) or cost estimates provided by the sports governing bodies. Actual costs will need to be determined as part of project specific feasibility studies.

The action plan is a guide to how facilities might be developed, pending funding confirmation and planning permission where necessary, where and whom they might be developed by to meet identified demand, exploit opportunities that may arise and provide sustainable management and operational models often through engaging with either voluntary or commercial partners. Each potential project must be evaluated considering the current situation, as the strategy and action plan only give a snapshot of the position at the time of writing; so, factors on both the demand and supply side may have changed as well as the cost and viability of the project at the point when an individual project is being considered.

This action plan from the PPS forms part of the wider Indoor and Outdoor Sports Strategy Action Plan for its full delivery covering indoor and outdoor community sports facilities in Ealing.

Figure 5.1 Actions

Site	Timescale	Sport(s)	Action(s)	Lead	Partners	Cost
Acton Ealing Whistlers FC	Short	Football	Clubhouse improvements to improve suitability for W&G (FA Wildcats centre)	Club	FA/FF LBE	tbc
Acton Ealing Whistlers FC	Short	Football	Delivery of pitch improvements (recent award of grant from FF Grass Pitch Maintenance Fund)	Club	FA/FF LBE	tbc
Acton Ealing Whistlers FC	Short	Cricket	Investigate the possibility of installing a cricket pitch – fine and/or non turf	LBE		
Actonians Sports Ground	Short	Cricket	Provide an electronic scoreboard	Cricket Section	Sports Association	tbc
Actonians Sports Ground	Medium	Rugby, football, cricket	Major improvements to pavilion/changing or replace, including options for reorientation of cricket pitch	Sports association	FA, RFU, ECB LBE	tbc
Actonians Boddington Gardens	Medium	Hockey	Commission feasibility study for provision of a second pitch alongside the existing hockey AGP	Sports association	ECB LBE	£15k
Alwyn Gardens	Medium	Football	Small sided (9v9) 3G (subject to agreement with private owner)	FC Samurai	FA/FF	£600k+
Blondin Park	Short	Football	Provision of grass pitches (currently coned areas only - Northfields United)	LBE		tbc
Brentham Club	Short	Cricket	Replace junior non turf practice net and review upgrade need for other NT nets	Brentham Club		
Brentham Club	Medium	Football	Pitch improvements	Sports Association	FA/FF	tbc
Brentfield Cricket Ground	Short	Cricket	Remove derelict NTP	Ealing Hanwellians CC		
Brentfield Cricket Ground	Long	Cricket	Replace pavilion	Ealing CC		500k+

Figure 5.1 Actions

Club des Sports	Short	Cricket	Acton CC seek to negotiate a lease with owners for land for a cricket pavilion and consent to install a NTP at end of existing square	Acton CC	Club des Sports	
Cuckoo Park	Short	Football	Investigate the possibility of formalising the use of the casual football pitch in connection with Hanwell CC	LBE		
Drayton Manor High School	Short	Cricket	Club to negotiate security of access/reduced hire fee from, 2023	Perivale Phoenixians CC	Middlesex Cricket	
Ealing Central Sports Ground	Short	Cricket Football	Installation of high ball strike netting to allow adult play on the northernmost square	LBE	ECB	
Ealing Central Sports Ground	Long	Football Cricket	Replacement pavilion	LBE	FA /FF ECB	£690k
Ealing CC Ground	Medium	Cricket	Improve toilets and extend pavilion	Ealing CC	ECB	tbc
Uxbridge Waterside Pitches	Medium	Cricket, Football Rugby	Investigate the possibility of development as a cricket and winter sports venue including changing rooms/pavilion	LBE		
Hanwell Town	Short	Football	Delivery of pitch improvements P2, P3 (recent award of grant from FF Grass Pitch Maintenance Fund)	Club	FA/FF	tbc
London Playing Fields Greenford		Football	Avenue Park improvements	LPFF	FA/FF	
Lord Halsbury Sports Ground	Short	Football	Delivery of pitch improvements (recent FF GPMF grant)	Larkspur Rovers	FA/FF	tbc
Lord Halsbury Sports Ground	Short	Football	Secure funding and consents to upgrade main pitch to Step 6 standards (surrounding rail, dug outs, lighting etc.)	Larkspur Rovers	Stadia Improvement Fund?	tbc
Lord Halsbury Sports Ground	Short	Cricket	Investigate the possibility of installing a cricket pitch – fine and/or non turf	LBE		

Figure 5.1 Actions

Marnham Fields	Short	TBC	Reinstate pitches and ancillary provision	LBE/Club partner		
New Stadium Pitch	Medium	Football	Feasibility Study for new stadium pitch as home for Southall Town FC	LBE		£25k approx
North Acton Playing Fields	Short	Cricket	Installation of irrigation system to cricket squares Enhanced maintenance	LBE	ECB	tbc
North Acton Playing Fields	Short	Football	Pavilion improvements	LBE	FA/FF	tbc
Northolt RFC	Short	Rugby Gaelic sports	Improvements to kitchen and toilets in clubhouse	Club	RFU LBE	tbc - club has applied for an RFU loan
Porwood Hall Playing Fields	Short	Cricket Football	Potential disposal as a sports ground with a reserve minimum plus conditions of future use for sport	LBE/WL College		
Osterley Cricket Ground	Short	Football	Delivery of pitch improvements (recent FF GPMF grant) to include work to 2nd square levels and enhanced maintenance.	Osterley CC/ Cademy YFC	FA/FF Middlesex PSN	tbc
Osterley Cricket Ground	Medium	Cricket	Club to implement plans for a small junior pavilion adjacent to the 2nd square	Osterley CC		£150k
Osterley Sports Ground	Short	Football	Concorde Rangers to negotiate improved security of access with Gurdwara Delivery of pitch improvements (recent FF GPMF application)	Concorde Rangers FC	Gurdwara FA/FF	
Osterley Sports Ground	Long	All sports	Potential for a wide range of sports on site, options to be encouraged and supported to meet the sporting needs of the local community	Owner		
Perivale Park	Short	Cricket	Enhanced maintenance and installation of irrigation point by squares	LBE		
Perivale Park	Short	Hockey	Complete review of current sports and recreation use to include consideration of a floodlit AGP for hockey.	LBE		

Figure 5.1 Actions

Perivale Park	Short	Cricket	Investigate the possibility of installing a cricket pitch – fine and/or non turf with pitch side shelter	LBE		
Popesfield Sports Ground	Medium	Cricket	Install a second Non turf pitch	LBE	Ealing CC ECB	£20k
Queens Drive Playing Field	Short	Football	Secure funding for pitch improvements	London Japanese FC	London Bunka Yochien School/ FA/FF	
Rectory Park (north side)	Short	Cricket	Investigate the possibility of installing a cricket pitch – fine and/or non turf with pitch side shelter	LBE		
St Augustine's Priory School	Short	Hockey	Club to continue to seek to secure a long-term access agreement with the school, potentially through partnership investment in the pitch (resurfacing) and provision of ancillary facilities for shared use and/or coaching support	Ealing HC	St Augustine's School	
St Augustines Priory School	Medium	Hockey	Upgrade of playing surface (potential for partnership agreement - see short term actions)	School	Ealing HC EH	£450k?
St Benedict's School	Short	Hockey	Club to seek to secure a long-term access agreement with the school, potentially through partnership investment in the pitch (resurfacing) and/or coaching support	Ealing HC	St Benedict's School	
SKLPCC Ground	Short	Cricket	Replace NT nets, carry out soil analysis	SKLPCC		
Southfield Recreation Ground	Medium	Football	Replacement pavilion	LBE	FA/FF	£690k
Spikes Bridge Park	Short	Cricket	Pitch improvement works, train more volunteers in GM	London Tigers CC	Middlesex PSN	
Spikes Bridge Park	Medium	Football Cricket	Changing room extension	London Tigers	FA/FF	tbc
Spikes Bridge Park	Long	Football	Small sided 3G (7v7)	London Tigers		£450k +

Figure 5.1 Actions

Sports Halls in borough	Short	Hockey	Continue to explore the available options to accommodate regular indoor hockey sessions in a suitable sports hall in the borough (NB Gunnersbury now confirmed as NOT suitable despite size)	LBE	PHC Chiswick	n/a
Trailfinders Sports Club	Short	Cricket	Complete relocation and reinstatement of pitch moved to accommodate new indoor training building	Trailfinders Sports Club		
Warren Farm Sports Ground	Short	Cricket Football	Complete options appraisal for sporting need recognising the council's response to the climate emergency and ecology strategy. Commission detailed feasibility with a view to securing funding and consents to build a new outdoor sports facility including a number of reinstated playing pitches in line with the level of demand identified in this strategy alongside a nature reserve	LBE		
Wasps FC Twyford Avenue Sports Ground	Short	Rugby	Match quality floodlights to a second grass pitch	Club	RFU	
Wasps FC Twyford Avenue Sports Ground	Medium	Rugby	Install second rugby compliant AGP	Wasps FC	RFU	£1.2m
Wasps FC, Twyford Avenue Sports Ground	Long	Rugby	Major refurbishment or replacement of pavilion to facilitate development of club and W&G rugby in particular	Wasps FC	RFU	tbc
West Ealing Bowls Club	Medium	Football	Upgrade pavilion	Ealing United FC	West Ealing BC FA/FF	tbc
William Perkin School	Short	Cricket	Remedial works to pitch and enhanced maintenance regime	Brentham CC	William Perkin School	

5.2 Further Opportunity Sites

Figure 5.2 Opportunities for providing or extending community sports opportunities to be investigated further at the following sites, all pending funding and relevant permissions; all potential opportunities listed are dependent on the support of the site owners/operators

Ada Lovelace HS		All sports ideally football	Provide sports facilities on site which meet the wider sports facility gap analysis for Ealing	School
Dormers Wells HS		All sports ideally football	Provide sports facilities on site which meet the wider sports facility gap analysis for Ealing	School
Education sites to open for community use		All sports	Encourage all schools to promote the use of school facilities to the wider community for out of school hours sports use	Schools
Ellen Wilkinson HS		All sports ideally hockey	Convert existing redgra pitch to sand-based hockey pitch	School
Formers Barclays Bank Sports Ground		All sports ideally hockey	Provide sports facilities on site which meet the wider sports facility gap analysis for Ealing	Owner
Former Eversheds Sports Ground		All sports	Provide sports facilities on site which meet the wider sports facility gap analysis for Ealing	Owner
Land adjacent to Wasps FC Sports Ground		All sports	Provide sports facilities on site which meet the wider sports facility gap analysis for Ealing	Owner
Pitshanger Bowls Green and pavilion		All sports	Provide sports facilities on site which meet the wider sports facility gap analysis for Ealing	LBE

Section 6 - Conclusion



6. Conclusion

This Playing Pitch Strategy replaces the strategy published in 2017 and forms part of the evidence base to inform the update of the Local Plan for Ealing to 2031.

Since the last Ealing Playing Pitch Strategy was published, the capacity of the secured playing pitches available to residents of the borough and its catchment area has increased substantially as the priority actions identified in the strategy have been delivered, for example the new multi sport hub at Gunnersbury Park and the new Football Hub at Rectory Park and new pavilion and pitches for football and cricket at Popesfield Playing Fields, Durdans Park and Perivale Park. Recommendations made for a pitch improvement project at Ealing Central Sports Ground for example are nearing completion.

The Council has also continued to work closely with local schools to promote out of hours community use of new facilities on school sites that can be used for community sport and recreation; through the planning process, Community Use Agreements have been secured ensuring that school facilities are available to local sports groups at an affordable price out of school hours. This type of agreement is now in place at William Perkin High School, while several independent schools have upgraded pitch drainage and sports lighting enhancing their community offer.

Commercial and voluntary sector organisations have also funded sports facility improvement projects in Ealing, most prominently Trailfinders Sports Club Ground has transformed in recent years to a top class venue for both professional and community rugby as well as other pitch sports, Club des Sport in Acton has invested heavily in a range of sports facilities including

floodlit artificial grass pitches, for use by resident sports clubs and Wasps FC has invested in floodlit rugby compliant artificial grass pitch facilities.

Demand for playing pitch sports has recovered well following the movement restrictions resulting from the pandemic. The review has found that, despite the increases in provision since 2017, shortfalls remain in secured playing pitch capacity for cricket, hockey and youth football and that the current shortfall will be increased as the Council's growth plans in the Southall and Park Royal Opportunity Areas in particular are delivered.

In common with all local authorities, Ealing Council has had to manage large scale cuts to its budget since the last playing pitch strategy was adopted alongside a series of unexpected challenges including the Covid pandemic.

Despite these challenges, the Council's vision remains ambitious to work with residents, partner organisations, businesses, the voluntary sector and staff to make Ealing an even better place to live, work and visit.

Ensuring all residents have access to good quality facilities for sport and recreation - including the four primary playing pitch sports - remains an important goal.

This updated Playing Pitch Strategy, and the overall Indoor and Outdoor Sports Facilities Strategy 2022 to 2031, has identified the likely impact of the population growth currently projected on future demand for pitches for team games and training for the leading pitch sports as well as the potential impact of trends in the key sports, particularly growth in participation by women and girls.

Over the new local plan period to 2031, population growth and participation trends in the sports together evidence a needs case for further playing pitch provision together with further enhancement to existing key sites. The Council has an excellent track record supporting sports projects since the last 2017 strategy, this new strategy is focused on retaining that momentum and an acknowledgement that this process needs to remain as an on-going focus to meet the growing demands from the needs of changing participation and growing population within Ealing.

Playing Pitches and outdoor sports provision play a critical role in the health and wellbeing of residents and just as the 2017 strategy identified, continued protection and strategic enhancement of the current stock and the identified priorities for new investment required should remain a key priority for the Council.

WORKING DRAFT COPY

LB Ealing – Indoor and Outdoor Facilities Strategy 2022

Part 2 – Built Facility Strategy

Working draft copy

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Section 1 Introduction



Section 1 Introduction

1.1 Context and Purpose

The Built Facilities Strategy is one of two parts of Ealing’s overall Indoor and Outdoor Facilities Strategy. This document (Part 2) sits alongside the Playing Pitch Strategy (Part 1) to provide a full assessment of sport and recreation facilities within the borough. The research for this strategy was completed over 2021 and 2022 and examines the current built sport facility provision and the future needs of Ealing up to 2031.

The key objectives of the Ealing Sports Facility Strategy 2022-31 are to:

1. Provide the Council and its partners with a robust document with an evidence base that can be reliably used to support spatial planning decisions and inform capital investment plans and external funding bids for new and/or enhanced indoor and outdoor sports facilities.
2. Improve public health by encouraging more people in Ealing to be more active by ensuring facilities for indoor and outdoor sports are of the appropriate quality are both available and accessible.
3. Ensure future sustainability of sport and leisure in Ealing through sports and physical activity networks, involving sports clubs and other delivery organisations

Through the implementation of this strategy, the Council has a major role to play in providing access to sporting opportunities at a cost that is acceptable to the wider community. The Council has a role to play as a direct provider of entry level playing facilities such as free to use casual football pitches and tennis courts in parks as well as pay as you go swimming and gym use.

The Council also plays an enabling role in developing better quality facilities

by engaging and enabling community organisations through the asset transfer process to independently manage and operate facilities funded through partnerships with Sport England and National Governing Bodies of Sport as well as other funding organisations. At the very top level, professional sports clubs based in the borough provide facilities catering for elite sport.

In order to achieve the vision and 3 key objectives of this new 10-year strategy, the council will explore opportunities to:

- Enable and promote a network of accessible sports facilities across the borough maintaining and enhancing the borough's built and green infrastructure
- Develop a hierarchy of appropriate quality facilities provided by a range of organisations
- Work with commercial and community partners and national governing bodies to enable and secure the development and long-term management as well as financial viability of indoor and outdoor sport facilities across the borough
- Seek to maximise opportunities which may arise to develop sports facilities as part of wider regeneration, education or place-based projects
- Provide a robust evidence base to inform Planning policy decisions regarding the protection, enhancement and provision of indoor and outdoor sports facilities
- Seek to secure developer contributions and enabling development to provide funding to enable the development of sports facilities to benefit residents
- Identify and bid for external funding to support the development and delivery of new sports facilities across Ealing
- Use the benefits of sport to bring communities together to make them stronger reducing inequality and celebrating diversity
- Promote outdoor sports as a key enabler to healthy and active lifestyles

By delivering facility developments in line with the overarching principles, the following outcomes will be realised for Ealing residents:

- More opportunities for people to be more active reducing the number of inactive people
- Greater participation in indoor and outdoor sports and increased levels of physical activity
- Better, more accessible sports facilities of appropriate quality available across the borough
- Reduced public subsidy and better long-term sustainability of indoor and outdoor sports facilities across the borough
- More community organisations developing and operating facilities for the benefit of local residents
- More opportunities for people to volunteer in sport and active recreation for the benefit of others
- New regeneration or education projects will factor in future community use sports facilities enhancing local places and spaces for the enjoyment of residents
- Stronger and healthier communities, reducing health inequalities
- Planning policy which supports and encourages people to be more active

National Policy Adherence

A strategic approach to sport and physical activity services and provision, which identifies and delivers local priorities, can make a lasting difference. A clear, strategic and sustainable approach to guide the Council when developing capital projects not only can play an important role in making sure investments into services and facilities are effective but also is essential to present to leading partners such as Sport England.

There is also a need to adhere to the National Planning Policy Framework (NPPF). Para 98 of the NPPF states: *“Planning policies should be based on robust and up-to-date assessments of the need for open space, sport and*

recreation facilities (including quantitative or qualitative deficits or surpluses) and opportunities for new provision. Information gained from the assessments should be used to determine what open space, sport and recreational provision is needed, which plans should then seek to accommodate”.

Sport England’s guidance includes reference to an overarching view to be taken (ahead of the Protect, Enhance and Provide as detailed within the action planning of the strategy) with local Needs and Assessments needing to:

1. *Recognise and give significant weight to the benefits of sport and physical activity.*
2. *Undertake, maintain and apply robust and up-to-date assessments of need and strategies for sport and physical activity provision, and base policies, decisions and guidance upon them.*
3. *Plan, design and maintain buildings, developments, facilities, land and environments that enable people to lead active lifestyles.*

Health and Wellbeing

Strategies for sports facilities in the borough are needed to support the local and national strategic priorities to promote positive health behaviours, to improve public health and wellbeing and to reduce health inequalities. Physical inactivity is a key lifestyle risk factor with regard to health and wellbeing.

Effective place making by borough and district councils, which includes planning facilities for sport and physical activity, can encourage and support residents to make healthy lifestyle choices. Good quality, accessible sports facilities provide opportunities for people to take part in sports and informal recreation for their physical health and mental wellbeing.

Schools

Access to school sports facilities in the evenings and/or at weekends is critical to the successful operation of many of the community sports clubs based in Ealing as well as for individuals as the vast majority of community sports halls and artificial grass pitches are on education sites. With a growing population over the Local Plan period, the role of school sports facilities in providing for community sport is likely to grow in importance. Accordingly, exploring opportunities to both secure existing community use of school and college-based sports facilities and to widen community use - including ensuring planning policies for new schools include provision for community use of built sports facilities and playing pitches (via enforceable Community Use Agreements) are important drivers for the strategies.

Developer Contributions and External Grants

Lastly, there is a need to update the priority projects for new and enhanced sports facilities in the borough to inform updates of the Council's Infrastructure Delivery Plan and the future investment priorities for the Council's Community Infrastructure Levy (CIL) and site specific S106 Developer Contributions.

Priority projects will also inform applications for external grant support to sports agencies such as Sport England, the Football Foundation and the national governing bodies of sport.

1.2 Methodology

The method and approach used to develop the Built Facilities Strategy element of the Ealing Indoor and Outdoor Sports Facility Strategy is in line with Sport England's Indoor and Outdoor Sports Facilities Assessing Needs and Opportunities Guidance (ANOG)¹.

The assessment includes indoor and outdoor sports facilities located in Ealing that are either of significant benefit to the whole community for example the major sports facilities such as swimming pools, sports halls and sport specific facilities for example a skate park, tennis courts or athletics track. The assessment will be carried out on a borough wide basis with no subdivisions, this is because the borough has good connectivity and transport links are extensive and easily accessed.

To meet the objectives of Ealing a wide range of sport and leisure facilities were included in the assessment, with the aim of identifying facility gaps to ensure future planning provides opportunities to fill the gaps. Facilities providing opportunities for the most popular sports in Ealing such as cricket, swimming, badminton, football, tennis and rugby as well as minority sports such as Boxing and Judo were included. Indoor and outdoor facilities located on primary school sites were only included in the assessment if they are available for community use and are suitable for sports use e.g. where there are dedicated sports facilities available such as a floodlit artificial grass pitch or school hall with sports markings or where the school has a publicised community use booking procedure. Also included are facilities located in community buildings where formal sport is played e.g. Hanwell Community Centre has two large spaces both used for formal sport and Perivale Community Centre has a large hall used for a range of indoor sports. Where possible, smaller flexible spaces have been mapped, such as spaces like church halls and library rooms which are important in the context of providing non-sporting settings for people to be active individually or as part of a class/group rather than to play formal team sport.

The Consultant Team gathered a wide range of supply and demand information through analysis of strategic documents, planning tools, and consultation.

¹ Assessing Needs & Opportunities Guide (ANOG) for Indoor & Outdoor Sports Facilities, Sport England (July 2014)

To help inform our supply and demand analysis, the Consultant Team undertook an in-depth consultation process by speaking to a wide range of key stakeholders. These included National Governing Bodies of sport (NGBs), facility providers, and clubs through surveys and interviews. This process was used to develop a robust understanding of the supply and demand of facilities within Ealing. The consultation findings for the surveys and interviews are summarised in the report.

Following consideration of the findings, facility needs are identified for each sports facility type according to the following three potential strategic courses of action:

- **PROTECT** sports facilities from loss as a result of development.
- **ENHANCE** existing facilities through improving their quality, accessibility and/or management.
- **PROVIDE** new or larger facilities that are fit for purpose to meet demands for participation now and in the future.

This process culminates in a clear set of priority projects for future investment in sports and recreation facilities in Ealing (other than playing pitch projects which are part of the Playing Pitch Strategy, Part 1), based on a robust assessment of both facility needs and opportunities for new or enhanced provision.

With regard to future opportunities for facility development, the assessment recognises the need to review the potential of facility projects to be deliverable in so far as securing both the necessary consents and funding and ongoing financial sustainability. Accordingly, in identifying projects, the strategy adopts a pragmatic approach that recognises the growing financial challenge facing all local authorities in continuing to deliver and support non-statutory sports and recreation services.

The recommendations also consider the strategic focus of the Government and Sport England towards sport and recreation as a way to address the

national public health crisis of obesity and other health conditions linked to physical inactivity. Increasingly, exchequer and sports lottery grant resources are prioritising those projects considered most effective at impacting sport and physical activity behaviour change among the inactive in local populations, as opposed to simply renewing outdated sports facilities used by those who are already active.

It is noted that the approach to identifying sports facility needs advocated to local planning authorities in Sport England’s Assessing Needs & Opportunities Guidance (ANOG) is a significant change to the ‘standards-based’ methodology in the former Planning Policy Guidance Note No. 17 (PPG17). Since the publication of ANOG in July 2014, Sport England has advised local planning authorities to move away from the use of per capita based standards in assessing and determining quantitative needs for sports and recreation facilities.

In place of setting quantitative standards for each facility type, ANOG advocates gathering detailed local supply and demand data and assessment of area, sport and site-specific needs and opportunities. This is to determine which existing specific sites and facilities should be protected and the priority areas/sites for enhanced, new or expanded facilities. Accordingly, this updated study of sports facility needs in Ealing is based on a detailed local assessment of the picture of supply and demand for each of the sports facility typologies in scope.

1.3 Project Scope – The Sports Included

The scope of the community sports facility types that included in the study (and minimum facility scale thresholds where applicable), are set out as follows:

- Swimming pools
- Sports halls
- Gyms

- Indoor and Outdoor Tennis
- Boxing facilities
- Squash courts
- Indoor Climbing walls
- Urban/Extreme sports including cycle and skate sports, parkour,.
- Facilities not currently located in Ealing including a dedicated Gymnastics/Trampolining facility and relevant specialist sports.

It is noted that natural turf playing pitches and Artificial Grass Pitches (AGPs) are covered within the Playing Pitch Strategy report (part 1). Community Activity Halls under 3 badminton courts in size are referenced in the sports halls section of this report, where identified as being suitable, available and used regularly by the local community for indoor sports (e.g. dance, keep fit, yoga, short mat bowls, martial arts).

Significant sports facilities not currently located in Ealing but in neighbouring authorities that provide easy access for Ealing residents have been taken into consideration in determining current and future facility needs in the borough including Indoor bowls, dedicated Gymnastics/Trampolining facility, indoor arena with show court with spectator seating and so forth.

In terms of demand, the impact of sites in neighbouring authorities close to the borough boundary and allocated for large scale new housing developments is taken into consideration. Also, the impact of 'displaced' demand is considered in relation to the sports and recreation facility needs in the borough. This includes both exported demand (i.e. from Ealing to access facilities in neighbouring local authorities) and imported demand (from neighbouring local authorities to access sports facilities in Ealing). The neighbouring local authority areas are:

- Harrow & Brent - to the north
- Hammersmith & Fulham – to the east

- Hounslow – to the south
- Hillingdon - to the west

1.4 The purpose of the new facility strategy and its subsequent outcomes for Ealing residents

The purpose of the strategy is to support the Council's overarching principles shaping the future of Ealing and most importantly contribute to the achievement of outcomes relating to improved health and increased physical activity levels of Ealing residents, establishing how to best meet their current and future health and wellbeing needs and encourage and support the continued independence of Ealing residents, contributing to the priority of making Ealing a better place to live and work.

Ealing council's main reasons for producing this follow-on facility strategy and associated action plan are detailed below:

- To assess and measure the impact of the Ealing Sports Facility Strategy 2012 – 21 and the London 2012 Games legacy programme
- To develop an accurate and robust evidence base to provide the leisure and sport content for the Local Plan refresh and to help inform Planning policy decisions regarding the protection, enhancement and provision of existing and future indoor and outdoor sports facilities providing an understanding of the best location(s) for any new facilities
- To use the evidence base to help calculate and secure developer contributions as part of the planning process where sport and leisure is a consultee on all future housing developments to ensure the impact on the sport and leisure infrastructure is considered and to provide funding to enable the development of sports facilities to benefit residents
- To create an agreed list of priority projects which will help to meet any existing deficiencies, meet future demand and feed into wider infrastructure planning as well as helping to secure internal capital and revenue investment

- To identify and help meet the growing need of Ealing’s strong network of voluntary sports clubs, for better quality sport appropriate facilities, including improvements to existing or the building of new facilities

1.5 Participation in Physical Activity

Before considering the specific sports and their facility needs, it is important to set the context of the extent to which the population of Ealing participates in physically activity currently, how this has changed since the last strategy in 2012 and how current levels of physical activity in the population benchmark against the regional and national averages.

Figure 1.1 Levels of Activity

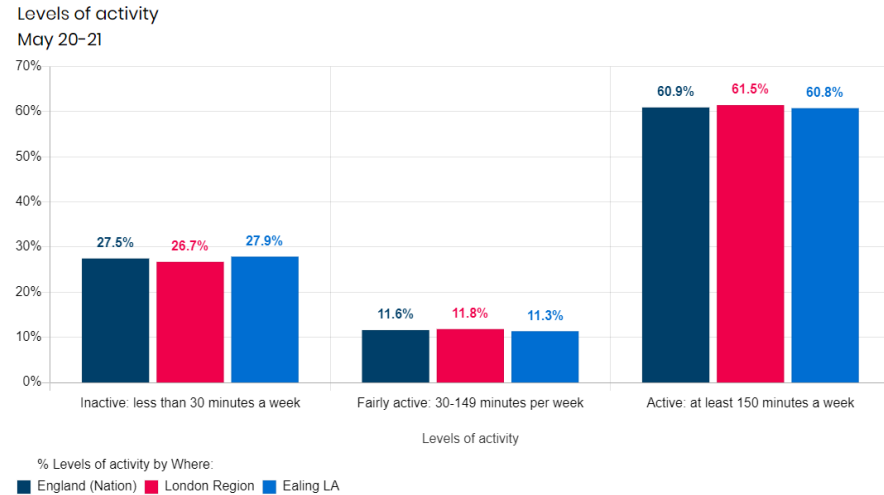
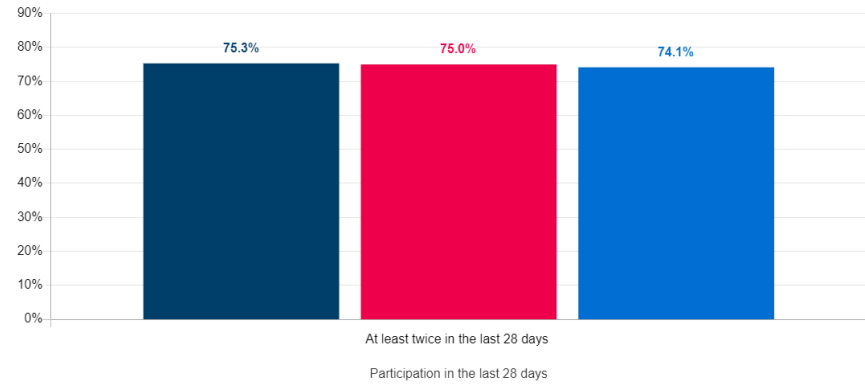


Figure 2.1, taken from Sport England’s latest Active Lives Survey results, show that more adult residents of the borough (aged 16+) are physical ‘inactive’ (27.9%) compared to the national average (27.5%) and the regional average (26.7%). Conversely, a lower percentage (60.8%) is classed as ‘active’ than regionally (61.5%) and nationally (60.9%).

Figure 1.2 Participation in the last 28 days

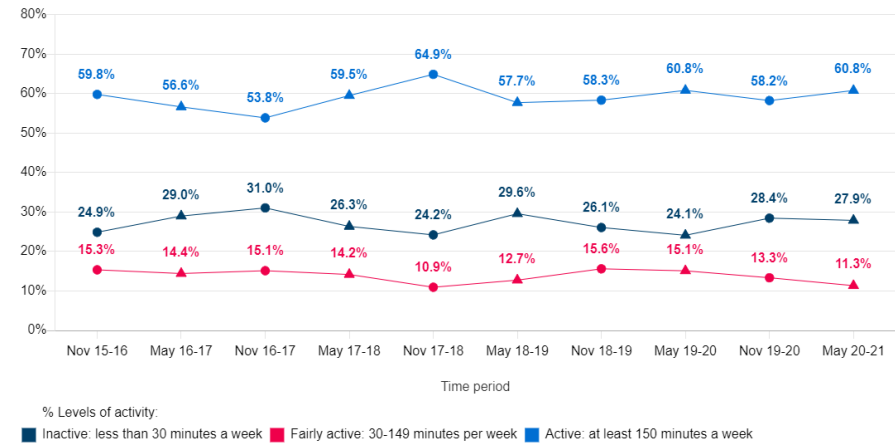
Participation in the last 28 days
May 20-21



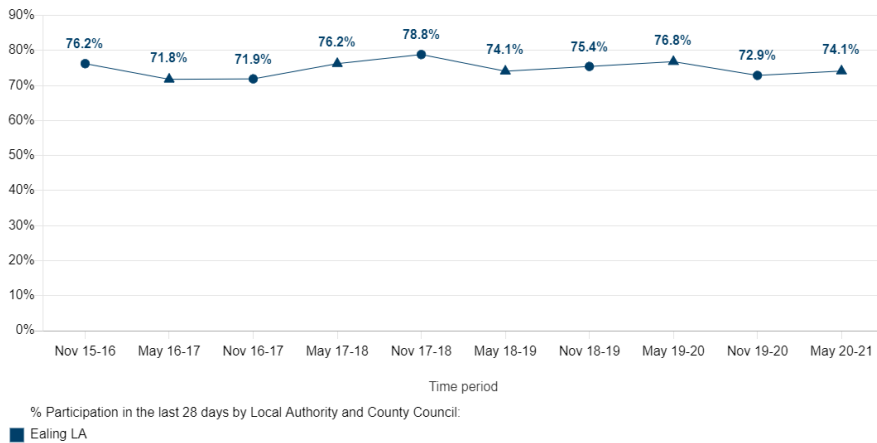
Regular participation – defined in the survey as participation at least twice in the last 28 days – is also lower among adults in Ealing than across London and nationally as shown in Figure 1.2

Figure 1.3 and 1.4 Participation Trends

Levels of activity - Local Authority and County Council
Ealing LA



Participation in the last 28 days – Local Authority and County Council
At least twice in the last 28 days



% Participation in the last 28 days by Local Authority and County Council:

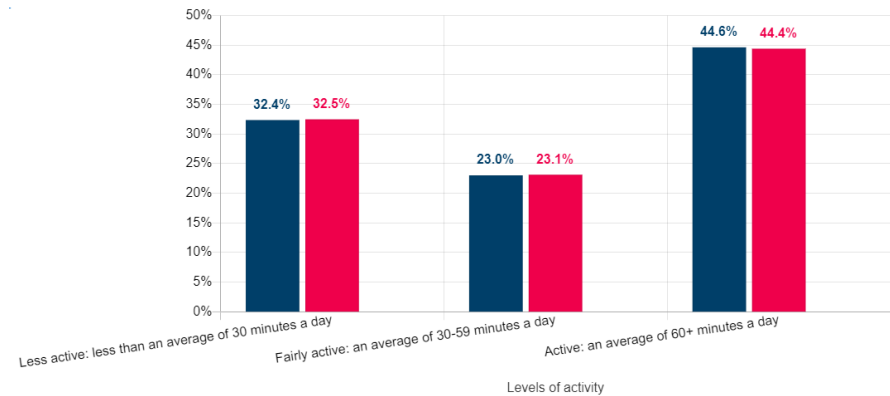
■ Ealing LA

The proportion of adults in the borough classed as ‘Active’ (at least 150 minutes a week) has increased by 1% (from 59.8% to 60.8%) since Nov 15-16. Over the same period, the figure for ‘inactive’ (less than 30 minutes a week) has increased by 3% (from 24.9% to 27.9%). Regular adult participation (at least twice in the last 28 days) has decreased since Nov 15-16 from 76.2% to 74.1%, a decrease of 2.1%.

More than a fifth of adults in the borough (27.9%) were found to be ‘inactive’ in the 2021 ALS. This emphasises the importance of provision of accessible and affordable facilities for sport and active recreation in Ealing.

Figure 1.5 Levels of Children’s physical activity

Levels of activity
Academic Year 20-21



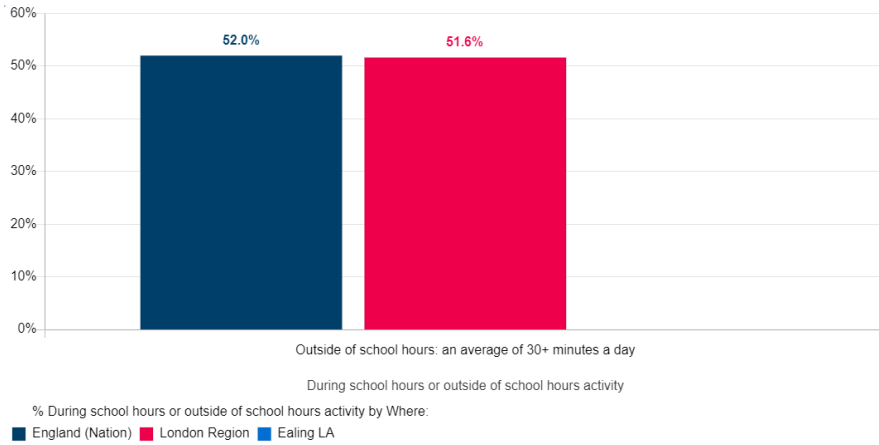
% Levels of activity by Where:
■ England (Nation) ■ London Region ■ Ealing LA

The Active Lives Children & Young People Survey stopped tracking the levels of children’s physical activity in Ealing in the academic year 18-19, therefore, there are no up to date figures. However, Regionally 44.4% of children (aged 5-16) met the recommended level of physical activity (i.e. Active for an average of 60 mins or more daily either in or out of school). This is slightly lower than the national average at 44.6%.

In terms of ‘Less Active’ measure (i.e. Active for an average of less than 30 mins a day), the London region is at 32.5% - i.e. approaching a third of children in the region is insufficient for their health. The picture is slightly better nationally (32.4%).

Figure 1.6 Children’s physical activity during school hours or outside school hours

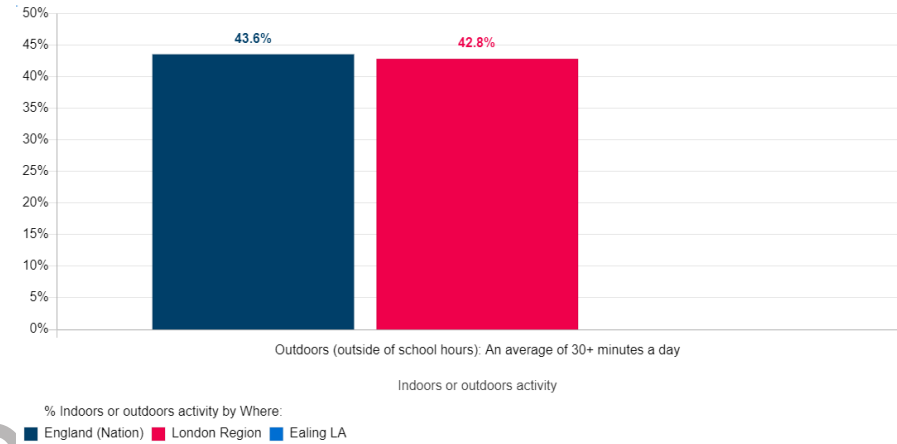
During school hours or outside of school hours activity
Academic Year 20-21



Just over half of children in the London region (51.6%) are physically active outside of school hours for average of 30+ minutes daily compared with 52% nationally.

Figure 1.7 Children’s physical activity outdoor out of school hours

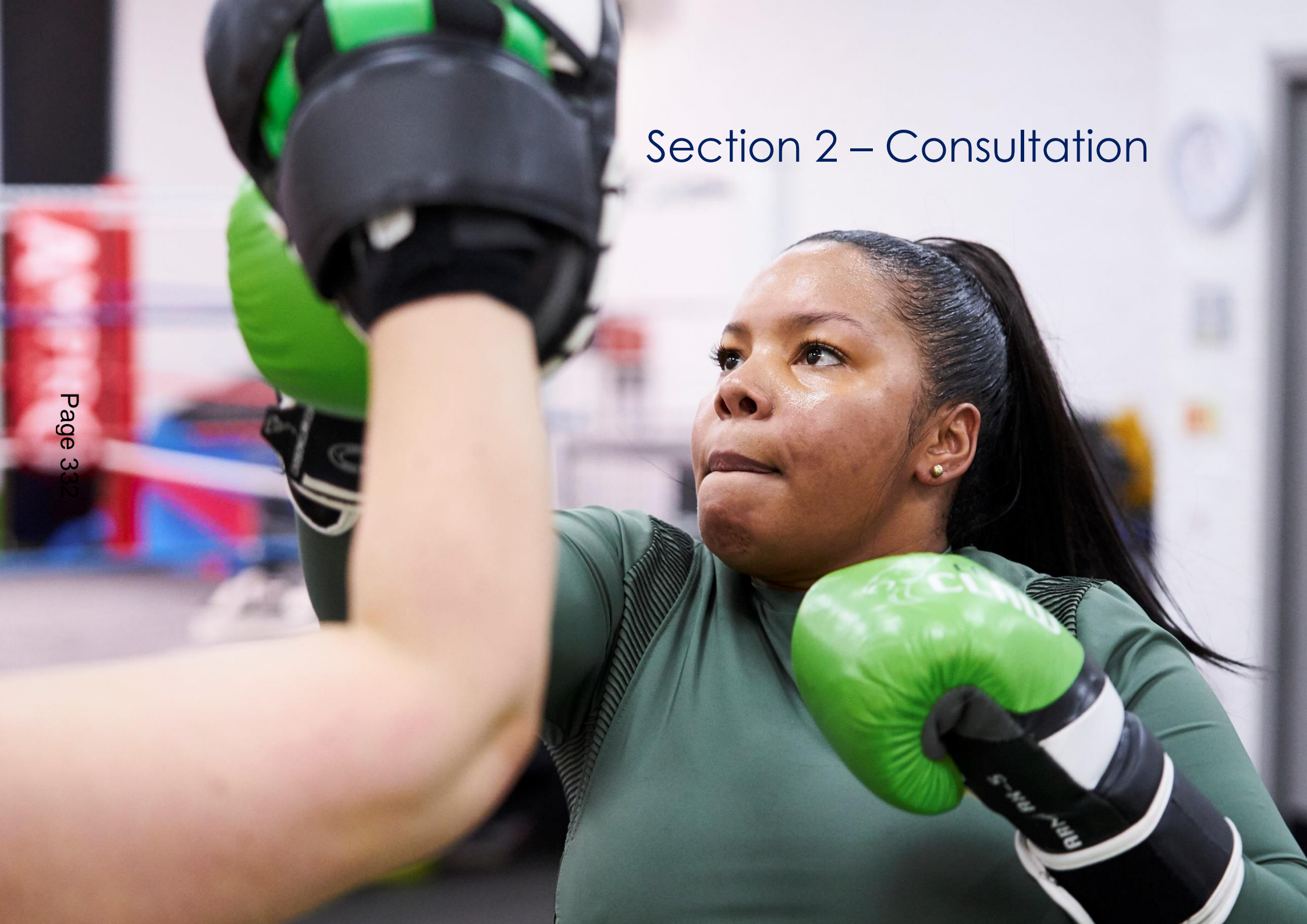
Indoors or outdoors activity
Academic Year 20-21



The final chart (Figure 2.7) shows that 42.8% of children in the London region take part outdoors outside of school hours. This outdoor measure is lower than the national average of 43.6%.

WORKING DRAFT

Section 2 – Consultation



Section 2 – Consultation

To further inform the update to the Indoor and Outdoor Strategy and identify leading issues for each sport in the scope of the assessment, key local stakeholder organisations, the national governing bodies of the sports (NGBs) and active sports clubs in the borough were consulted. Understanding the needs of the clubs, NGBs and leading partners is a key part of the Council being able to plan for any future invest that can have the most sustainable impact on levels of activity and the wellbeing of Ealing’s residents.

A range of responses were made to the consultation and the main findings are summarised within this section. Not all NGBs responded to requests for consultation.

2.1 National Governing Bodies – this section will be updated as comments are received

Sport	Views of Current Provision	Future facility needs
Bowls	<ul style="list-style-type: none"> There are 8 bowls clubs in Ealing which Bowls England deem to be sufficient provision for Ealing. 	<ul style="list-style-type: none"> To maintain the current provision and increase the quality of greens and ancillary facilities to support clubs to increase recruitment and participation.
Cycling	<ul style="list-style-type: none"> Loss of the Ealing BMX club is a big blow for the borough and British Cycling would like to see club activity Despite the lack of club activity the governing body want to ensure the Council maintain the 	<ul style="list-style-type: none"> Ensure on-going provision of the BMX track Explore the potential for the revitalisation of the track as part of the Gurnell pool and open space redevelopment. With any new development work with the Council to

Sport	Views of Current Provision	Future facility needs
	<ul style="list-style-type: none"> BMX pump track for on-going access 	<ul style="list-style-type: none"> create a new or rejuvenated club at the site. Let’s Go Southall cycling project also remains a key priority to get people cycling and moving across this part of the borough.
Judo	<ul style="list-style-type: none"> There are two prominent judo clubs in the borough, both operating from community centres. Ealing Judo club have 129 members and Alpha Judo Club have 201, both are operating at full capacity based on the numbers they can accommodate at their venues. Both clubs have school outreach programmes. Ealing Judo Club have been working with the local authority to try and secure a permanent dojo, to allow them to operate a full-time provision, as well as expanding the club’s mat space and provide changing provision. 	<ul style="list-style-type: none"> British Judo have aspirations to develop community facilities but is heavily dependent on securing external investment from partners. There is a definite demand for additional provision in Ealing by expanding these existing clubs rather than starting new clubs. Securing a permanent dojo in the borough of Ealing is a priority.
Athletics	<ul style="list-style-type: none"> There are two clubs based in Ealing, Ealing 	<ul style="list-style-type: none"> Ealing is a priority area for England Athletics, there is a

Sport	Views of Current Provision	Future facility needs	Sport	Views of Current Provision	Future facility needs
	<p>Eagles running club (off track only) and Ealing, Southall & Middlesex AC (track & field and off track).</p> <ul style="list-style-type: none"> There are enough facilities to service demand in the area and includes: <ul style="list-style-type: none"> One outdoor synthetic 400m facility located at Perivale Athletics Track. One outdoor macadam ActiveTrack located at Spikes Bridge Macadam Jogging Track. One CompactTrack at West Twyford Primary School. (Private use only) One MiniTrack at King Fahad Academy. (Available for hire) One MiniTrack at The Japanese School (Private use only) 	<p>need to protect and enhance facilities as follows:</p> <ul style="list-style-type: none"> Protect - The main outdoor synthetic track at Perivale is strategically well-located when using EAs recommended 20minute catchment and services an exclusive population of 318k and an EA membership catchment of 965. A priority would be for the track to achieve and maintain UKA TrackMark accreditation. Enhance - The presence of developmental facilities across the borough provides an excellent network of athletics facilities conducive to the development of participation. EA would be supportive of improvements to the ActiveTrack at Spikes Bridge and the opening up of school sites at The Japanese School and West Twyford (this may require basic lighting to accommodate after school community sessions). 		<ul style="list-style-type: none"> Hanwell School of Boxing, in Hanwell, Patrick Wilson’s School of Boxing (Northolt ABC) based in Northolt, Powerday Hooks, an amateur boxing club based at Popes Lane, Treasure Boxing in Southall and West London Boxing Academy, a commercial gym and recently affiliated amateur boxing club based at Waterside Trading Estate. In addition to these clubs there is unaffiliated provision including Hanwell school of boxing, plus other corporate gyms such as Gymbox and Virgin Active, all of whom deliver boxing related activity on a non-contact recreational level. 	<p>only moved to their current location in the last few years and have no further plans for expansion.</p> <ul style="list-style-type: none"> Hanwell School of Boxing have a membership of around 100 and lease a former youth club from the Council Patrick Wilson’s School of Boxing (Northolt ABC) has around 100 members and is based at Lord Halsbury Playing Fields on a site leased to Larkspur Rovers FC West London Boxing Academy also has a membership of around 200 but the majority are working adults, boxing for keep fit / recreational purposes. England boxing have no specific priorities for Ealing but ask that the council provide support if and when either club wish to run community led projects.
Boxing	<ul style="list-style-type: none"> Ealing has the following clubs affiliated to England Boxing: 	<ul style="list-style-type: none"> Powerday Hooks have a membership of 200+ and are close to capacity but they 	Netball	<ul style="list-style-type: none"> There is a total of 36 courts on 14 sites in Ealing. Five of these are indoor, with the remaining 31 outdoor. 	<ul style="list-style-type: none"> There are sufficient courts to satisfy the current demand in Ealing, so priorities for England Netball would be to maintain the existing facilities.

Sport	Views of Current Provision	Future facility needs	Sport	Views of Current Provision	Future facility needs
	<ul style="list-style-type: none"> 60% (3) of the indoor courts and 42% (13) of the outdoor courts are on education sites. There are 2 clubs in Ealing, Elthorne & Twyford NC (based at Elthorne Sports Centre), and Academy NC (Notting Hill & Ealing High School). 	<ul style="list-style-type: none"> Elthorne & Twyford NC rated their facilities as poor and highlighted a need for the courts to be re-laid as well as improvements to the changing rooms and toilets. 		<p>to tennis.</p> <ul style="list-style-type: none"> A number of very good interventions have taken place since the last strategy to improve sites such as Pitshanger, Southall, West Middlesex LTC and clay court investment as well as Gunnersbury major investment for the overall site. The LTA stated that there is a current balance between supply and demand, and that existing facilities should be retained with those projects highlighted for investment to be addressed in partnership with the Council. 	<p>Bounce Tennis – resurfacing and upgrading</p> <p>Ealing Lawn Tennis Club – Floodlighting and capacity</p>
Tennis	<ul style="list-style-type: none"> The LTA has continued to work working in partnership with the Council and the club network for some time to develop and broaden the base of participation with a focus on parks tennis which accounts for approximately a third of all tennis players. LTA believe that Ealing has a good stock of tennis courts and clubs. One real strength of Ealing Tennis is the Ealing Tennis forum which is great to keep everyone abreast of issues and opportunities relating 	<ul style="list-style-type: none"> LTA are looking at supporting a gated system at Elthorne Park. The main priorities for the LTA are to refurbish and implement the gated access system at Churchfield, Ravenor Park, Spikes Bridge, Wolf Fields. LTA would be keen to explore the potential opportunities for Padel in Ealing e.g., Lammas Park. LTA believes that ideal spaces would be old bowls greens as these facilities are flat and are about the right size. <p>Subject to further viability testing the leading clubs needs comprise of:</p>		<ul style="list-style-type: none"> There are only 2 affiliated clubs in Ealing (noting that affiliation is optional for clubs) The Oaks Club (Premier Club) and Northfields TTC (Associate club) 	<ul style="list-style-type: none"> The governing body is currently focused on growing and broadening the appeal of table tennis their priorities are to: <ul style="list-style-type: none"> Grow U11 participation For table tennis to become increasingly representative of the population in England Create gender parity across the sport
			Table Tennis	<ul style="list-style-type: none"> There are only 2 affiliated clubs in Ealing (noting that affiliation is optional for clubs) The Oaks Club (Premier Club) and Northfields TTC (Associate club) 	<ul style="list-style-type: none"> The governing body is currently focused on growing and broadening the appeal of table tennis their priorities are to: <ul style="list-style-type: none"> Grow U11 participation For table tennis to become increasingly representative of the population in England Create gender parity across the sport

Sport	Views of Current Provision	Future facility needs
	<ul style="list-style-type: none"> The Oaks Club has ambitions to grow the club but are limited by current space. They are exploring using other venues as well as their current home at Actonians to offer different sessions, e.g. youth, beginner adults, 50+ sessions, female only. 	<ul style="list-style-type: none"> Ensure our sport is being offered in a safe, appropriate, and well governed environment Clubs, coaches, volunteers, and officials
Squash	<ul style="list-style-type: none"> There is a poor spread of facilities across the area (in relation to the size of the population), the geography of the area (urban surrounding areas) means that there needs to be a dense geographical spread of courts to meet the needs of the local population. There is currently only one squash facility in Ealing Old Actonians Association with 3 courts. David Lloyd club (Sudbury Hall) no longer provides squash courts. Ealing Squash & Fitness Club (2 courts) closed in 	<ul style="list-style-type: none"> The number of courts in the locality does not meet the national requirement (1 court per 10,000 people). Immediate investment is required to increase the number of courts and also maintain the standard of current courts in the area England Squash have several programmes to get more participants engaged and create thriving squash communities: Squash 101, Squash Stars, Junior 101, Squash 57 and Squash Girls Can. Facilities that provide a positive experience and are well maintained are vital to the delivery of these

Sport	Views of Current Provision	Future facility needs
	2019 for redevelopment which is not yet complete.	programmes so that people return to play more squash.
Swimming	<ul style="list-style-type: none"> Swim England are of the opinion that the current water provision is insufficient to meet the demand within Ealing. The re-provision of Gurnell 50m pool is critical to not only the Borough but for Greater London's provision. Dormers Wells is clearly coming toward the end of its economic life and its future reprovision needs to be planned and capacity enhanced to mee the water space requirements, 	<ul style="list-style-type: none"> Re-provision of Gurnell Leisure Centre Future planning for the replacement of Dormers Wells Leisure centre with enhanced capacity.
Gymnastics & Trampolining	<p>All of Ealing's gymnastics activity for the three main clubs are at dual use sites – two schools and a community centre.</p> <p>West London and Ealing are the main gym clubs both with waiting lists. West London the larger club with approx. 150 members, Ealing with 60. Drayton has 19 members</p>	<p>BG are keen to expand discussions further as to whether there is demand for a dedicated gymnastics and trampolining centre to bring the clubs either together or at least in one venue potentially.</p> <p>BG are of the opinion that further work on a gymnastics and trampolining strategy may be beneficial to assess in more detail</p>

Sport	Views of Current Provision	Future facility needs
	<p>according to British Gymnastics.</p> <p>Gymnastics is suffering nationally from a lack of coaches due to the fallout from the pandemic with facilities closed for extended periods.</p> <p>London Trampoline Academy and London DMT is based at Reynolds Sports Centre and at Boulder Academy in Hounslow and is one of London’s biggest clubs with membership almost at capacity</p>	<p>the opportunities for this with Ealing.</p>

2.2.1 Club Responses – Spread of Responses

ANSWER CHOICES	RESPONSES
Athletics	4.1%
Basketball	2.7%
Bowls	2.7%
Cricket	17.8%
exercise, movement, or dance	4.1%
Football	34.2%
Gymnastics	0%
Hockey	12.3%
Judo	4.1%
Netball	4.1%
Rugby	5.5%
Squash	4.1%
Swimming	1.4%
Table Tennis	8.2%
Karate	1.4%
Tennis	16.4%
Volleyball	6.8%
Boxing	6.8%
Other	28.8%

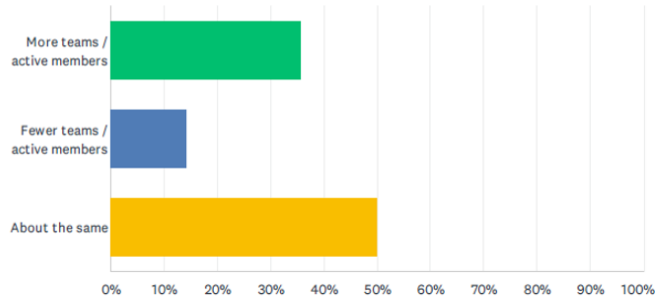
45 individual sports clubs responded to the invitation to complete the surveys, many of which are playing pitch sports clubs whose responses are considered in more detail in the Playing Pitch Strategy (part 1). The table above shows the spread of responses for each sport, it is important to consider that many clubs offer multiple sports.

2.2 Club Survey Overview

To understand the current landscape of Clubs in the Ealing area, data was collected to form an amalgamation of two separate surveys which were distributed to the sports clubs in the borough. One from Ealing’s Annual Club survey and another from Continuum’s Community Club Survey. By analysing and cross-referencing the data, it is clear to understand the circumstances that clubs find themselves in and whether the current provision are meeting the demands of these sports organisations. A summary of the results of the club surveys is provided below.

2.2.2 Club Responses – Growth Trend last 3 years

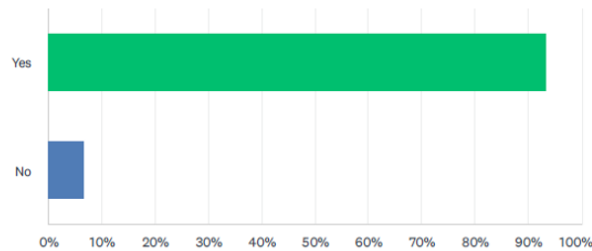
Q5 Does your Club/Association have more or fewer teams / active members than three seasons/years ago, or has the number of teams / active members stayed about the same?



Despite the major restrictions on movement and temporary closure of sports facilities over the past two years due to the Covid pandemic, the sports clubs in the borough have proved resilient with the majority reporting stable membership or growth currently compared to three years/seasons ago. Just over 35% of clubs have grown in the last three years, therefore, increasing the need for sporting provisions.

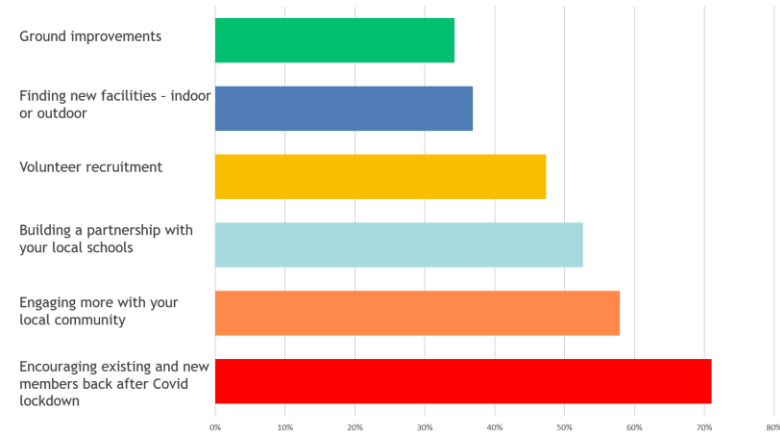
2.2.3 Future Growth

Q6 Does your Club/Association have plans to grow in the next three seasons/years?



Looking to the future, 93% of the clubs surveyed were positive regarding plans for growth over the next three years/seasons, emphasising further the strength of the club sector in the borough as well as likely rising demand.

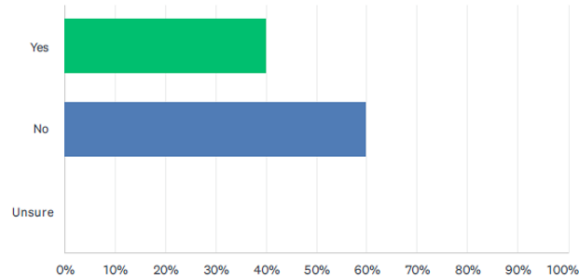
Please indicate which of the following themes you consider to be your Club's top priority in the next 12 months



The table above shows the top 6 out of 14 total themes that sport clubs in the borough are looking to prioritise in the next 12 months. In the top 6 there are 2 facility themes – ‘Ground improvements (34.2%)’ and ‘Finding new facilities – indoor or outdoor (36.8%)’. This data shows that sports clubs are interested in the improvement and accessibility of facilities. It is also important to consider that the development of sporting provision will also contribute to other priorities mentioned in this graph, i.e., ‘encouraging existing and new members back after covid lockdown’. Through the development of facilities, new and existing participants will be more interested in joining clubs once provisions are improved.

2.2.4 Club Needs – Meeting Demand

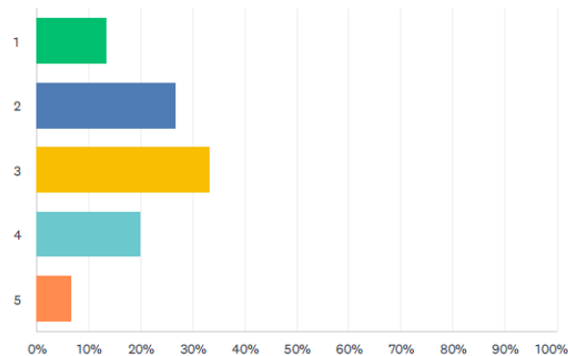
Q9 Is your current number of hours/pitches/evenings sufficient to meet the demand for your club's activities?



60% of the clubs responded that they do not have sufficient programming time available at the sporting venues they access to meet current demand from their memberships. This shows the supply of facilities and resources is not meeting the demands of the sports clubs, signaling for a need to increase accessibility of sport facilities.

2.2.5 Club Response – Ratings

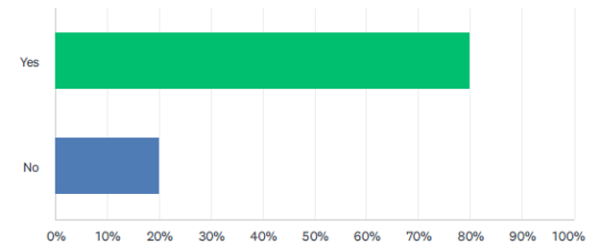
Q13 How do you rate the quality of your Club's/Association's main playing facilities, including playing surface? (1 being very poor and 5 being very good)



In terms of the quality of the stock of sports facilities available to the borough's sports clubs, exactly 40% of those surveyed rated the playing facilities they use as 'poor' or 'very poor' and a third (33.33%) as 'average'. Very few clubs (6.67%) consider their main playing facilities to be 'very good'. This finding reflects the need to upgrade facilities and the increase of investments made in maintaining and enhancing the facility stock by the Council, national sports bodies, and the clubs themselves through fund raising.

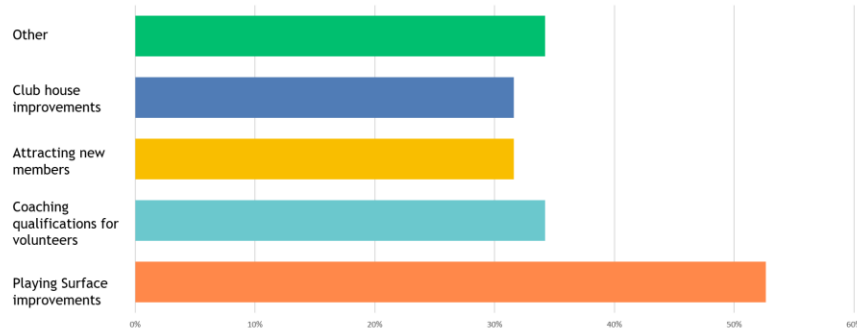
2.2.6 Main site – improvements

Q15 Is there a need to change your Club's/Association's main playing facilities (e.g. relocate to another site /change facility layouts/ sizes or invest in floodlights) or to improve the quality to sustain or grow your club?



Although 20% of clubs are satisfied with their current main playing facilities, the response to this question further supports to the previous data. 80% of sport clubs believe they are in need of change or improvements to their current main playing facilities to sustain or grow their club. This is further supported by the graph below which shows that well over 50% of sport clubs believe they require funding for 'playing surface improvements'. Leading outdoor sports requirements are covered further in the Playing Pitch Strategy (Part 1).

If you think your Club requires more funding in the next 12 months, please indicate for what specific purpose

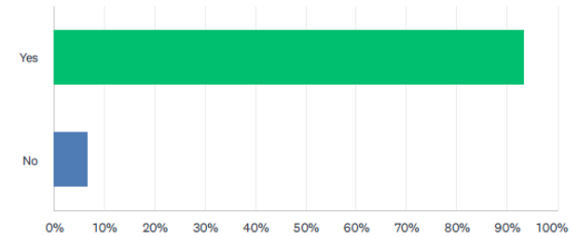


Examples of the individual survey responses about their demands and aspirations are listed in the table below:

Club/League	Aspiration
London Tigers (Cricket, Exercise, movement or dance, football)	Floodlights and pitch quality – Improvement of football pitches and to keep the tabletop for cricket in good condition throughout the year.
Elthorne & Twyford NC (Netball)	Re-lay courts and repair changing rooms & toilets.
Osterley Hockey Club (Hockey)	Develop teams for the club and attract diverse range of players. Need for hockey facilities all year round.
Larkspur Rovers Football Club (Football)	Add fencing and floodlights + further assistance in putting in the necessary items to grow to Step 6 (dugouts, turnstiles)
Northfields United FC (Football)	New surface, changing facilities, office space
Bounce Tennis (Tennis)	Add Floodlights and resurfacing on tennis courts. Need for cleaning and lines painted and to add toilet facilities.

2.2.7 Club Growth and Sustainability

Q16 Is there a need to improve/extend these facilities to sustain or grow your Club/Association?



Over 90% of the respondent clubs consider they need to improve their facilities to sustain the appeal of their club to existing members and to attract new members. This is particularly an issue for accommodating the growth of sports clubs as many sports clubs in the borough have grown in the past three years, this is identified in section 2.2.2. Therefore, whilst a high majority of clubs are keen to expand further, there appears a link to need to invest in the wider infrastructure for clubs such as ancillary / support facilities to support this.

Club survey summary

The club survey that was conducted has outlined the position of clubs in Ealing and their provisions. Many clubs are looking to expand over the next three years, and they require further development of facilities to do so. The data has shown that clubs are not currently in the position they would like to be and are not completely happy with the facilities that they have access to. Most clubs believe they are in need of funding to grow for a range of

Summary

Key stakeholder and community organisations been consulted in the course of preparing this update to the Built Facilities Strategy. The national

governing bodies of the sports included in the scope of the assessment were also consulted, although not all of the NGB responses were received.

Critically, more than 45 community sports clubs based in the borough have provided responses to the online survey and further consultation held with representatives of a number of the leading larger clubs within the borough.

The leading outcome from the consultation is that the sports facilities available to the borough's communities continue to be generally well regarded particularly with regard to the range of sports for which playing facilities are in place, the number of facilities and their accessibility.

As to be expected, the consultation highlights issues for the strategy to address moving forward notably the challenges presented by the age, energy inefficiencies and running costs of key facilities – swimming provision is key to future investment needs for Ealing in particular. In some venues the priority is to improve ancillary facilities to sustain existing activity notably a number of outdoor sites for sport. At other sites, there is a need to plan for expansion to meet growing demand both from the resident population and from forecast growth - for example whether there is an opportunity for a dedicated gymnastics facility within the borough,

The findings from these consultations summarised in this section of the report feed into the analysis of facility needs and priorities set out in Section 3 - The Sports Specific Analysis.



Section 3 - Sport Specific Analysis

Section 3 - Sport Specific Analysis

3.1 Swimming

What's changed since 2012

The new Everyone Active Acton Centre opened in April 2014 replacing Acton Swimming Baths; the new centre included an 8 lane 25 metre pool as well as a 12 x 8 metre teaching pool with a moveable floor. The David Lloyd Acton Park Club (formerly The Park Club) facility reopened in Summer 18. Gurnell Leisure Centre is currently closed and there are no immediate plans to reopen the facility, however, the council is developing a range of options for the redevelopment of the centre which includes an increase in flexible water space. The council is also planning to replace the existing Dormers Wells Leisure Centre, in Southall with a new facility which again will include more flexible water space.

The council's future plan to replace the two leisure centres formed the basis of the two scenarios which have been tested using the Sport England Facilities Planning Model (FPM), which assessed:

Run 1 - the current provision of swimming pools with Gurnell Leisure Centre closed and

Run 2 - the opening of the new Gurnell Leisure Centre with increased water space and the closure of the existing Dormers Wells Leisure Centre and the opening of a new Dormers Wells Leisure Centre with increased pool space on meeting the demand for swimming pools in 2031.

Sport England's Facility Planning Model

As part of the strategic review of the recent past and the planning process for the next 10 years Ealing council is reviewing its current provision of swimming pools and assessing the future demand and level of provision required to 2031. To successfully plan for the future, Ealing council again

used the Sport England Facilities Planning Model (FPM), which aims to assess how the demand, distribution and access to swimming pools is met by the supply of swimming pools in 2031.

The overall aims of the FPM assessments are to provide a forward assessment of need and an evidence base for swimming pools in the year 2031 based on the projected population change in the borough and across the study area. The FPM assessment identifies the impact of population change on demand for swimming pools and the distribution of demand, and models options for changes in the supply of swimming pools. In this way, the FPM analysis assesses the impact these options have in terms of scale and facility mix on the supply, demand and access to swimming pools to 2031.

As per the sports hall FPM assessment, it is most important to state that the FPM study is a quantitative, accessibility and spatial assessment of the supply, demand and access to swimming pools. The FPM study assesses how these factors change based on projected population growth and options to change the swimming pool supply. The assessments are based on catchment area, so include the swimming pools and population across the borough and the neighbouring local authorities.

In determining the position across the borough, it is important to take full account of the swimming pools and population in neighbouring local authority areas.

Also, the most attractive facility for some Ealing residents may be outside the borough (known as exported demand). For residents of neighbouring local authorities, their most attractive swimming pool may be in Ealing (known as imported demand). To take account of these factors, the study area places Ealing at its centre and includes the neighbouring local authorities and their swimming pool supply.

Headline strategic overview from the FPM analysis

The headline strategic finding is that a high level of Ealing’s demand for swimming pools in 2031 can be met by the supply which includes the two proposed new pool facilities. The FPM findings support the provision and scale of the proposed new Dormers Wells Leisure Centre and new Gurnell Leisure Centre. However, even with these proposed new swimming pool facilities there will be unmet demand in 2031, most of which is demand located too far away from a facility.

If the new investment is developed, in 2031 Ealing will potentially have an extensive, modern, fit-for-purpose stock of public swimming pool sites including the two new pool site options modelled and the two other public leisure centres. This creates a ‘draw effect’, and the public pool sites are estimated to be full at peak times. In 2031, more than half of the used capacity of the Ealing pool sites, including the two new facilities is imported from neighbouring boroughs.

A consequence of these findings is that some demand cannot be met at the four leisure centres. There is also enough reachable unmet demand to consider further swimming pool provision.

Supply of swimming pools in Ealing

Supply is defined as the supply or capacity of the swimming pools available for community and club use in the weekly peak period. Supply is expressed in the number of visits that a pool can accommodate in the weekly peak period and in square metres of water. The total supply and available supply are different because of the hours available for community use in the weekly peak period.

The weekly peak period is when the majority of visits take place and when users have most flexibility to visit. The peak period for swimming pools is one hour on weekday mornings, one hour weekday lunchtimes, five and a half hours on weekday evenings, and seven and a half hours on weekend

days. This gives a total of 52.5 hours per week. The modelling and recommendations are based on the ability of the public to access pool facilities during this weekly peak period.

The swimming pool facilities that meet the criteria to be included in the FPM modelling are listed in Figure 3.1 below and the locations of the current swimming pools (green diamonds) and future provision (red diamonds) in Run 2 are shown in Figure 3.2.

Figure 3.1: Details of Swimming Pools in Ealing included in Runs

Site	Operation	Facility Type
David Lloyd Acton Park	Commercial	4-lane
David Lloyd Sudbury Hill	Commercial	5-lane Leisure
Dormers Wells Leisure Centre (open Run 1 only)	Public	5-lane
Eden Fitness	Commercial	4-lane
Everyone Active Acton Centre	Public	8-lane Learner
Golds Gym (Hanwell)	Commercial	3-lane
New Dormers Wells Leisure Centre (open Run 2 only)	Public	6-lane Learner
New Gurnell Leisure Centre (open Run 2 only)	Public	10-lane Learner
Northolt Leisure Centre	Public	8-lane Learner
W3 *	Commercial	6-lane Leisure

*The assessment assumed that W3 private members health and fitness club would reopen in 2022.

Figure 3.2 Location of Swimming Pool Sites in Ealing Run 2 (2031)

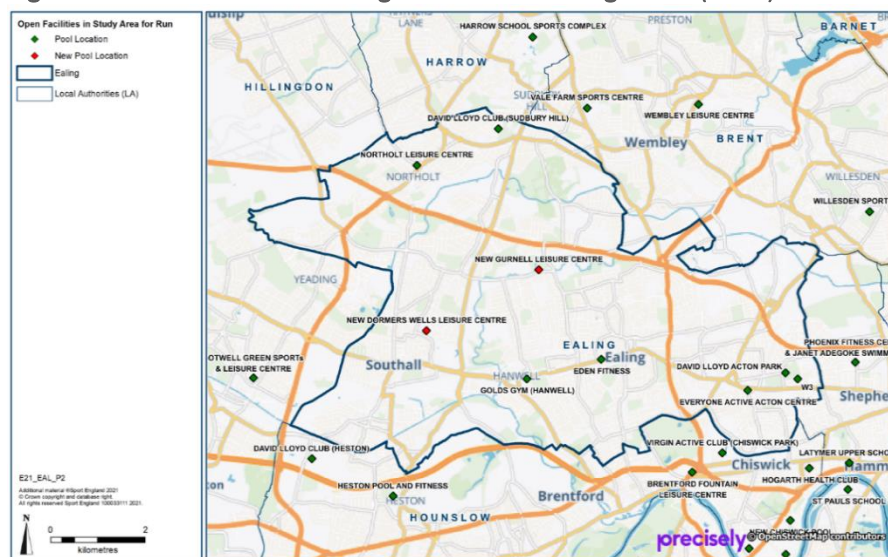


Figure 3.3: Supply of Swimming Pools in Ealing by Run

Total Supply	RUN 1	RUN 2
Ealing	2031	2031
Number of pools	12	15
Number of pool sites	8	9
Supply in sqm of water	2,611	4,330
Supply in sqm of water scaled with hours available in peak period	2,611	4,330
Supply in visits per week in peak period	22,846	37,888
Average year built of sites	2000	2009
Average age of sites	31	22

In Run 1, there are 12 individual swimming pools across eight sites, with 2,611 sqm of water space available for community use – which is also the total water space. In Run 2, supply increases to 15 individual swimming pools located at nine sites. In Run 2, the current Dormers Wells Leisure Centre is closed and replaced with a new Dormers Wells Leisure Centre and a new Gurnell Leisure Centre is opened. Both new sites are modelled to open in 2025.

In Run 2, the proposed new Dormers Wells Leisure Centre and proposed new Gurnell Leisure Centre increase the available water space in the borough by 1,719 square metres (sqm) from 2,611 sqm to 4,330 sqm an increase of 66% from Run 1 to Run 2. For context, the main pools at Everyone Active Acton Centre and Northolt Leisure Centre are both 25 metres (m) long and have 8 swimming lanes, which means that both pools measure 25m in length by 17m in width, giving a pool space of 425 sqm.

In Run 2, four of the nine Ealing swimming pool sites are public leisure centres. Combined they have a total water space of 3,097 sqm, which is 72% of the available water space in the borough in 2031. The four public swimming pool sites in Run 2 are Everyone Active Acton Centre, the proposed new Dormers Wells Leisure Centre, the proposed new Gurnell Leisure Centre and Northolt Leisure Centre; the scale of the swimming pools sites and their availability means they can provide an extensive programme of use for all residents covering a wide range of water-based activities.

The council’s long-term commitment to invest in large scale public swimming pool facilities is reflected in Run 2, where the swimming offer at the public leisure centres is very extensive. All the sites have two individual pools and provide swimming in pools dedicated for particular activities. They are modern, with Northolt Leisure Centre being the oldest, having opened in 2010.

In Run 2, the five commercial swimming pool sites provide 1,233 sqm of water, which is 28% of the available water space in the borough. These sites provide recreational swimming for the centre membership only and may also operate a learn to swim programme.

Demand for swimming pools

Total demand is calculated in the same way as for sports halls, by adding the participation by each five-year age band/gender of Ealing’s population with the frequency of participation in each age band/gender and is expressed in visits in the weekly peak period and square metres of water. The FPM parameters for the percentage and frequency of participation, for gender and age, are calculated from Sport England’s Active Lives survey up to November 2019.

Ealing’s population forecast for 2031 is 350,997. This is taken from the Greater London Authority 2020-based central upper variant demographic projection. The population for the other London boroughs uses the Greater London Authority 2018-based strategic housing land availability assessment variant demographic projection.

Ealing’s demand for swimming pools in 2031 equates to 3,805 sqm of water. This is greater than the total supply in Run 1, which is 2,611 sqm but less than the total supply in Run 2, which is 4,330 sqm. Note that in 2031, the supply of public pool space is 3,097 sqm.

Ealing has the second highest demand for swimming pools in the study area, after Brent, which has demand for 4,243 sqm of water (see Figure 3.4).

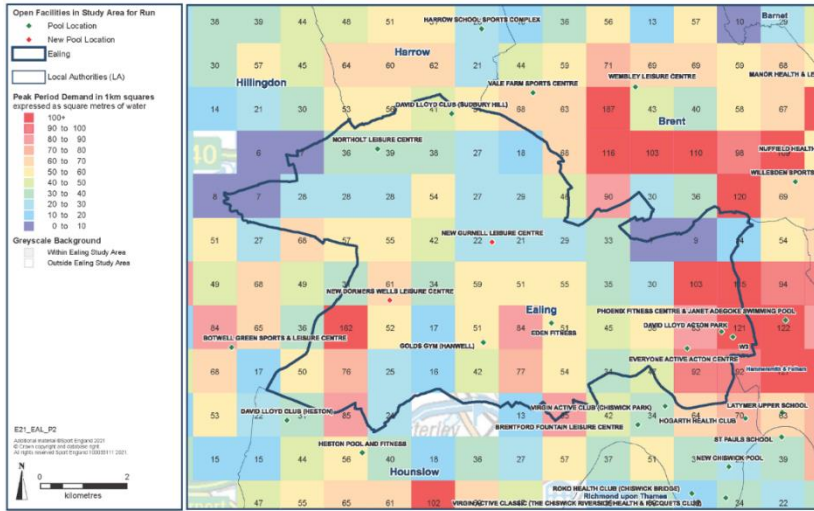
Figure 3.4: Demand for Swimming 2031 by Local Authority

Demand in sqm of water considering a ‘comfort’ factor*	RUNS 1 and 2
Local Authority	2031
Ealing	3,805
Brent	4,243
Hammersmith & Fulham	2,400
Harrow	2,922
Hillingdon	3,496
Hounslow	3,363

* The FPM is designed to include a ‘comfort factor,’ beyond which the venues are too full. The pool itself becomes too crowded to swim comfortably, and the changing and circulation areas also become too congested. In the model Sport England assumes that usage over 70% of capacity is busy and that the swimming pool is operating at an uncomfortable level above that percentage.

The highest concentration of demand in Ealing is in an area of Southall, where deprivation is high and there are no swimming pools; with demand measured as 162 sqm of water space in a one-kilometre square. Demand is next highest in Acton on the boundary with Hammersmith and Fulham, where there is a grouping of squares with values of 82 to 121 square metres of water space.

Figure 3.5 Demand for Swimming Pools in Ealing 2031 (Run 2)



Accessibility of Ealing’s swimming pools

For residents without access to a car, travel to sports halls by public transport or on foot is the choice of travel. The FPM uses a distance decay function where the further a user is from a facility, the less likely they will travel. On average, a 20-minute travel time accounts for approximately 90% of visits to a swimming pool. The travel time limits used are:

- Driving 30 minutes
- Public transport is 30 minutes (at half speed of car)
- Walking is 40 minutes (two miles)

The proportion of the resident population in Ealing who do not have access to a car is higher than the national average of 25% but lower than the London-wide average of 40%. For residents without access to a car, travel to swimming pools on foot or by public transport become the choice of travel mode. In Run 1, 35% of all visits are either on foot or by public transport, rising to 37% in Run 2.

Figure 3.6: Deprivation in Ealing 2019 (Run 2)

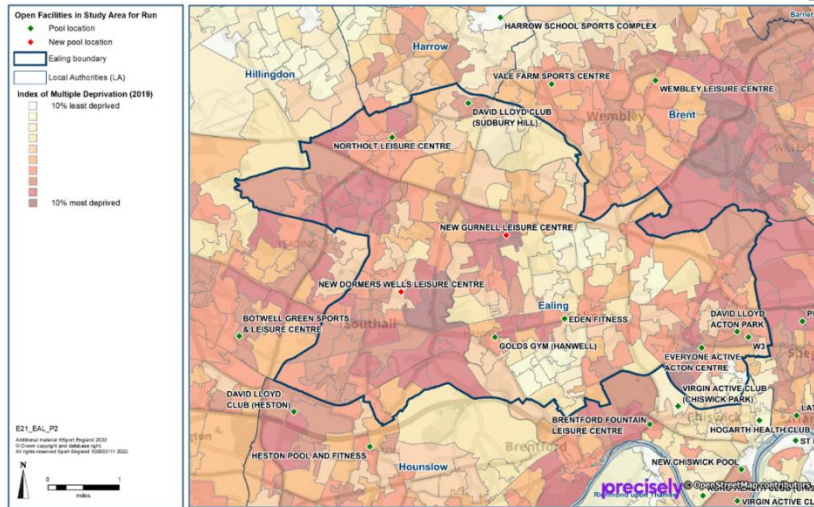


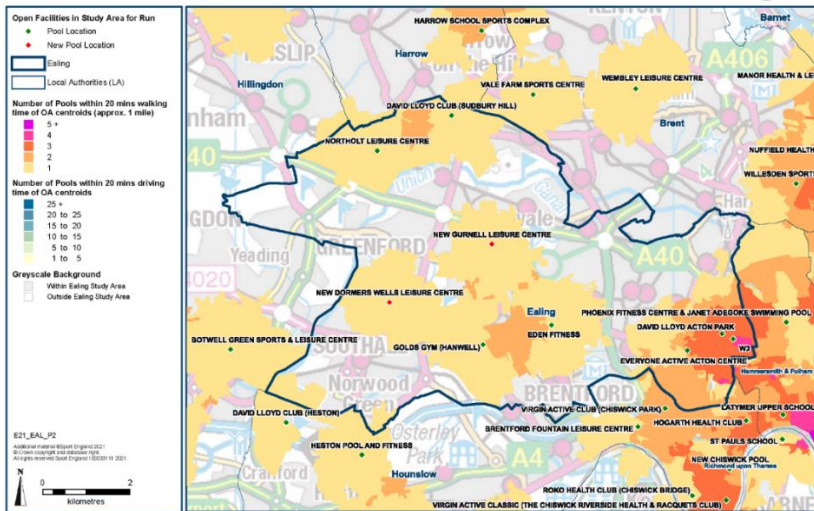
Figure 3.6: Travel Modal Split of Ealing Demand to Swimming Pools by Run

Accessibility	RUN 1	RUN 2
Ealing	2031	2031
% of population without access to a car	34.2	34.2
% of population within a 20-minute walk of a swimming pool	51.1	55.8
% of demand satisfied who travelled by car	65.5	63.3
% of demand satisfied who travelled on foot	15.3	17.1
% of demand satisfied who travelled by public transport	19.2	19.6

In Run 1, slightly more than half of Ealing’s residents are within a 20-minute walk of a swimming pool, but in Run 2, this increases to 56%. Walking to swimming pools accounts for 15% of visits in Run 1 and 17% in Run 2. In Run 2, 1 in 3 or 37% of users travel to swimming pools by public transport or on foot. More than a third of residents in Ealing do not have access to a car. An illustration of how many swimming pools can be accessed by Ealing residents, based on where they live and a 20-minute walk time (one mile) from the swimming pool locations, is set out in Map 4.1 for the provision in Run 1 and Map 4.2 for the provision in Run 2.

Residents in areas shaded yellow are within walking distance of one swimming pool site, and residents in the small pink areas are within walking distance of four sites. However, the FPM uses a distance decay function where the further a user is from a facility, the less likely they will travel. Therefore, not all residents in these areas will walk to a swimming pool and some will travel further.

Figure 3.7: Walking Access to Swimming Pools in Run 2



Travel by public transport to swimming pools is predicted to be the choice for 19% of all visits in both runs. Given the very extensive public transport network in London, there is excellent access to swimming pools by public transport. All the swimming pools are within a five-minute walk of a bus stop and all, except for Dormers Wells Leisure Centre, are within 15 minutes’ walk of a tube station.

In Run 1, 66% of all visits to swimming pools by Ealing residents are by car. This drops to 63% in Run 2. Residents who choose to travel by car have access to a very high number of swimming pools within that travel time.

Satisfied demand for swimming pools

Satisfied demand for swimming pools is 89% of total demand in Run 1, which is very high and increases to 91% of total demand in Run 2, with limited scope to increase it much higher. Satisfied demand represents the proportion of total demand that is met by the capacity at swimming pools located both within and outside the borough, from Ealing residents who live within the driving, walking or public transport catchment area of those swimming pools. This is a key measurement as it is important for a borough to retain as much usage as possible, to be able to influence Ealing residents’ usage of swimming pools, otherwise Ealing residents would be reliant on surrounding boroughs to provide access to out of borough swimming pools.

Figure 3.8: Satisfied Demand for Swimming in Ealing by Run

Satisfied Demand	RUN 1	RUN 2
Ealing	2031	2031
Number of visits which are met per week in peak period	20,597	21,052
% of total demand satisfied	89.0	91.0
Number of visits retained per week in peak period	9,344	14,658
Demand retained as a % of satisfied demand	45.4	69.6
Number of visits exported per week in peak period	11,253	6,395
Demand exported as a % of satisfied demand	54.6	30.4

The level of satisfied demand is also very high in all the neighbouring boroughs: in Run 1, satisfied demand ranges from 86% in Brent to 94% in Harrow (see Table 5.2). This indicates that there is a high number of accessible swimming pools across the study area.

Figure 3.9: Percentage of Satisfied Demand for Swimming in Study Area by Run

% of Total Demand Satisfied	RUN 1	RUN 2
Local Authority	2031	2031
Ealing	89.0	91.0
Brent	85.6	86.8
Hammersmith & Fulham	93.2	93.6
Harrow	94.1	94.6
Hillingdon	90.6	91.3
Hounslow	92.3	92.7

Retained demand for swimming pools

Another key measurement is retained demand which is a subset of satisfied demand and shows how much of Ealing residents’ demand for swimming is retained at pools within the borough. This assessment is based on the catchment area and appeal of the borough’s pools and residents in the borough swimming at these pools. The council’s proposed investment in new swimming pool facilities at Gurnell Leisure Centre and Dormers Wells Leisure Centre is reflected in the high-quality offer modelled in Run 2 which sees modern accessible swimming pool facilities leading to the Ealing retained demand in the borough increasing from 45% to 70%.

If residents in neighbouring boroughs swim at a site in Ealing, their usage becomes part of the used capacity of Ealing’s swimming pools, this is known as imported demand, which contributes significantly to the high estimated used capacity of Ealing’s swimming pools. In Run 1 imported demand is 48% and in Run 2 53%, this means that in 2031, 53% of Ealing swimming pool users are from outside the borough, drawn in by the two new swimming pool facilities. The reasons for this high imported demand are that Ealing’s pools are accessible and attractive to residents in neighbouring boroughs, swimming pool stock in neighbouring boroughs is older, and Ealing’s public swimming pool facilities are large in scale and, can therefore, accommodate more visits.

The residue of satisfied demand, after retained demand, is exported demand. This is based on borough residents who live within the travel time of a swimming pool outside the borough and use that swimming pool. In Run 1, the borough is a net exporter of 2,747 visits in the weekly peak period which means that Ealing residents have access to and chose to use a swimming pool located outside the borough. In Run 2 Ealing is a net importer of 10,200 visits, which means that more residents from other boroughs are choosing to use Ealing’s swimming pools. This underlines the draw and impact of the proposed new Dormers Wells Leisure Centre and Gurnell Leisure Centre in Run 2.

Figure 3.10 Import and exported demand in 2031

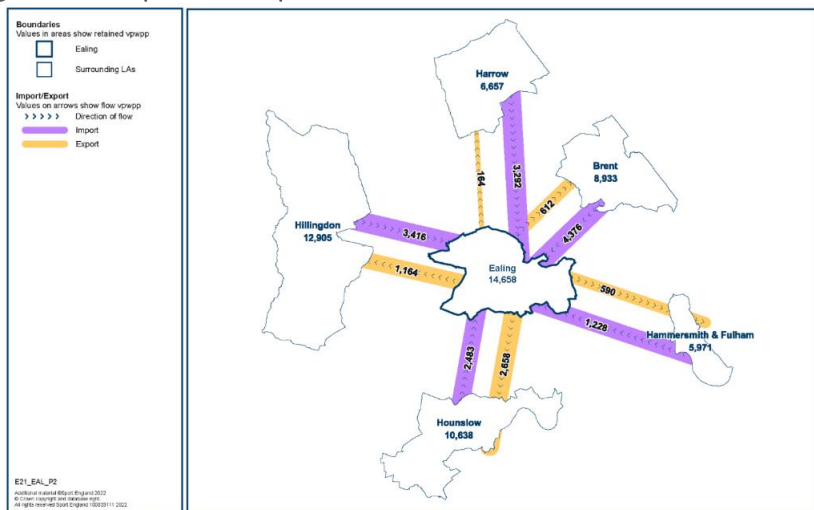


Figure 3.11: Unmet Demand for Swimming in Ealing by Run

Unmet Demand	RUN 1	RUN 2
Ealing	2031	2031
Number of visits unmet per week in peak period	2,545	2,089
Unmet demand as a % of total demand	11.0	9.0
Equivalent in sqm of water with comfort factor	419	344
% of unmet demand due to:		
Facility too far away:		
Without access to a car	72.7	74.3
With access to a car	2.6	2.5
Lack of facility capacity:		
Without access to a car	24.8	23.8
With access to a car	2.6	1.9

Unmet demand for swimming pools

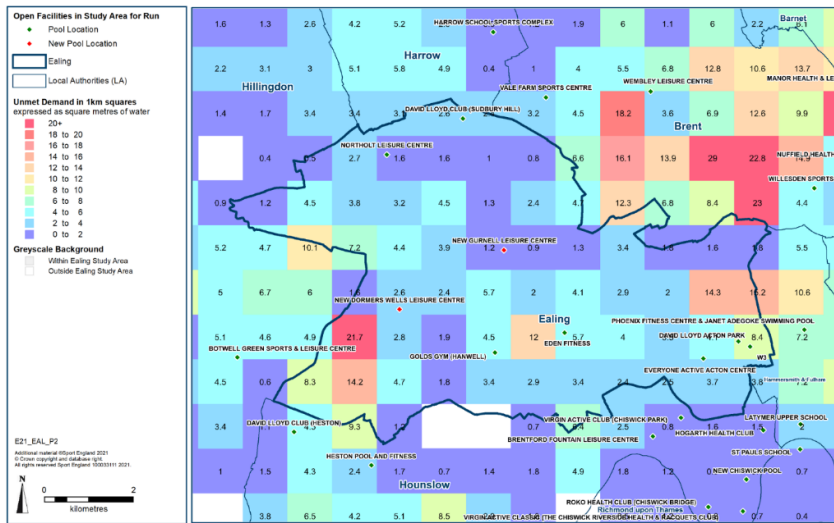
Unmet demand is important to note as it is demand for swimming pools which cannot be met because there is either too much demand for any particular swimming pool within its catchment area and there is a lack of capacity; or because demand is located too far away from any swimming pool. In Ealing, unmet demand amounts to 11% of total demand in Run 1, equivalent to 419 sqm of water and 9% of total demand in Run 2, equivalent to 344 sqm of water. This is an important measure because it shows that even with any proposed new facilities at Gurnell Leisure Centre and Dormers Wells Leisure Centre, there will still be unmet demand from Ealing residents equivalent to 344 sqm, which is approximately the size of a 25m 6 lane swimming pool.

However, it is important to note the two different types of unmet demand. Unmet demand located too far away from a facility decreases from 305 sqm of water in Run 1 to 256 sqm of water in Run 2. This type of demand will always exist because it is not possible to achieve complete spatial coverage whereby all areas of an authority are within walking distance of a swimming pool and not everyone will want, or be able, to drive to a facility. Unmet demand due to a lack of swimming pool capacity reduces from 114 sqm of water in Run 1 to 88 sqm of water in Run 2. The four public swimming pools in Run 2 reduce unmet demand by having more geographical coverage, capacity, and appeal to residents.

The difference between runs 1 and 2 is that in Run 1 Ealing residents are travelling outside the borough, whereas in Run 2 much more of the demand from Ealing residents is being met by facilities within the borough.

Unmet demand is highest in the Southall area at 22 sqm of water in both runs, next highest is in the Acton area at 16 sqm of water in Run 1 and 14 sqm of water in Run 2, followed by the Norwood Green area at 15 sqm of water in Run 1 and 14 sqm of water in Run 2 and then Central Ealing at 16 sqm in Run 1 and 12 sqm in Run 2. In all four locations, unmet demand is a low total for both runs. For context, the amount of Ealing demand being met equates to more than 3,000 sqm of water in both runs.

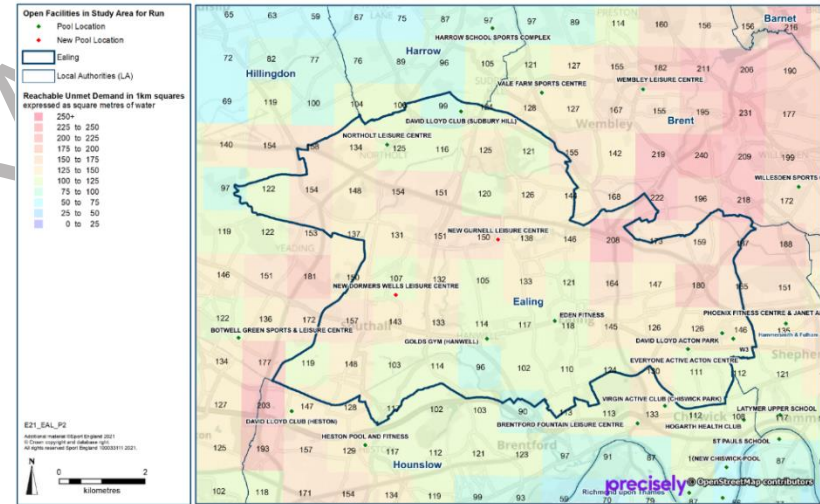
Figure 3.12: Unmet Demand for Swimming Pools in Ealing in Run 2



makes it more difficult for people to move around and get to a swimming pool location. It is really important to emphasise that reachable unmet demand isn't a reflection of need for a particular area.

The analysis shows that the area of highest reachable unmet demand is the Hanger Lane area, however, a large proportion of this reachable unmet demand is from areas in Brent on the borough boundary, next highest is North Acton, followed by areas in Central Ealing, Southall and Northolt.

Figure 3.13: Reachable Unmet Demand for Swimming Pools in Ealing in Run 2



An analysis of the spread of this identified unmet demand shows the level of unmet demand that would be met by a potential new facility in any given location, this is known as reachable unmet demand and is calculated for each one-kilometre grid square across the borough. Accessibility is a major factor in determining reachable unmet demand so a location with a good road network and good public transport links has a higher reachable unmet demand than a facility in a geographical area which has a poor layout which

Used capacity of swimming pools

The estimated used capacity of Ealing swimming pools in the weekly peak period, across the Borough is 78% in Run 1 and 82% in Run 2; total demand is based on the predicted population of Ealing in 2031, this is the same for Runs 1 and 2. The Ealing demand retained at Ealing pools increases from Run 1 to Run 2, because of the draw and attraction of a more modern supply of swimming pools in the Borough and Ealing residents able to access them,

hence the increase in estimated used capacity. Sport England define used capacity as a measure of usage at swimming pools that estimates how well used or how full facilities are; the assumption is that usage over 70% of capacity is busy and that the swimming pool is operating at an uncomfortable level above that percentage. So, in both runs all four of Ealing’s public leisure centre swimming pool sites are running at above the level Sport England considers “comfortable”.

Figure 3.14: Used Capacity of Swimming Pools by Run

Used Capacity	RUN 1	RUN 2
	2031	2031
Number of visits used of capacity in weekly peak period	17,850	31,252
% of overall capacity of pools used	78.1	82.5
Number of visits imported in weekly peak period	8,506	16,595
Visits imported as a % of used capacity	47.7	53.1
Difference of import visits versus export visits	-2,747	10,200

All the public swimming pool sites are estimated to have 100% of capacity used in the weekly peak period in Runs 1 and 2. It’s often a combination of factors that influence this usage and these vary from one facility to another; factors include but are not limited to the type of facility - public or commercial, the level of demand within the travel time limit from the site and reachable from other pools, hours available for community use, the age and size of the swimming pool and the demand imported from surrounding areas. In 2031, if the planned investment is delivered, all four of Ealing’s public leisure centres, will be modern with two individual swimming pools which means they can provide an extensive programme of use for all ages

and abilities. This increases their ‘draw effect’ and means that Ealing residents and out of borough residents will want to use these facilities.

In Run 2, there are four public leisure centres where demand cannot be met. This broadly means that the facilities are in the right location to meet demand but are running at capacity. Everyone Active Acton Centre and Northolt Leisure Centre have the greatest level of demand that cannot be met, although the new Gurnell Leisure Centre has more than twice the capacity of both centres therefore, it is evident that the actual usage represented by 100% used capacity at any new Gurnell Leisure Centre is much higher than the usage at Northolt Leisure Centre and Everyone Active Acton Centre.

Local share of swimming pools in Ealing in 2031

This measure helps show which areas have a better or worse share of facility provision and is useful for looking at ‘equity’ of provision in Ealing. It considers the size, availability and quality of facilities, as well as travel modes and decreases as facilities age. Local share is the available capacity at the locations that people want to visit in an area, divided by the demand for that capacity in the area, a value of 1 means that the level of supply just matches demand, a value of less than 1 indicates a shortage of supply and a value greater than 1 indicates a surplus.

Ealing has a local share of 0.58 in Run 1. This increases to 0.80 in Run 2 because of the increase in supply and attraction of facilities. However, in both runs, demand is greater than supply in terms of share, across the borough. Overall, local share identifies the areas of the authority where the share of swimming pools is better and worse. The intervention is to try and increase access for residents in the areas with the poorest access to swimming pools.

The distribution of local share varies across Ealing; in Run 2 local share is poorest in the east of the Borough on the border with Brent and Hammersmith & Fulham.

Comparative Measure of Provision

A comparative measure of swimming pool provision is water space per 1,000 population. Ealing is mid-table in comparison with the neighbouring boroughs, with three local authorities having a higher supply and two a lower supply (see Table 8.2), this does not set a standard of provision.

Figure 3.15 Water Space per 1,000 Population by Area and Run

Water space per 1,000 population	RUN 1	RUN 2
Local Authority	2031	2031
Ealing	7.4	12.3
Brent	5.0	5.0
Hammersmith & Fulham	12.6	12.6
Harrow	6.5	6.5
Hillingdon	12.7	12.7
Hounslow	13.3	13.3
LONDON TOTAL	9.7	9.9
ENGLAND TOTAL	11.3	11.3

What next based on the FPM analysis?

The strategic theme arising from the FPM study is the impact of Ealing’s modern stock of public leisure centre swimming pool sites, compared to the

older pool stock in neighbouring boroughs, making Ealing’s pools more attractive.

Ealing’s pools are also accessible to residents in neighbouring boroughs, leading to Ealing’s pools being full, with a high level of demand redistributed. It will be very important to review the FPM findings with the projected throughputs and programmes for the two new proposed centres and for each individual pool, to provide a rounded assessment.

In addition to delivering the proposed new swimming pool facilities at Dormers Wells Leisure Centre and Gurnell Leisure Centre, there is also sufficient reachable unmet demand in the Hanger Lane, North Acton, Central Ealing, Southall and Northolt areas of the borough, to consider further swimming pool provision in these areas.

However, factors to consider when deciding if additional swimming pool facilities are justifiable in terms of swimming provision and in business case terms include, the scale of the unmet demand in each area, the proximity of these locations to existing swimming pool facilities, the viability and affordability of any new facility in business case terms, the borough’s current policy of having large scale public pool sites with a main pool and learner pool and the desire and opportunity to locate a new facility in any of the identified areas.

Swimming Pool Sites and Consultation

The Consultation with Swim England detailed earlier in the report emphasised the need for the Council to ensure future planning can meet the increased demand. The needs for the NBG align closely with the evidence from the FPM analysis

The strategy assessment also includes the site audits of Ealing’s main municipal swimming pools sites for Acton, Northolt and Dormers Well. The main area of concern for the site analysis was the future longevity of

Dormers Wells Swimming pool given its age and the rising demand for swimming. Other minor issues for Acton and Northolt related to maintenance and investment needs (Acton pool side fixtures and water damage needs requiring address whilst at the time of the site visits Northolt had minor poolside tiling and water issues).

Swimming Clubs Consultation

To be added

Priorities and Actions - Swimming Pools

Swimming		
Protect	Enhance	Provide
Protection of the current levels of waterspace within the borough and ensure that Dormers Wells Leisure Centre can continue to operate during the next planning phases for its potential future replacement.	<p>Dependent on the time taken</p> <p>Acton and Northolt both have minor issues and maintenance and investment needs (Acton pool side fixtures and water damage needs Northolt water damage poolside and tiling).</p>	<p>Re-development of Gurnell 50m Swimming Pool.</p> <p>Future replacement of Dormers Wells Leisure Centre to provide additional capacity and additional water space.</p>

Prioritised Actions:

- Future Options and Affordability assessment for Gurnell Leisure Centre
- Options appraisal for the potential replacement of Dormers Wells Leisure Centre
- Programme for delivery and timetable agreed by Ealing Council for both projects

Future Delivery

- New Gurnell Leisure Centre to re-open
- New Dormers Wells Leisure Centre with increased pool capacity reopened

Sports Halls

What's changed since 2012

Ealing's current supply of sports halls is a relatively modern and accessible supply of both public and education-based sports facilities. Since 2012, Notting Hill and Ealing High School built a sports hall, which is open for limited community use by local sports clubs; in 2015, William Perkin High School opened a new sports hall for club based community use; in 2016, Cardinal Wiseman High School completed the building of a new sports hall, which is not currently readily available for community use and Ellen Wilkinson High School for Girls made its new sports hall available for limited community use as of summer 2016, this has now expanded to 7 day a week availability.

Ealing Fields and Ada Lovelace High Schools opened sports halls for community use in 2020 and Ark Soane Academy in Acton, is due to open its new sports hall late 2022. Lastly, the new oversize five court sports hall at Gunnersbury Park Sports Hub, jointly owned by Ealing and Hounslow Council's opened in April 2021.

Sport England's Facility Planning Model

To successfully plan for the future, Ealing council used the Sport England Facilities Planning Model (FPM), which aims to assess how the demand, distribution and access to sports halls is met by the supply of sports halls in 2031.

It is most important to state that the FPM study is a quantitative, accessibility and spatial assessment of the supply, demand and access to sports halls. The FPM study assesses how these factors change based on projected population growth and options to change the sports hall supply. The assessments are based on catchment area, so include the sports halls and population across the borough and the neighbouring local authorities. The FPM study provides a hard evidence base that can inform consultations,

to then provide a rounded evidence base. This can then be applied in the development of the Council’s strategic planning for the provision of sports halls.

The 2031 assessment includes a proposed replacement sports hall facility at Dormers Wells Leisure Centre, which would see a new 8 court sports hall replacing the existing 6 court sports hall in 2025.

As with swimming pools, the FPM assessment includes the sports halls and population in Ealing as well as its neighbouring local authorities, as with pools a customer’s choice of sports halls does not reflect local authority boundaries.

Headline strategic overview from the FPM analysis

The headline strategic overview is that the demand for sports halls exceeds the accessible supply of sports halls in 2031. This finding is consistent with London as a whole.

Meeting the projected demand for sports halls for community use involves both local authority leisure centres and educational sites. There is almost an equal split between the two, with the main difference being that there is far greater access and more extensive programmes of use at the public leisure centre sites.

Borough-wide, there is an extensive unavailable capacity of sports halls aggregated across the sites, predominantly the educational sites. If more access could be provided at these sites, there would be a better balance between supply and demand, but it is unlikely to eliminate unmet demand from lack of capacity. The sports hall offer is very good in terms of scale, with an extensive supply of four-court halls, which provide for most hall sports at the community level of participation. Any proposed new Dormers Wells Leisure Centre if including eight courts, further improving the offer.

Satisfied demand is high. There is an almost an even balance between the Ealing demand exported and met outside the borough and the demand imported from neighbouring authorities that is part of the used capacity of the Ealing sports halls. This reflects the small land area of London boroughs and the close proximity of many sports hall sites. The majority of unmet demand is from lack of sports hall capacity rather than unmet demand located too far from a sports hall. The sports halls are estimated to be full in the weekly peak period. This reinforces the need to maintain access to educational sports hall sites for community use and, if possible, increase it.

Supply and location of sports halls

In the FPM modelling for sports halls, there are 23 individual sports hall facilities located at 19 sites in Ealing, the supply includes Ark Soane Academy modelled to open in 2022 and a proposed new eight court facility at Dormers Wells Leisure Centre, modelled to open in 2025 to replace the existing six court facility.

Figure 3.16: Supply of Sports Halls in Ealing, 2031

Total Supply	
Ealing	2031
Number of halls	23
Number of hall sites	19
Supply in badminton court equivalents	91.7
Supply in courts scaled with hours available in peak period	68.6
Supply in visits per week in peak period	25,228
Average year built of sites	2004
Average age of sites	27

In general, a four-court sports hall can provide for most indoor hall sports at the community level of participation. However, ten of the four court halls have dimensions which are less than the Sport England and National Governing Bodies’ recommended size of 34.5m x 20m. Dimensions less than this, limit the run-off area between and behind courts. Any potential future provision of an eight-court double sports hall as part of any new plans for Dormers Wells Leisure Centre will provide for multiple sports activities as well as a competition and events venue.

Supply is defined as the supply or capacity of the sports halls available for community and club use in the weekly peak period. The supply is expressed in the number of visits that a sports hall can accommodate in the weekly peak period and in the number of badminton courts. The total supply and available supply are different because of the hours available for community use in the weekly peak period.

The weekly peak period is when the majority of visits take place and when users have most flexibility to visit. The peak period for sports halls is one hour on weekday mornings, five hours on weekday evenings and eight hours on weekend days. This gives a total of 46 hours per week. The modelling and recommendations are based on the ability of the public to access facilities during this weekly peak period.

It is projected that in 2031, Ealing’s total supply of sports halls will equate to 92 badminton courts of which 69 courts are available for community use in the weekly peak period. Aggregated across the sites there are 23 unavailable courts (25% of the total supply).

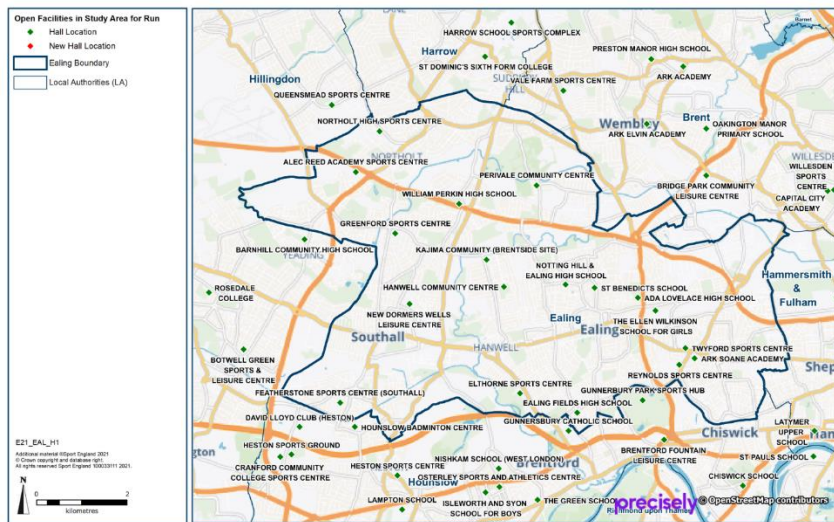
In 2031, if the proposed investment plans are delivered, the sports hall offer in Ealing would then be considered as extensive with a good geographical spread; 14 of the 19 sports hall sites have a four court hall, two have a five court hall and one has an eight court hall, this means that 89% of sports hall

sites in Ealing in 2031 will have a sports hall equivalent to the size of four badminton courts or more.

Figure 3.17: Details of Sports Halls in Ealing Included in the Run

Site	Operation	Facility Type	Dimensions (m)	Area (sqm)	Year Built	Year Refurb	Peak Hours	Total Hours	Capacity (visits in weekly peak period)
Ada Lovelace High School	Educational	4-court	33 x 18	594	2020		34	46	1,088
Alec Reed Academy Sports Centre	Educational	4-court	33 x 18	594	2005		34	38	1,726
		Activity	18 x 10	180				34	38
Ark Soane Academy	Educational	4-court	33 x 18	594	2022		34	46	1,088
Ealing Fields High School	Educational	3-court	28 x 18	502	2020		34	46	816
Elthorne Sports Centre	Public	4-court	35 x 20	690	1984	2005	34	48	1,088
Featherstone Sports Centre	Educational	5-court	41 x 21	867	1996	2020	40	90	1,600
		4-court	35 x 20	690	2008		34	40	1,688
Greenford Sports Centre	Public	Activity	18 x 10	180			32	40	
		5-court	44 x 22	968	2021		46	99	1,840
Gunnelsbury Park Sports Hub	Public	4-court	33 x 18	594	1938	2009	44	91	2,464
		3-court	41 x 18	743			44	91	
Kajima Community (Brentside Site)	Educational	4-court	33 x 18	609	2003		34	40	1,088
New Dormers Wells Leisure Centre	Public	8-court	40 x 35	1,380	2025		46	101	2,944
Northolt High Sports Centre	Educational	4-court	35 x 20	690	2006		34	44	1,088
Notting Hill & Ealing High School	Educational	4-court	33 x 18	594	2013		15	15	480
Perivale Community Centre	Public	3-court	25 x 17	425	1994		45	98	1,080
Reynolds Sports Centre	Public	4-court	33 x 18	594	2007		34	38	1,088
St Benedict’s School	Educational	4-court	31 x 18	558	1994	2009	29	39	928
		4-court	35 x 20	690	2009		15	15	958
The Ellen Wilkinson School for Girls	Educational	Activity	18 x 17	306			15	15	
Twyford Sports Centre	Public	4-court	33 x 18	596	1989		34	38	1,088
William Perkin High School	Educational	4-court	33 x 20	667	2016		34	46	1,088

Figure 3.18: Location of Sports Hall Sites in Ealing, 2031



courts. Ealing has the second highest demand in the study area after Brent which has 114 courts (see Figure 3.19).

Figure 3.19 Demand for Sports Halls, 2031, by Local Authority

Demand in equivalent courts considering a 'comfort' factor *	
Local Authority	2031
Ealing	101.2
Brent	113.6
Hammersmith & Fulham	67.5
Harrow	76.4
Hillingdon	92.7
Hounslow	89.1

Demand for sports halls

Total demand is calculated by adding the participation by each five-year age band/gender of Ealing’s population with the frequency of participation in each age band/gender and is expressed in visits in the weekly peak period and number of badminton courts. The FPM parameters for the percentage and frequency of participation, for gender and age, are calculated from Sport England’s Active Lives survey up to November 2019.

Ealing’s population forecast for 2031 is 350,997. This is taken from the Greater London Authority 2020-based central upper variant demographic projection. The population for the other London boroughs uses the Greater London Authority 2018-based strategic housing land availability assessment variant demographic projection.

Ealing’s demand for sports halls equates to 101 badminton courts, compared to Ealing’s total supply of 92 courts and an available supply of 69

**The FPM is designed to include a 'comfort factor', beyond which the venues are too full. When the venues are too full, the time taken to change the sports hall programme and equipment starts to impinge on the activity time itself and the changing and circulation areas become congested. In the model, Sport England assumes that usage above 80% of capacity is busy and the sports hall is operating at an uncomfortable level.*

The highest concentration of demand in Ealing is in an area of Southall, where deprivation is high and there are no sports halls (see Map 3.18); with demand measured as 6.6 courts in a one-kilometre square, this highlights the impact on supply of the closure of Southall Sports Centre. Demand is next highest on the boundary with Hammersmith and Fulham, Acton has high demand with squares of 5.0 courts, 4.2 courts and 3.7 courts and the Hanwell and West Ealing area has a concentration of 3.4 courts worth of demand (see Map 3.1).

Figure 3.20: Demand for Sports Halls in Ealing, 2031

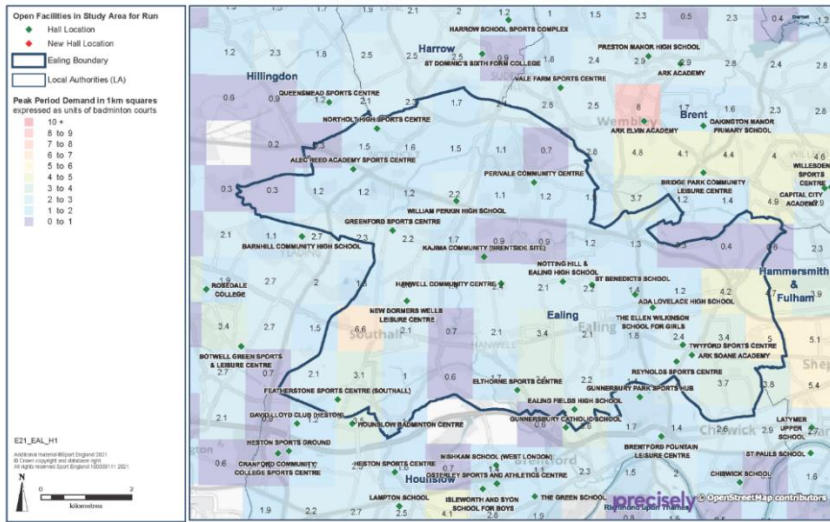
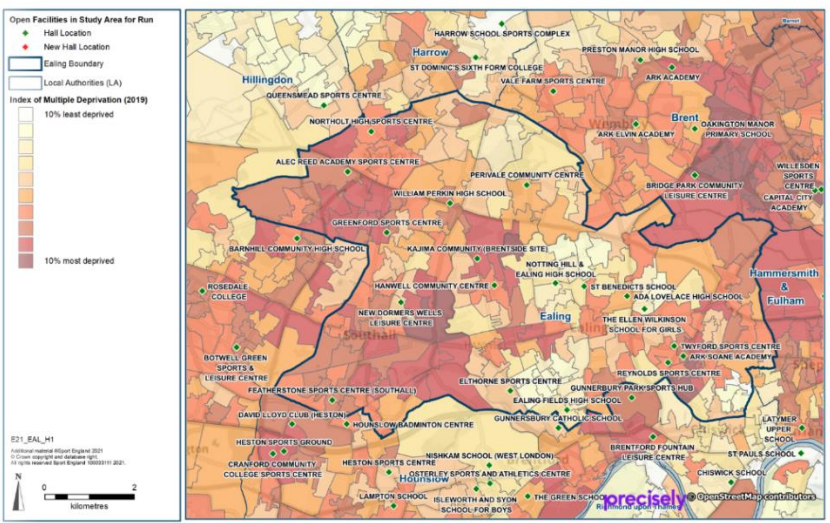


Figure 3.21: Deprivation in Ealing, 2019



Accessibility of Ealing’s sports halls

For residents without access to a car, travel to sports halls by public transport or on foot is the choice of travel. The FPM uses a distance decay function where the further a user is from a facility, the less likely they will travel. On average, a 20-minute travel time accounts for approximately 90% of visits to a sports hall. The travel-time limits used are:

- Driving is 30 minutes
- Public transport is 30 minutes (at half speed of car)
- Walking is 40 minutes (two miles)

The FPM findings are that 72% of all visits to sports halls by Ealing residents are by car, 15% are on foot and 13% are by public transport. Therefore, more than one in four of all visits are either on foot or by public transport (see table 4.1)

Figure 3.22: Travel Mode of Ealing Demand to Sports Halls, 2031

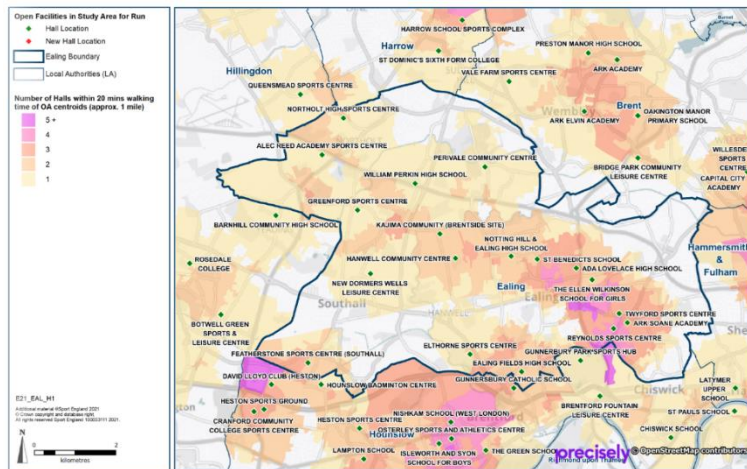
Accessibility	
Ealing	2031
% of population without access to a car	34.2
% of population within a 20-minute walk of a sports hall	69.4
% of demand satisfied when travelled by car	71.7
% of demand satisfied when travelled on foot	15.0
% of demand satisfied when travelled by public transport	13.4

More than a third of Ealing residents do not have access to a car. An illustration of how many sports halls can be accessed by Ealing residents, based on where they live and a 20-minute walk time (one mile) from the sports hall locations in 2031, is set out in Figure 3.23. Residents in the area

shaded pale amber are within walking distance of one sports hall site, and residents in the pink area are within walking distance of five sites. However, not all residents in these areas will walk to a sports hall and some will travel further.

Almost 70% of the Borough’s residents live within a 20-minute walk of at least one sports hall site. The largest area outside a 20-minute walk is Southall, where deprivation is high. It is more likely that residents here will not have access to a car and will walk to a sports hall. The absence of a sports hall in this area may be a barrier to participation. Given the very extensive public transport network in London, there is very good access to sports halls by public transport. Three sports hall sites in the west of the borough are more than a 15-minute walk from a station. Due to the combination of the small land area of London boroughs, and the extensive number of sports hall sites, in 2031, the whole area of Ealing is within a 20-minute drive time of more than 25 sports halls.

Figure 3.23: Walking Access to Sports Halls in Ealing, 2031



Satisfied demand for sports halls

Satisfied demand represents the proportion of total demand that is met by the capacity at sports halls which are located both within and outside the borough, from Ealing residents who live within the driving, walking or public transport catchment area of those sports halls. The FPM analysis shows that there is enough sports hall capacity within a suitable travel time to meet more than eight out of ten desired visits to a sports hall by an Ealing resident. There is quite a wide range of satisfied demand across the study area (see Figure 3.24). It is highest in Hillingdon at 91% and lowest in Hammersmith & Fulham at 68%.

Figure 3.24: Percentage of Satisfied Demand for Sports Halls in Study Area, 2031

% of Total Demand Satisfied	
Local Authority	2031
Ealing	83.2
Brent	79.1
Hammersmith & Fulham	67.7
Harrow	89.3
Hillingdon	90.6
Hounslow	86.8

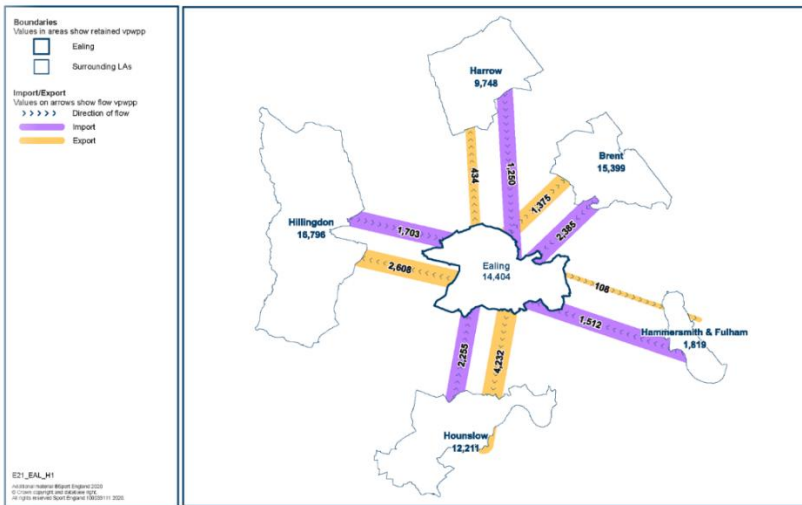
Retained demand for sports halls

Retained demand is a subset of satisfied demand and shows how much of Ealing residents’ demand for sports halls is retained at sports halls within Ealing. This assessment is based on the catchment area and appeal of Ealing’s sports halls and Ealing residents using these facilities. In 2031, 58% of satisfied demand is retained within the borough, this shows that the sports halls in Ealing are well located and have the capacity and appeal to

meet nearly six out of ten visits to a sports hall by an Ealing resident. The residue of satisfied demand, after retained demand, is exported demand. This is based on Ealing residents who live within the travel time of a sports hall outside the borough and use that sports hall. The demand exported and met outside the borough is 42% of satisfied demand.

If residents in neighbouring authorities participate at a sports hall in the borough, their usage becomes part of the used capacity of the borough’s sports halls, this is known as imported demand, in Ealing this accounts for 43% of the used capacity of sports halls in the borough. Ealing imports 10,823 visits per week in the weekly peak period and exports 10,385 visits in the weekly peak period in 2031, therefore Ealing is a net importer of 438 visits per week in the weekly peak period, so it could be said that the visits by Ealing residents met at sports halls outside of the Borough is about the same as the visits by residents of other boroughs which is part of the used capacity of Ealing’s sports halls.

Figure 3.25: Imported and exported demand in 2031



Unmet demand for sports halls

Unmet demand is important to note as it is demand for sports halls which cannot be met because there is either too much demand for any particular sports hall within its catchment area and there is a lack of capacity; or because demand is located too far away from any sports hall. In Ealing, unmet demand is 17% of total demand, which equates to 17 badminton courts, see Table 6.1 for more details. Unmet demand is highest in the Acton area, with a total of four courts of unmet demand. Southall has a total of three courts and West Ealing has a total of two courts of unmet demand (see Figure 3.26).

Figure 3.26: Unmet Demand for Sports Halls in Ealing, 2031

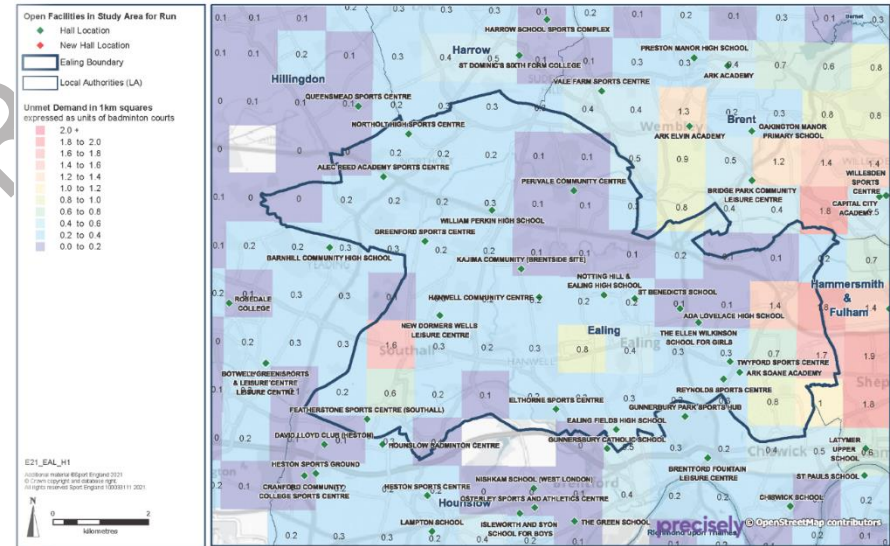
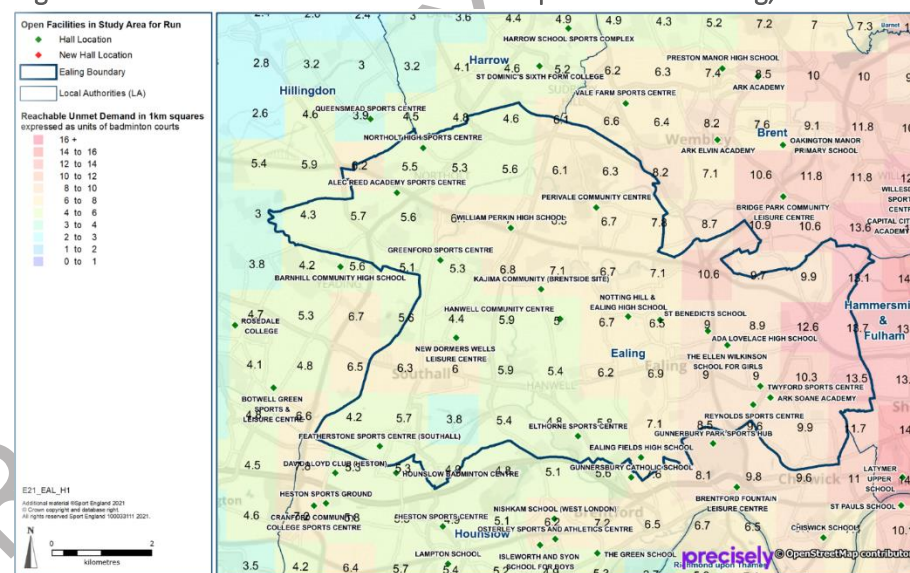


Figure 3.27: Unmet Demand for Sports Halls in Ealing, 2031

Unmet Demand	
Ealing	2031
Number of visits unmet per week in peak period	5,013
Unmet demand as a % of total demand	16.8
Equivalent in courts with comfort factor	17.0
% of unmet demand due to:	
Facility too far away:	40.9
○ Without access to a car	40.3
○ With access to a car	0.6
Lack of facility capacity:	59.1
○ Without access to a car	55.0
○ With access to a car	4.2

Figure 3.28: Reachable Unmet Demand for Sports Halls in Ealing, 2031



An analysis of the spread of this identified unmet demand shows the level of unmet demand that would be met by a potential new facility in any given location, this is known as reachable unmet demand and is calculated for each one-kilometre grid square across the borough. Accessibility is a major factor in determining reachable unmet demand so a location with a good road network and good public transport links has a higher reachable unmet demand than a facility in a geographical area which has a poor layout which makes it more difficult for people to move around and get to a sports hall location.

It is really important to emphasise that reachable unmet demand isn't a reflection of need for a particular area. Reachable unmet demand is highest across the Acton area, followed by areas in the Ealing, Perivale and North Greenford area and areas of Southall (see Figure 3.38)

Lack of sports hall capacity accounts for 59% of unmet demand (the equivalent of ten courts), this indicates that Ealing's sports halls are in the right geographical location, but just can't accommodate all the identified demand, this is due to the fact that the majority of sports halls are on school sites. 11 out of the 19 sites – 58% of the sites which has over half of the courts at 53% within these facilities. These sites are only available outside of curriculum times and the sites have different hours of access for community use.

The second part of unmet demand is demand located too far from a sports hall, which is 41% (seven courts), this type of demand will always exist because it is not possible to achieve complete spatial coverage whereby all areas of an authority are within walking distance of a sports hall and not everyone will want, or be able, to drive to a facility.

Used capacity of sports halls

There are several ways to account for the estimated used capacity for sports halls. Often it is difficult to identify which of these reasons apply because several could be interacting simultaneously, but it is generally caused by any of the following factors: the type of operator, the hours available, the level of demand within the travel-time limit from the site and reachable from other halls, the quality and range of the offer, the age of the hall and its ‘attractiveness’ weighting and imported demand.

Public leisure centres especially those open during the day have a ‘draw effect’ because they have the highest accessibility for both sports club and public use and because operators actively promote participation by offering a programme of use that reflects the activities customers wish to participate in.

Access to sports halls for community use at educational sites will be determined by the policy of each provider. Some schools and colleges actively promote community use. At some venues there is little differentiation between educational and wider community use, with community access based on a membership system (classed as commercial). Other educational venues let their sports halls to sports clubs or community groups on a termly basis, or for shorter periods.

The sports halls in the east and south of the borough are close together. The demand for these sites is shared between the venues, which contributes to the level of used capacity at each.

The quality and range of the offer at a sports hall are of increasing importance to customers and affect participation levels. All the sports halls in the model are weighted to reflect their age, condition and whether they have been modernised. This is to assess their comparative attractiveness to customers.

Like London as a whole, Ealing’s sports halls are estimated to be 100% full in the weekly peak period in 2031, above the 80% capacity level Sport England considers “comfortable”. The capacity of a four-court hall, that is open for the maximum 46 hours in the weekly peak period, is 1,472 visits; in 2031, only the proposed new Dormers Wells Leisure Centre and Gunnersbury Park Sports Hub are available for the full 46 hours in the weekly peak period.

When the FPM estimates that a sports hall is full, it attempts to re-allocate demand to other sports halls in the same travel time area. This is an iterative process and continues until there is no more capacity at the other sports halls to absorb demand. This is known as ‘demand re-distributed after initial allocation’, a negative figure indicates the number of visits that cannot be met at the site. A positive figure indicates the number of visits that have been re-allocated to the site.

At 12 of the 19 sports hall sites there is demand that cannot be met because the sports hall is estimated to be full. In terms of visits, the proposed new Dormers Wells Leisure Centre has the most demand that can’t be accommodated at 2,176 visits, followed by Greenford Sports Centre at 1,531, Gunnersbury Park Sports Hub at 1,482 and Reynolds Sports Centre at 1,218 through to Featherstone Sports Centre at 8 visits.

However, the model’s assessment indicated that there could be scope to increase community hours on some of the education sites, especially where there is capacity to increase community hours to include all weekday evenings and weekends. It is estimated that three educational sites have between 15 and 29 hours available for community use and it may be possible to increase the available community use hours on these sites. It is acknowledged that the council does not control these sites and the policy towards community use and access is determined by each educational

provider. Therefore, it will involve negotiation with individual educational owners to increase access for community use.

There are several findings relating to Southall, note the assessment took into account the closure of Southall Sports Centre at the end of March 2022. Demand for sports halls is high in Southall with unmet demand equating to three courts; Featherstone Sports Centre (5 court) and the proposed new Dormers Wells Leisure Centre (8 court) are in Southall, but there is a large area of Southall outside the walking catchment of a sports hall, where deprivation is high.

Featherstone Sports Centre has 40 hours available for community use in the weekly peak period. A possibility is to see if this could increase to provide more access to sports halls for Southall residents, however, due to the growing curriculum needs of a busy high school this is unlikely. Also, the proposed new Dormers Wells Leisure Centre has an eight-court hall and will be able to provide local residents with more supply and greater flexibility in programming.

Acton has four, four court sports hall facilities, all on school sites. Acton like Southall also shows areas of high demand for sports halls, equating to around 4 courts. It also has high levels of deprivation and large areas outside the walking catchment of a sports hall. Where Acton differs from Southall is that Acton has far higher levels of reachable unmet demand, due to better transport links in the Acton area as compared to Southall.

It is acknowledged that there may be other community facilities in both Southall and Acton, which are not sports halls, which provide physical activity opportunities for Southall residents.

Site Analysis and Audit

With the closure of Southall the Council has lost a key daytime community sports facility. Whilst peak usage and demand remains evening and weekends the impact will be felt across the borough.

With the majority of sports halls on educational sites as discussed, a key part of meeting future need is unlocking any capacity at these sites. Few sites as part of the strategy audit and consultation were putting themselves forward for additional community use given the audit was undertaken in between two periods of Covid restrictions and full use was yet to be re-established at many of the sports hall sites. Schools in particular were continuing to notably cautious at the time of our audit in re-establishing community access. Featherstone sports Centre were keen to expand on their fitness offer (see the next section on health and fitness) which would tie in with any enhanced indoor sports hall access at this site.

As with the swimming analysis the Dormers Wells the sports hall at this site is extremely dated and in need of modernisation to provide a more flexible and suitable space for multisport activity. Its use at present (which would need to be addressed as part of any future redevelopment) is restricted to school use and access during the daytime.

Sports Halls		
Protect	Enhance	Provide
<ul style="list-style-type: none"> The Council to continue to protect the current community use at the school sites as a minimum and support this retention of community use where possible. 	<ul style="list-style-type: none"> Ealing Council to review educational site access and availability – work with Featherstone Sports Centre to look at opportunities to enhance provision. 	<ul style="list-style-type: none"> Replacement provision as part of any potential Dormers Wells Leisure Centre redevelopment. Future opportunities for re-provision of indoor sports space accessible to Southall

Sports Halls		
Protect	Enhance	Provide
		residents to be considered by the Council.

Prioritised Actions

Short Term (1-2 years)

- Options for Dormers Wells Leisure Centre developed as part of overall review.
- Support for Featherstone Sports Centre to look at opportunities to enhance community access.
- Options for addressing the shortfall in Southall and other areas lacking facilities in the borough to be considered.

Medium / Longer Term

- Additional capacity for indoor sports (coordinated with gymnastics and trampolining section) to be considered.
- Redevelopment of Gurnell Leisure Centre – opportunities to be considered
- Redevelopment of Dormers Wells Leisure Centre.

Health and Fitness

Health and fitness provision has played a key part of the Covid-19 pandemic recovery process for leisure centres and will continue to be vital in improving the health and wellbeing of local residents.

Health and Fitness Facilities in Ealing

Within Ealing there are currently 25 sites that offer health and fitness provision. The existing provision provides accessible opportunities across the range of access types (pay as you go, membership), budget and mid-range price points and types of provision (cardio, weights, functional fitness, circuits, exercise to music classes, studio cycling).

Figure 3.29: Health and Fitness Facilities in Ealing with 20+ stations

Facility Name	Postcode	Stations	Access Type	Ownership
Everyone Active Acton Centre	W3 6NE	100	Pay and Play	Local Authority
Anytime Fitness (London West Ealing)	W13 9BP	75	Registered Membership use	Commercial
Brent Valley Golf Course and Fitness Club	W7 3BE	40	Pay and Play	Local Authority
David Lloyd (Acton Park)	W3 7HB	96	Registered Membership use	Commercial
David Lloyd (Sudbury Hill)	UB6 0UX	195	Registered Membership use	Commercial
Dormers Wells Leisure Centre	UB1 3HX	68	Pay and Play	Local Authority
Eden Fitness	W5 2SP	88	Registered Membership use	Commercial
Featherstone Sports Centre	UB2 5HF	38	Pay and Play	Community school
Golds Gym (Hanwell)	W7 3SU	103	Registered Membership use	Commercial
Greenford Sports Centre	UB1 2NP	40	Pay and Play	Foundation School
Gunnersbury Park Sports Hub	W3	100	Pay and Play	Local Authority
IGYM London	W3 6DT	80	Registered Membership use	Commercial

Facility Name	Postcode	Stations	Access Type	Ownership
Kiss Gyms (Acton)	W3 7QE	120	Registered Membership use	Commercial
Northolt Leisure Centre	UB5 4AB	150	Pay and Play	Local Authority
Nuffield Health (Ealing)	W5 5JY	118	Registered Membership use	Commercial
Pure Gym (Acton)	W3 9QU	220	Registered Membership use	Commercial
Pure Gym (Park Royal)	W3 0PA	220	Registered Membership use	Commercial
Pure Gym (Northolt)	UB5 6AG	220	Registered Membership use	Commercial
Revive Health Club (Ealing)	W5 1HG	25	Registered Membership use	Commercial
Reynolds Sports Centre	W3 8EY	30	Pay and Play	Community school
The Gym (Acton)	W3 6RE	120	Registered Membership use	Commercial
The Gym (Ealing)	W13 8RB	146	Registered Membership use	Commercial
The Gym (Southall)	UB2 4FE	145	Registered Membership use	Commercial

Facility Name	Postcode	Stations	Access Type	Ownership
University of West London	W5 5RF	70	Registered Membership use	Higher Education Institutions
		2,607		

At present, three of the major high street budget gym companies offering low cost 24/7 access are present in Ealing. Anytime Fitness, The Gym Group and Pure Gym are located within the borough. Pure Gym and The Gym Group both have three facilities located within Ealing.

The Gym Group operates three sites within Ealing, which are located in Ealing, Acton and Southall. All three sites offer a large 24/7 gym at affordable prices (from £16.99 a month). Pure Gym also operate three sites within the borough, which are Acton, Park Royal and Northolt. All three of these facilities offer a 220-station gym, which are the three largest health and fitness facilities in the borough. Pure Gym offers 24/7 gym at affordable prices (from 18.99 a month). In recent years the market has seen a significant increase in the number of low-cost 24-hour gyms that offer residents the flexibility to exercise when it is appropriate for them.

In light of the revenue contribution made by health and fitness to the financial sustainability of the borough’s main public leisure and sport centres, it will be important to ensure that the health and fitness offers at the two centres remain competitive in relation to availability (opening hours), access (affordable membership options) and attractiveness (the quality of the studios, equipment, training and instruction). Featherstone Sports Centre has already reduced its cost from £32.99 to 16.99 a month to ensure its pricing is competitive with the low budget gyms in Southall.

At all the Council owned facilities there is a good level of health and fitness provision, including a 40-station facility at Brent Valley Golf Course and

Fitness Club, 68 station facility at Dormers Wells Leisure Centre, and a 150-station facility at Northolt Leisure Centre. A number of the health and fitness facilities in Ealing are located on educational sites with dual use agreements in place to ensure community access. This includes the 38-station facility at Featherstone Sports Centre, the 30-station facility at Reynolds Sports Centre, the 50-station facility at Greenford Sports Centre, and the 90 station and 35 station (women only) facility at Southall Sports Centre.

Everyone Active currently operate all of the main sport and leisure centres within the borough, except Featherstone Sports Centre. Better operate Gunnersbury Park Sports Hub, a facility shared with the London Borough of Hounslow.

There was previously a large 103 station gym at Gurnell Leisure Centre (closed in 2020), which is located in the centre of the borough. It is expected that Gurnell Leisure Centre will be re-provided with a bigger gym offer as part of a new leisure development. Health and fitness provision is vital for the sustainability of a leisure centre due the revenue the facility brings in. Given the importance of Gurnell Leisure Centre and its central location in the borough, it is recommended that as a minimum a similar number of stations / size and capacity is provided alongside flexible studio space to accommodate group exercise activities.

The women only gym was very popular and a key part of the offer at Southall Sports Centre. To mitigate the loss of the facilities, the Council and Everyone Active have opened a new women only gym on the Dormers Wells Leisure Centre site and introduced more women only sessions to re-provide and enhance the women only offer in the Southall area.

In addition to the traditional health and fitness facilities, there are a number of smaller boutique gyms in Ealing, which include Gymbox Ealing. Gymbox is a high-end health and fitness facility that offers a range of classes and personal training.

Quality of Health and Fitness Facilities in Ealing

The majority of the facilities that were assessed by the Consultant Team were to a good or a very good standard, except Featherstone Sports Centre, which needs to be refurbished to bring it up to modern standards and equipment needs to be upgraded, especially with Gym Group being located in close proximity.

Health and Fitness Participation

In terms of health and fitness demand trends, the latest annual state of the industry report found that, in 2019, the penetration rate (i.e., the proportion of the adult population in the UK that were members of a gym in either the public or private sector) was at 15.6% up from 14.9% in 2018 and 2017. The penetration rate 5 years ago, in 2014, was 13.2% evidencing continuing growth in participation in health and fitness. This growth is in sharp contrast to the flat or slight downward participation trend in most recognised sports. Currently in the UK, 1 in every 7 people is a member of a gym. The 2019 report highlights that the industry, over the 12-month period to the end of March 2019, saw increases of 2.9% in the number of fitness facilities, 4.7% in the number of members and 4.2% in market value.

This evidence of the scale of UK health and fitness participation is supported by the findings of the Active Lives Survey for England. 9% of adults (16+) in England took part in a gym session at least twice in the previous 28 days in 2019/20 i.e., 4,082,900 people. This has decreased from 13.7%, due to the Covid-19 pandemic. The number of people taking part in a fitness class was a little higher at 14% (6,807,100 people). Interestingly, these figures have seen little change across the last few Active Lives surveys, which were undertaken during the Covid-19 pandemic.

The leisure industry has seen some very positive recovery trends with the demand for health and fitness remaining strong on the return to activity for many people.

Consultation

- Everyone Active highlighted that Southall Sports Centre was an important facility for the local community, especially the women in the local area. It is hoped that residents will travel to other facilities e.g. Dormers Wells Leisure Centre and the new Women only gym on site.
- The women only gym and classes were very popular at Southall Sports Centre and this provision has been reprovided at Dormers Wells Leisure Centre.
- Featherstone Sports Centre would like to enhance and improve the facility but are concerned about the cost of doing this.

Health and Fitness Recommendations

Protect	Enhance	Provide
<ul style="list-style-type: none"> ○ The Council to continue to protect the current quantity and availability of community health and fitness facilities through planning policy and to ensure its leisure management service provider maintains the facilities and equipment to a good quality standard and affordable pricing. 	<ul style="list-style-type: none"> ○ On those sites which the Council owns or manages to accommodate new demand as a result of planned new housing, assess the feasibility of expanding hours of availability / increasing capacity at the most accessible fitness suite and studio facilities to support the population growth areas. ○ Assess the demand and feasibility of replacing or expanding the health and fitness provision as part of both Gurnell Leisure 	<ul style="list-style-type: none"> ○ Regularly review health and fitness facility and equipment needs with the leisure management service provider in relation to changes in accessible supply (e.g. 24/7 budget gyms), fitness participation and industry trends and population growth.

Protect	Enhance	Provide
	Centre and Dormers Wells Leisure Centre to accommodate new demand from housing and population growth.	

Prioritised Actions

Short Term (1-2 years)

- Maintain a community focused presence within the market of health and fitness provision in the borough (post covid-19).
- Support Featherstone Sports Centre in assessing the feasibility to replace and refurbish the health and fitness facility.
- Assess the demand and feasibility of replacing or expanding the health and fitness provision as part of the Gurnell Leisure Centre and Dormers Wells Leisure Centre redevelopment projects.

Longer Term

- Re provide an improved gym offer as part of the new Gurnell Leisure Centre and Dormers Wells leisure Centre development projects

Squash Provision in Ealing

Introduction

The summary below provides the assessment of squash provision in Ealing alongside the leading outcomes from the consultation process which has informed this study. The priorities to be adopted for squash provision are then provided at the end of this assessment.

Squash Facilities in Ealing

Within Ealing there are currently 3 squash courts, which are all located at Actonians Sports Club in Acton.

Figure 3.30: Squash Facilities in Ealing

Site Name	Postcode	Number of courts	Type of Court	Ownership Type	Management Type
Actonians Sports Club	W5 4LL	3	Normal	Local Authority	Sport Club
TOTAL COURTS		3			

Actonians Sports Club is the only squash site in Ealing which offers community accessible squash courts. This is on a registered membership basis. Actonians offer different membership prices across the various age brackets, including 5-11 (£25.00), 12-17 (£40.00), 18-59 (£125.00) 60+ (£110.00), and Student (£60.00). The courts are bookable in 45-minute periods from 9:30am until 22:15 pm. The club runs a healthy number of internal box leagues with 70-80 participants, from beginners to county level, run on a rolling 6-week basis. The club also run four teams in the Middlesex League: 3 Men’s and one Women’s. For Juniors there is England squash qualified coach led group training every Saturday afternoon, which feeds into the Middlesex junior squad.

The level of squash provision in Ealing has reduced recently with the two courts located at David Lloyd – Sudbury Hill being closed and the closure of Ealing Squash Club, also 2 courts, for a housing development. However as part of the future housing development there will be two squash courts provided. This will help restore the supply of courts within the borough.

The level of overall supply does not meet the England Squash benchmark quantitative guidance standard of 1 court per 10,000 people. Based on a supply of 3 accessible courts, the level of provision Ealing falls below the England Squash benchmark at approximately 1 court per 48,928 (approx.) people, which would only increase with population changes.

Location of Squash Facilities in Ealing

There is a poor spread of facilities across the area (in relation to the size of the population), the geography of the area (urban surrounding areas) means that there needs to be a dense geographical spread of courts to meet the needs of the local population. As such it is imperative that the current site is maintained, and more sites added in the future. Once the squash courts are re-provided on the site of the former Ealing Squash Club there will be a better distribution of squash facilities in the borough. If future squash provision is to be provided in the borough, it should be located in the centre or northern areas of the borough to give a better distribution of facilities.

Quality of Squash Facilities in Ealing

During the development of this strategy, the Consultant Team undertook non-technical visual site visits at each of the squash facilities in the borough. Each squash facility was given a quality rating from very poor to very good. The ratings can be seen below in figure 3.21.

Figure 3.31: Quality of Squash Facilities in Ealing (Site visits – Consultant Team)

Squash Facilities	Quality Rating
Actonians Sports Club	Standard (3)

The Actonians Sports Club squash courts are in a standard condition. The club should look to replace or refurbish these courts in the medium to long term, as part of an overall ground development. This is a longer-term aspiration of the club and will be dependent on funding.

Squash Facilities in Neighbouring Local Authorities

There are a number of facilities located in neighbouring borough’s that are likely to attract residents of Ealing. These include the three courts at Brentford Fountain Leisure Centre (Hounslow), the two courts at Topnotch

Health Club (Hounslow), the three courts at David Lloyd – Heston (Hounslow), the five courts at Imperial Heston Sports Ground (Hounslow), and the two courts at Wembley and Sudbury Tennis Squash and Social Club (Brent). Although only Brentford Fountain Leisure Centre and Imperial Heston Sports Ground offer pay and play access.

Squash Participation

Overall, the most recent Active Lives Survey findings² indicate a slight downturn in adult demand for squash nationally over the last three years. 0.4% of adults (16+) in England played at least twice in the last 28 days in 2019/20 i.e. 163,400 people. This represents a significant decrease of -0.6% since the benchmark ALS in 2015/16.

England Squash have a number of programmes aimed to get more participants engaged in the sport and create thriving communities including Squash 101, Squash stars, Junior 101, Squash 57, Squash Girls Can. For these programmes to be delivered successfully facilities need to be well maintained and provide a positive experience.

Squash Recommendations

Protect	Enhance	Provide
<ul style="list-style-type: none"> The Council to continue to protect the current quantity and the availability of community squash facilities through this strategy. 	<ul style="list-style-type: none"> Working with the sports club and the NGB the council should consider the refurbishment needs for the squash courts at both Actonians Sports Club 	<ul style="list-style-type: none"> Ensure two squash courts are provided as part of the housing development on the Ealing Squash Club previous site. Consider options for providing the squash courts (glass back and potentially with a moveable side wall)

Protect	Enhance	Provide
		within the feasibility assessments and future plans for the replacement of the Gurnell Leisure Centre and/or Dormers Wells Leisure Centre. <ul style="list-style-type: none"> Regularly review squash facility needs with England Squash and the leisure management service provider in relation to changes in accessible supply, participation trends and population growth.

Prioritised Actions
Short Term (1-2 years) <ul style="list-style-type: none"> Working with the sports club and the NGB the council should consider the refurbishment needs for the squash courts at Actonians Sports Club Ensure two squash courts are provided as part of the housing development on the Ealing Squash Club site.
Longer Term <ul style="list-style-type: none"> Keep under review the need for to invest into the current facility stock to improve the quality of squash in Ealing. The council must support the providers of squash to ensure this level of provision which, is considered as suitable, is maintained. Consider options for providing the squash courts (glass back and potentially with a moveable side wall) within the feasibility assessments and future

² Active Lives Adult Survey Nov 19/20 Report, Sport England (October 2021)

Protect	Enhance	Provide
plans for the replacement of the Gurnell Leisure Centre and/or Dormers Wells Leisure Centre.		

Gymnastics and Trampolining Provision in Ealing

Introduction

The summary below provides the assessment of gymnastics provision within Ealing alongside the leading outcomes from the consultation process which has informed this study. The priorities to be adopted for gymnastics provision are then provided at the end of this assessment.

Gymnastics and Trampolining Facilities in Ealing

Withing Ealing there are five gymnastics/trampolining clubs, with the majority of the clubs being based at educational sites, rather than purpose-built gymnastics facility.

There are no dedicated gymnastics facilities within the borough. All of the five clubs currently hire facilities in and outside of the borough. Given the clubs and the demand, there is the potential opportunity to develop a purpose-built gymnastics/trampolining facility within Ealing to support the development of the sport.

Figure 3.32: Facilities in Ealing used by Gymnastics clubs

Site Name	Postcode	Facility Type
Ealing Gymnastics Club	W5 2HL	St Benedicts School
London DMT and Trampoline Academy	W3 8EY.	Acton High School/Reynolds Sports Centre
Drayton gym Club	W7 1EU	Drayton Manor High School
West London Gymnastics	UB6 7NP	Perivale Community Centre
Auroa Gymnastics West London	W3 7HB	Club Des Sports

Ealing Gymnastic Club is a recreational gymnastics club aimed at providing sessions for children (5-12) all abilities. They currently hire the sports hall at St Benedicts School on a Sunday between 9am-12pm. Ealing Gymnastics Club currently has a waiting list of approximately 150 people, indicating unmet demand for gymnastics in Ealing. This is similar to the national picture as annual research undertaken by British Gymnastics shows a national waiting list of 1.5m and an annual growth of 10% year on year in participation levels.

London Trampoline Academy and London DMT has a key focus on trampolining. The club currently operates out of two venues, with one in Ealing (Reynolds Sports Centre), and the other in Hounslow (Bolder Academy). They currently run sessions for children, youth, and adults. They also run a disability inclusive lesson on Fridays at Bolder Academy. They currently run evening sessions at Reynolds Sports Centre on Monday, Tuesday, Thursday and Saturday, whilst running sessions on Friday and Sunday at Bolder Academy.

West London Gymnastics has a key focus on rhythmic gymnastics. The club currently operates from two facilities, including Perivale Community Centre and Northolt High School. The club offers a range of opportunities for people of all abilities, including beginner, pre squad, club squad and elite squad. They currently run sessions on Monday, Wednesday, Thursday, Friday, and Sunday. The club charges annual membership (£26-32) and also monthly charges for classes (1 class per week £45, 2 classes per week £85, and 3 classes per week £120).

Auroa Gymnastics Club West London is currently based at Club Des Sports and offers rhythmic gymnastics classes for children. The club offers a range of opportunities for children of all abilities, including, beginner, intermediate, advance and squad. These sessions are currently run on Thursday, Saturday and Sunday.

Drayton Gymnastics Club currently provides gymnastics sessions for children at Drayton Manor High School. The club runs one session a week on Friday at 6:15pm to 7:30pm. The club also holds another gym session between 7.30 - 8.30pm, immediately after the early session. This is an invitation only class for those gymnasts that show ability. Gymnastics and trampolining sessions are also provided at sports centres in the borough. Elthorne Sports Centre where gymnastics is delivered by Futinity and trampolining sessions by the operator. Brentford FC CST also run under 8’s gymnastics activity at Gunnersbury Park Sports Hub.

Quality of Gymnastics and Trampolining Facilities in Ealing

During the development of this strategy, the Consultant Team undertook non-technical visual site visits at each of the facilities in the borough currently used for gymnastics and trampolining. Each facility was given a quality rating from very poor to very good. The ratings can be seen below in figure 3.33

Figure 3.33: Quality of Gymnastic Facilities in Ealing

Gymnastic Facilities	Quality Rating
Ealing Gymnastics Club (St Benedicts)	o Good (4)
London DMT and Trampoline Academy (Reynolds Sports Centre)	o Very Good (5)
Drayton Gym Club (Drayton Manor High School)	o N/A – The school did not want any site visits undertaken.
West London Gymnastics (Perivale Community Centre)	o Very Poor to Poor (1-2)
Auroa Gymnastics West London (Club Des Sports)	o Good (4)

The majority of the facilities that the gymnastics clubs hire are considered to be in good or very good condition except for the facility at Perivale Community Association. The floor within the gymnastics studio was on very

poor condition and needs replacing in the short term to provide an appropriate facility for West London Gymnastics Club. Once replaced, the current maintenance regime should be improved to ensure the facility lasts longer.

Gymnastics and Trampolining Facilities in Neighbouring Authorities

There are currently a number of gymnastics facilities in the neighbouring boroughs, including Bridge Park Gymnastics Club (Brent), Champion Aerobic Gymnastics (Hounslow), Harrow Gymnastics (Harrow), Heathrow Gymnastics Club (Hillingdon) and Phoenix Flyers (Hammersmith and Fulham).

Gymnastics Participation

Overall, the most recent Active Lives Survey findings indicated no significant change in adult demand for gymnastics and trampolining nationally from November 2015/16 to November 2018/19. However, in the most recent Active Lives Survey there has been a slight decrease in the level of participation, which is due to the impact from the Covid-19 pandemic causing the sport and leisure facilities to close. In the most recent Active Lives Study 0.4% of adults (16+) in England participated in gymnastics or trampolining at least twice in the last 28 days in 2019/20 i.e., 175,100 people. However, it should be noted that adult data is of limited value in estimating overall demand for the sport of gymnastics as most participation is by children under 16 excluded from this data source.

Gymnastics and Trampolining Recommendations

Protect	Enhance	Provide
o The Council to continue to protect the current quantity and the availability of community	o Refurbish the Perivale Community centre studio used by West London Gymnastics.	o Regularly review gymnastics and trampolining facility needs with British Gymnastics, and the Ealing based clubs in relation to changes in accessible supply,

Protect	Enhance	Provide
facilities for gymnastics and trampolining through planning policy and this strategy.		participation trends and population growth. <ul style="list-style-type: none"> ○ Subject to feasibility, funding and planning, support the development of a purpose-built gymnastics/trampoline facility in the borough. ○ Assess the opportunity to run community gymnastics sessions out of the borough’s schools or leisure centre (to complement the current offer).

Prioritised Actions

Short Term (1-2 years)

- Refurbish the Perivale community centre studio used by West London Gymnastics.
- Assess the opportunity to run community gymnastics sessions out of the borough’s schools or leisure centre (to complement the current offer).

Longer Term

- Subject to feasibility, funding and planning, support the development of a purpose-built gymnastics/trampoline facility in the borough.

Athletics Facilities in Ealing

Ealing has one outdoor synthetic track with field athletics facilities for training and competition, at Perivale Park Athletics Track. The facility is operated by Everyone Active and has a floodlit, eight-lane 400m athletics track, as well as throw zones for the hammer, shot putt, discus and javelin, alongside a 300-seater spectator stand.

Built in 1987 and refurbished in 2004, the facility provides a home venue for Ealing Southall and Middlesex Athletics Club with 207 registered members with England Athletics and provide training on Tuesdays and Thursdays. In addition, the athletics track is also accessible on a pay and play and registered membership basis through Everyone Active.

The club is very active and currently competes in a number of track and field leagues, including the Southern Athletics League for seniors, the Youth Development League for older teenagers (school years 10 and upwards), the Middlesex Young Athletes League for younger athletes, and the Southern Counties Veterans League for the over 35s.

There is an outdoor macadam jogging track located in Spikes Bridge Park and three further facilities on school sites; the compact Track at West Twyford Primary School and the Mini Track at The Japanese School are both for private use only, but the Mini Track at King Fahad Academy is available to hire.

There are no indoor athletics facilities located within Ealing, but the residents of Ealing are well served by indoor athletics training facilities at Willesden and Brunel both of which are within England Athletics recommended 60-minute drivetime.

Quality of Athletics Facilities in Ealing

During the development of this strategy, the Consultant Team undertook non-technical visual site visits to the athletics facilities in the borough. Perivale Park Athletics Track is an important facility as it provides a home to Ealing Southall and Middlesex Athletics Club, a venue for schools events throughout the summer as well as offering local residents the opportunity to use the track on a pay and play basis. The track is well used and has some signs of wear and tear. It is recommended that the track is refurbished in the medium to long term but is of a good standard at the time of this strategy.

Running Provision in Ealing

Ealing Eagles Running Club is a road running club based in Ealing with 843 members with a variety of abilities - from complete beginners to seasoned marathon runners. The club compete in a number of competitions including club championships, relays, summer leagues, cross country, Eagles 10k, Ealing half marathon, and marathons. They also organise and run training sessions on weekdays and weekends.

Parkruns

5k venues in Ealing include Northala Fields, Gunnersbury Park and Southall Park, every Saturday at 9am. The Northala average attendance across the 324 weekly runs is 256 finishers, at Gunnersbury Park, the average attendance across the 451 weekly runs is 344 finishers and at the relatively new Southall Park, the average is just over 100 runners. Ealing also has very popular Junior ParkRuns at Acton Park, Pitshanger Park and Northala Fields.

Participation in Athletics and Running

Overall, the most recent Active Lives Survey findings³ indicate a stable picture in adult demand for running, athletics or multi sports nationally over the last three years. 15.7% of adults (16+) in England went running or took part in track or field athletics at least twice in the last 28 days in 2018/19 (i.e. over 7 million people), similar to gym-based health and fitness membership.

Insert walking information

Athletics Recommendations

Protect	Enhance	Provide
<ul style="list-style-type: none"> The Council to continue to protect the existing athletics facility and 	<ul style="list-style-type: none"> The presence of developmental facilities across the borough provides an 	<ul style="list-style-type: none"> Regularly review athletics and running facility needs with

Protect	Enhance	Provide
<ul style="list-style-type: none"> ensure that the venue achieves and maintains UKAs TrackMark accreditation. In partnership with Greater London Authority, the facilities and equipment, along with the footpaths, lighting, waymarking and other signage in other parks used for jogging and walking for health, are maintained to a good standard. 	<ul style="list-style-type: none"> excellent network of athletics facilities conducive to the development of participation. Consider potential improvements to the Jogging Track at Spikes Bridge Park Promote the availability of the athletics facilities at King Fahad Academy, Acton Investigate the feasibility to open up facilities at West Twyford Primary School and The Japanese School (this may require basic lighting to accommodate after school community sessions). 	<ul style="list-style-type: none"> England Athletics, the club and the leisure management service provider in relation to changes in accessible supply, participation trends and population growth.

Prioritised Actions

Short Term (1-2 years)

- Investigate the feasibility to open up of school sites at The Japanese School and West Twyford Primary School (this may require basic lighting to accommodate after school community sessions).

³ Active Lives Adult Survey November 19/20 Report, Sport England (October 2021)

Protect	Enhance	Provide
Longer Term		
<ul style="list-style-type: none"> ○ Refurbishment of the track at Perivale Park Athletics Track. 		

Tennis

The summary below provides the assessment of tennis provision within Ealing alongside the leading outcomes from the consultation process which has informed this study. The priorities to be adopted for tennis provision are then provided at the end of this assessment.

In recent years, there has been significant investment made by Ealing Council and the Lawn Tennis Association to improve the provision of tennis courts within the borough. These investments have included the refurbishment of the two courts in Acton Park in 2020, and the installation of LTA gated access systems in 8 parks in 2020.

Tennis Facilities in Ealing

Within Ealing there is a total of 34 sites that offer accessible tennis courts in the borough. Across the 34 sites, there is a total supply of 167 tennis courts which include 7 indoor courts and 160 outdoor courts. There are 86 floodlit courts in the borough, with a good distribution between club, parks, educational, and community sport centre sites.

There are 2 indoor tennis venues in Ealing. There are three courts (airhall) located at Ealing Lawn Tennis Club, which are accessible by registered membership use only. The indoor airhall courts are coming to the end of their expected life and going to be refurbished in the short term. There are an additional four courts (airhall) located at David Lloyd (Acton Park), which are accessible on a private membership basis.

Will to Win operate under lease two of the Council’s park tennis facilities at Lammas Park and Pitshanger Park. Both sites are accessible on a pay and play basis. Will to Win have been operating at Lammas Park since 2000, the facility now has 12 tennis courts (7 floodlit, 3 of which are also marked for 5 v 5

football) and Pitshanger Park since 2013, where there are 8 tennis courts (4 floodlit) and a floodlit 5 v 5 pitch.

Five hard court tennis courts plus a 7 v 7 football pitch at North Acton Playing Fields are also operated under lease from the Council by FC Samurai and tennis partner Hiroko Craven.

Under an agreement with the Council, Bounce Tennis is currently running coaching activity at various sites across Ealing including Acton Park, Churchfields Recreation Ground, Perivale Park, Berkeley Fields, Southall Park, Spikes Bridge and Ravenor Park.

Tennis Clubs in Ealing

There are a total of 12 tennis clubs located within the borough which include Brentham Lawn Tennis Club, Club des Sports, David Lloyd Acton, David Lloyd Club Sudbury Hill, Ealing Lawn Tennis Club, Greenford Tennis Club, Old Actonians Association Tennis Club, St Columba’s Tennis Club, St Johns LTC Trailfinders Sports Ground and West Middlesex Lawn Tennis Club Ltd. These account for 78 (50 floodlit) of the total courts within the borough.

Figure 3.34 Club Tennis Sites in the Borough

Site	No. Courts	Floodlit	Indoor
Brentham Lawn Tennis Club	12	4	0
Club des Sports	2	1	0
David Lloyd Acton	8	8	4
David Lloyd Club Sudbury Hill	4	4	0
Ealing Lawn Tennis Club - check	14	3	3
Greenford Tennis Club	3	3	0
Old Actonians Association Tennis Club	3	2	0
St Columbas Tennis Club	4	2	0
St Johns LTC	2	0	0

Site	No. Courts	Floodlit	Indoor
Trailfinders Sports Ground	4	4	0
W3 Club	10	8	0
West Middlesex Lawn Tennis Club Ltd	9	9	0
Total	78	50	7

Source for the Number of courts: LTA Find a court

Brentham Club currently has 12 courts. The tennis court carpet was laid in 2015 but due to the high level of usage, the carpet will need to be replaced the next 3-4 years. The courts are well utilised with a full adult and junior tennis programme available as well as social play for the clubs’ members.

Ealing Lawn Tennis Club is the largest tennis club in the borough with 14 (check) courts available for usage, including 3 clay courts (floodlit), 3 adult tarmac courts, 2 youth tarmac courts, 6 grass courts and 3 indoor courts (airhall). Ealing Lawn Tennis Club are very proactive in developing and improving the facilities onsite and have made a series of investments, including a new clubhouse in 2015, replaced the airhall skin in 2019, and changed the floodlights to LEDs in 2021. The club have highlighted that the next facility improvement project will be to resurface the indoor courts within the next two years, as the indoor courts are a unique selling point for the club. The club currently has around 700 members with a waiting list of around 100 members, which indicates that there is unmet demand in the area.

The four floodlit courts at Ealing Trailfinders were refurbished in 2017 and have a high level of usage (approx. 50 hours per week) with limited capacity for additional usage. There are a number of local schools in the area that utilise the courts during the day. Trailfinders have recently installed the LTA gated access system so that the courts are accessible on a pay and play basis through Clubspark.

Greenford Lawn Tennis Club have three floodlit courts that were refurbished in October 2021. The club is constrained from developing due to the residential location of the club. The courts are supported by a small clubhouse with a small social area, changing rooms, and a small kitchen. The clubhouse could be improved and redeveloped in the long term. The club currently has approximately 75 adult members and 100 juniors that attend sessions on Saturdays. Due to the club only having 3 courts, there can be issues with managing the courts, especially at peak times.

West Middlesex Lawn Tennis Club has 9 floodlit tennis courts, including 3 clay and 6 hard courts. The club currently has around 200 adult members and 150 junior members. The club has a range of teams that compete in summer (8 men’s, 3 women’s, 1 veteran and 3 mixed) and winter (6 men, 2 mixed, 1 women and a veterans) leagues. The club are looking to replace 2 of the hard courts with clay as these are more popular amongst their members. The club have also identified that they need to replace the lights on 5 courts. One aspiration of the club is to get an indoor bubble over the two courts. However, they understand that this is very expensive to purchase and to run.

Park Tennis Sites

At public parks and recreation grounds there are 57 courts (19 floodlit) all of which are available for public hire on a pay and play basis or, in some cases, on an open access / free of charge basis. The most significant provision of public courts in Ealing is at Lammas Park and Pitshanger Park, which are both operated by Will To Win.

Figure 3.35: Park Tennis Sites

Site	No. Courts	Floodlit
Acton Park	2	0
Berkeley Fields	3	0
Churchfields Recreation Park	3	0

Site	No. Courts	Floodlit
Elthorne Park	3	0
Gunnersbury Park	8	8
Lammas Park	12	7
North Acton Playing Fields	5	0
Perivale Park	2	0
Pitshanger Park	8	4
Ravenor Park	2	0
Southall Park	2	0
Southfields Rec	3	0
Spikes Bridge Park	2	0
Wolf Fields Park	2	0
Total	57	16

The LTA ClubSpark booking system is in place for the majority of Ealing’s park tennis courts, which means people can access the courts through a coded gate access system, which also provides security for court users and protects the courts. The smart gate access system allows people to book a court for a specific time and helps prevent vandalism and unauthorized use.

The LTA and Council would like to refurbish the courts and where needed implement the gated system at the following park sites: 2 courts in Acton Park (already gated), 3 courts at Churchfield Recreation Ground, 2 courts at Ravenor Park, 2 courts at Spikes Bridge (only gated access), and 2 courts at Wolf Fields.

In addition to the tennis clubs and park tennis court sites in Ealing, there are also 20 tennis courts (a number of which are floodlit) on educational sites, as detailed in Figure 3.36 below. The majority of the school sites in Ealing

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have limited community accessibility.

Figure 3.36: Educational Tennis Sites

Site	No. Courts	Floodlit
Ada Lovelace High School	3	0
Alec Reed Academy	4	0
Brentside High School	3	3
Drayton Manor High School	7	0
Ellen Wilkinson School	6	0
St Augustine’s School	2	2
St Benedict’s School	2	0
William Perkin High School	3	3
Total	30	8

There are also two tennis courts at St Benedict's School Sports Field, which have recently been resurfaced and are in good conditions. The school installed floodlights in September 2021. At present courts are only used by the school with no community use. The school have an aspiration to add a cover over the courts which will enable play throughout the year.

In addition, there is also community sports centres that provide accessible courts within Ealing. These tennis courts can be seen in Figure 3.37 below. All of these courts are available on a pay and play basis. The three sports centres account for 10 (8 floodlit) of the overall courts in the borough. Although the tennis courts at Featherstone Sports Centre are currently not being used for tennis.

Figure 3.37: Community Sport Centre Tennis Sites

Site	No. Courts	Floodlit
Acton High School (Reynolds Sports Centre)	4	4
Dormers Wells Leisure Centre	5	5
Elthorne Sports Centre	3	3
Featherstone School Sports Centre	3	3
Greenford Sports Centre (Everyone Active)	6	2
Twyford Sports Centre (Everyone Active)	3	3
Total	24	20

Tennis Courts	Quality Rating
St Columbas Tennis Club	o TBC
St Johns LTC	o TBC
Trailfinders Sports Ground	o Good (4)
W3 Club	o Currently closed
West Middlesex Lawn Tennis Club Ltd	o Good (4)
Acton Park	o Very Good (5)
Berkeley Fields	o Standard to Good (3-4)
Churchfields Recreation Park	o Poor (2)
Elthorne Park	o TBC
Gunnersbury Park	o Very Good (5)
Lammas Park	o TBC
North Acton Playing Fields	o Standard (3)
Perivale Park	o Standard to Good (3-4)
Pitshanger Park	o Good (4)
Ravenor Park	o Poor (2)
Southall Park	o Good (4)
Southfields Recreation Ground	o TBC
Spikes Bridge Park	o Standard to Good (3-4)
Wolf Fields Park	o Poor (2)
Reynolds Sports Centre	o Poor, space used as playground by school
Drayton Manor High School	o N/A – no site visit undertaken
Ellen Wilkinson School	o Very Poor to Poor (1-2)
William Perkin High School	o TBC
St Augustine School	o Good (4)
Featherstone School Sports Centre	o Poor (2)
Greenford Sports Centre (Everyone	o Poor, space used as

Quality of Tennis Courts in Ealing

During the development of this strategy, the Consultant Team undertook non-technical visual site visits at each of the tennis facilities in the borough. Each facility was given a quality rating from very poor to very good. The ratings can be seen below in figure 3.38.

Figure 3.38: Quality of Tennis Courts audit

Table needs to be alphabetical

Tennis Courts	Quality Rating
Brentham Lawn Tennis Club	o Standard to Good (4)
Club des Sports	o Good (4)
David Lloyd Acton	o N/A – no site visit undertaken
David Lloyd Club Sudbury Hill	o N/A – no site visit undertaken
Ealing Lawn Tennis Club	o Good (4) o Indoor courts – Standard (3)
Greenford Tennis Club	o Very Good (5)
Old Actonians Association Tennis Club	o Standard to Good (3-4)

Tennis Courts	Quality Rating
Active)	playground by school
Twyford Sports Centre (Everyone Active)	o Poor, space used as playground by school

The non-technical site assessments highlight that the tennis courts within the borough vary in quality, with the majority of the club courts being a good standard, whilst the tennis courts within the park sites are of lesser quality.

It is recommended that all of the tennis courts in the borough are brought up to good standard (4). There are a number of courts that need to be refurbished or replaced, including Wolf Fields, Ravenor Park, Churchfields Recreation Ground, Featherstone Sports Centre, Ellen Wilkinson School. The third court (non-floodlit) court at Actonians Sports Club also had some wear and tear issues with the carpet being pulled up. It is recommended that this is refurbished in the short term to provide 3 good quality tennis courts onsite.

Padel

The LTA also oversees the running of Padel, a new sport which is growing fast across the country that provides an exciting addition to the traditional game of tennis, enjoyed by both existing players and complete beginners. Already popular across Europe, Padel is growing across the country with new facilities being built and, in some cases, traditional tennis courts being converted to Padel courts. As a result of this identified demand for a new version of the sport, the council has received a significant number of enquiries from Padel operators to design, build and operate new facilities in Ealing. It is anticipated that there will be little or no requirement for any capital contribution for the Council and will yield a moderate revenue income. To capitalise on this wave of interest and the potential benefits to residents that might be available from commercial operators in this market, the Council is keen to explore what opportunities there might be to partner with a Padel operator to develop new

sports facilities and opportunities in Ealing which will potentially encourage non active people to try a new version of a traditional sport.

Tennis Participation

Overall, the most recent Active Lives Survey findings⁴ indicate there has been a slight downturn in adult demand for tennis nationally over the last three years. 1.7% of adults (16+) in England participated in tennis at least twice in the last 28 days in 2018/19 i.e. 754,900 people. This represents a significant decrease of -0.3% since the benchmark ALS in 2015/16. However, whilst there has been a post covid resurgence of demand for outdoor park tennis regular participation has seen a slight downturn.

Consultation

The Consultation findings for tennis have been summarised below:

- o LTA believe that Ealing has a good stock of tennis courts and clubs.
- o One real strength of Ealing Tennis is the Ealing Tennis forum which is great to keep everyone abreast of issues and opportunities relating to tennis.
- o LTA are looking at supporting a gated system at Elthorne Park.
- o The main priorities for the LTA are to refurbish and implement the gated access system at Churchfield, Ravenor Park, Spikes Bridge, Wolf Fields.
- o LTA would be keen to explore the potential opportunities for Padel in Ealing e.g., Lammas Park and believes that pretty much any flat hard standing area of at least one traditional tennis court size, has potential to accommodate Padel courts.

Clubs Consultation

The Brentham Club

The Brentham Club is a sports and social club with 1100+ members. Their

⁴ Active Lives Adult Survey November 19/20 Report, Sport England (October 2021)

club has their own main facility (including full size football and cricket pitches and 12 tennis court).

The tennis section has 420 members (132 are juniors). 5 men’s teams and 4 ladies’ teams in the summer + various teams (including mixed) in the winter. They have stayed about the same with regard to size as most sections are at capacity

Quality ratings – ratings for main facility and changing facilities is 3 (acceptable’)

Future facility needs – To satisfy the increasing demand at the Brentham Club, they require more floodlights on tennis courts to be able to play in the evenings and grants to improve the quality of their playing surfaces.

Bounce Tennis

The Bounce Tennis is a tennis provider working with the Council and have experienced a slight increase in members and aspire to grow in the future by having teams to represent each of their venues/facilities.

They have a total of 2 teams (one adult male and one adult female) and 12 players. Their main site is Acton Park and they operate at other sites including Berkeley Fields and Southall parks. Activities take place on weekdays (mornings and evenings), Saturdays (mornings and evenings) and Sunday (mornings and evenings).

Quality ratings – rating for main facility and changing facility is 1, (‘very poor’); note the courts in Acton Park are of good quality, but there are no ancillary facilities available to users.

Future facility needs – As a new club, Bounce Tennis feels they are in need of floodlights, resurfacing and cleaning of the courts as well as painting lines. They believe this will increase playing hours and participation by creating a

more attractive and inspiring playing facility.

Ealing Lawn Tennis Club

Ealing Lawn Tennis Club has a total of 700 players including 65 junior male players, 35 junior female players, 360 adult male players and 240 adult female players

The club has their own facility, which includes tennis courts and a clubhouse. The top priority for this club is to encourage existing and new members back after the covid lockdown as well as building partnerships with their local schools.

Future Facility needs - The challenges faced by the Ealing Lawn Tennis Club is the availability of courts to accommodate their growing membership and for the first time, they have a waiting list. The club has 6 grass courts which are seasonal and 3 tarmac courts which do not have floodlights, therefore, are unusable in the winter months after 4pm. They are in need to floodlights for these courts.

Tennis Recommendations

Protect	Enhance	Provide
<ul style="list-style-type: none"> The Council to continue to protect the current quantity and availability of community facilities for tennis through planning policy. The Council to support courts, fencing and nets in parks 	<ul style="list-style-type: none"> Work with the LTA to support Ealing Lawn Tennis Club with the refurbishment of the indoor courts (airhall). Work with the LTA to support West Middlesex Lawn Tennis Club with the resurfacing of two hard courts into artificial clay courts (club led). 	<ul style="list-style-type: none"> Regularly review tennis, including Padel facility needs with the Lawn Tennis Association, the tennis clubs based in Ealing and the leisure management service provider in relation to changes in accessible supply, participation trends

Protect	Enhance	Provide
<ul style="list-style-type: none"> Club sites to be maintained to a good quality standard (club led) 	<ul style="list-style-type: none"> Work with the LTA to support West Middlesex with the replacement of the floodlights on 5 of the courts (club led). Assess the feasibility of refurbishing the courts and implementing the LTA gated system where needed at: 2 courts in Acton Park (already gated), 3 courts at Churchfield Recreation Ground, 2 courts at Ravenor Park, 2 courts at Spikes Bridge (only gated access), and 2 courts at Wolf Fields. 	<p>and population growth.</p> <ul style="list-style-type: none"> Working with the LTA and understanding current financial pressures to maintain tennis courts, consideration will be given to introducing a pay and play policy for park tennis courts LTA grant conditions successfully applied for might include the need for the council to generate sinking funds to maintain any new facilities built with LTA grant funding

Prioritised Actions

Short Term (1-2 years)

- Support Ealing Lawn Tennis Club with the refurbishment of the indoor courts (airhall).
- Support West Middlesex Lawn Tennis club with the developing two hard courts into artificial clay courts (club led).
- Support West Middlesex with the replacement of the floodlights on 5 of the courts (club led).
- Assess the feasibility of refurbishing and implement the LTA gated system

Protect	Enhance	Provide
		<p>where needed at the following park sites: 2 courts in Acton Park (already gated), 3 courts at Churchfield Recreation Ground, 2 courts at Ravenor Park, 2 courts at Spikes Bridge (only gated access), and 2 courts at Wolf Fields.</p> <ul style="list-style-type: none"> Explore opportunities to work in partnership with a tennis operator to develop new Padel facilities at various sites in Ealing Explore opportunities to partner with a Padel operator to provide new facilities and opportunities in Ealing The Council to consider introducing a pay and play policy for park tennis courts to fund maintenance and improvements in line with any LTA funding criteria <p>Longer Term</p> <ul style="list-style-type: none"> Assess the feasibility of providing an Airhall for two courts at West Middlesex Lawn Tennis Club. Explore the opportunity to provide Padel provision at Lammas Park and/or alternative sites e.g., Pitshanger Park Bowls facility.

Netball

Ealing has a total of 36 courts across 14 different facilities. There are 31 outdoor courts and 5 indoor courts within the borough. 60% (3) of indoor courts and 42% (13) of outdoor courts are on education sites. There is a total of 317 England Netball members across 3 clubs.

There are sufficient courts to satisfy the current demand in Ealing.

Clubs Consultation

Elthorne and Twyford Netball Club

Total of 8 teams and 80 players
 The netball club has stayed the same in regard to size and do not have any plan to grow over the next few years. The main site for the club is Elthorne Sport Centre and the club play there on Sundays (mornings and evenings)

and weekdays (evenings). The number of hours/courts/evenings accessible to the club meets the demand, however, the club requires an upgrade to current provisions.

Quality ratings – rating for main facility and changing facility is 2 ('poor')

Future facility needs -The club may look to leave the facility, despite their love for the location, because the court has not been resurfaced for 10 years and is heavily used as a playground space during term time. The changing rooms and toilets are also very run down. Elthorne and Twyford Netball Club ideally want courts 1 & 2 to be resurfaced. Court 3 has been recently resurfaced, however, they have old basketball hoops which means they cannot currently be used for netball. If all four courts could be resurfaced, the club would be able to host home fixtures and possibly start up a league.

Netball		
Protect	Enhance	Provide
		<ul style="list-style-type: none"> Provide netball posts for Elthorne Sports Centre to enable use of the newly refurbished Court 3 Assess the feasibility of refurbishing the courts at Elthorne Sports Centre to improve the quality of the site for netball

Gaelic sports section to be added

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Netball		
Protect	Enhance	Provide
<ul style="list-style-type: none"> The Council to continue to protect the current quantity and the availability of community facilities for netball through planning policy. The Council should ensure the courts, fencing and nets at all council venues are maintained to a good quality standard. 	<ul style="list-style-type: none"> To assess the feasibility, costs and funding strategy to provide new netball posts and refurbish the courts at Elthorne Sports Centre. Work with England Netball to improve the Netball workforce within the borough. 	<ul style="list-style-type: none"> Regularly review netball facility needs with England Netball, netball clubs and the leisure management service provider in relation to changes in accessible supply, participation trends and population growth.

Prioritised Actions

Short Term

Cycling Provision in Ealing

Introduction

The summary below provides the assessment of cycling provision within Ealing alongside the leading outcomes from the consultation process which has informed this study. The proposed priorities to be considered for cycling provision are then provided at the end of this assessment.

Cycling Facilities in Ealing

There is one BMX facility in Ealing, which is located in Gurnell Playing Fields. At the time of this strategy Ealing BMX club which was set up in 2014 by Access Sport is no longer operational.

The council currently has plans to redevelop the Gurnell Leisure Centre and the adjacent area into a mixed leisure facility with indoor and outdoor sports facilities. The current redevelopment plans include an improved BMX track offer either on or near the site. As this is the only purpose-built track within Ealing, it is recommended that the track remains as part of the overall development for Gurnell and any redevelopment should be used as a catalyst to redevelop a club structure on the site.

Cycling Provision in Neighbouring Local Authorities

There are three BMX facilities within the neighbouring boroughs of Ealing. This includes BMX Lake Farm Country Park in Hillingdon, Hammersmith BMX track in Hammersmith and Fulham, and Chalkhill BMX track in Brent.

Road and Track Cycling

Ealing has four British Cycling affiliated road cycling clubs; Westerly Cycling Club formed in 1924, is a community club, which organises rides, races, training and trips for cyclist of all abilities, Cinnamon Cafe-Contour Cycles SDRT (17 members), Let's Go Southall Cycling Club (40 members), Sunday

Cycling Club (10 members). There is also Willesden Cycling Club, which is located on the borough boundary with Hillingdon. This club is one of the largest in the area and has 196 members.

The main needs for the further development of road cycling are to improve the quality of the roads and cycleways in the borough. Another further development opportunity is to develop participation for women and girls through more initiatives like the one currently being delivered by Let's Go Southall, which amongst other things provides residents with a bike and cycle maintenance training.

Track Cycling

The closest velodrome to residents of Ealing is the outdoor velodrome at Herne Hill. The facility has a dedicated pathway for riders over 8yrs old of all abilities, with dedicated Track Tasters, Track Skills and Training Sessions for Youths, Girls, Adults (14yrs+), Women and Over 40s. The nearest indoor velodrome to Ealing residents is at Lee Valley VeloPark at the Olympic Park in Stratford. The facility runs daily sessions for riders of all abilities. These range in price from £16-21.

Participation in Cycling

Overall, the most recent Active Lives Survey findings⁵ indicate a significant change in adult demand for cycling for leisure and sport nationally over the last year, which is likely due to the Covid-19 pandemic. 16% of adults (16+) in England participated in cycling at least twice in the last 28 days in 2019/20 i.e. 7,263,800 people. This makes cycling the third most popular sports and leisure activity after walking and running/athletic. Prior to the Covid-19 pandemic, there was little variation in the demand of cycling. It will be important to monitor the participation levels for cycling over the next few years to see if this increase in participation is sustained.

⁵ Active Lives Adult Survey Nov 19/20 Report, Sport England (October 2021)

Cycling for community and active travel purposes

Cycling forms part of the overall offer within Ealing for active travel be it walking to school, cycling to work or other everyday journeys, which can offer a convenient, accessible and affordable way to move more. Helping residents get moving through walking and cycling can make a powerful, lasting difference to their physical and mental health and well-being. Ealing Council through maintenance of parks, cycle routes and investment into a more active environment will continue to encourage people to chose more active modes of transport within the borough. Distance marker routes in over 20 of Ealing’s parks have proved very popular with walkers, joggers and runners alike, consideration will be given to developing more routes in Ealing.

Cycling Recommendations

Protect	Enhance	Provide
<ul style="list-style-type: none"> The Council to continue to protect the existing facilities for the various cycling disciplines through planning policy. The Council should ensure, in partnership with the Greater London Authority, that existing cycle paths, cycle routes, lighting, waymarking and other signage are maintained to a good standard. 	<ul style="list-style-type: none"> The Council to continue to work with other partners to inform future investment in infrastructure needed to support cycling opportunities. This should include seeking to facilitate greater physical activity and support those with health conditions and / or disabilities. This should include input from British Cycling, Cycling UK, 	<ul style="list-style-type: none"> Regularly review cycling facility needs with British Cycling and local clubs in relation to changes in accessible supply, participation trends and population growth. If any new provision is to be planned within the Gurnell redevelopment as a minimum to replace the existing BMX track.

Protect	Enhance	Provide
<ul style="list-style-type: none"> Ensure a BMX facility at Gurnell Playing Fields continues to be provided 	Bikeability Cycle Training, Sustrans and London Sport.	

Prioritised Actions

Short Term (1-2 years)

- Ensure the Gurnell BMX track is re-provided as part of the overall leisure development of Gurnell.

Longer Term

- Encourage local clubs to train more volunteer cycle leaders (road and off-road)
- Improve way marking and encourage clubs to promote shorter/easier road routes attractive to novice riders.
- Working with transport and planning look at sustainable ways to improve route marking and promotion of more off-road routes.

Bowls

There are 8 bowls clubs in Ealing, which Bowls England deem to be sufficient for the borough. Improvements to the quality of greens and ancillary provision will allow for increased recruitment and participation for clubs.

The Council has 4 bowls greens in regular use at Wolf Fields, Southall, by Southall and Featherstone BC; at Islip Manor, Northolt, used regularly by a group of local bowlers; Horsenden Hill (Ballot Box side), used by North Greenford Bowls Club and West Ealing Bowls Club, which is run under lease by the bowls club from the Council. In recent years the Council has closed a number of bowls greens due to the resident club being unable to continue due to lack of members, the latest being in Pitshanger Park.

In addition to the Council bowls facilities, there are 3 bowls clubs in Ealing

playing at sites not owned by the Council; Brentham Bowls Club and Ealing Central United Bowls Club, both in Ealing and Springfield Bowls Club in Acton.

Clubs Consultation

The Brentham Club

The Brentham Club is a sports and social club with 1100+ members. The bowls section has its own facility, catering for 35 adult members, this membership has stayed relatively constant in recent years and there is no future facility needs identified at this time.

Quality ratings – ratings for main facility and changing facilities is 3 (acceptable)

Bowls		
Protect	Enhance	Provide
<ul style="list-style-type: none"> The Council to continue to protect the current quantity and availability of community facilities for bowls if there continues to be demand, through planning policy In liaison with clubs, seek to ensure the existing facilities for bowls continue to be maintained to a good quality standard. 	<ul style="list-style-type: none"> Review key grounds where the council maintenance needs to be improved. 	<ul style="list-style-type: none"> Regularly review bowls facility needs in the borough with the Bowls Development Alliance, England Bowls, England Indoor Bowls Association, and the established bowls clubs based in Ealing in relation to changes in accessible supply, participation trends and population growth.
Prioritised Actions		

Bowls		
Protect	Enhance	Provide
Short Term (1-2 years) <ul style="list-style-type: none"> Review key grounds where the council maintenance needs to be improved. 		
Longer Term <ul style="list-style-type: none"> None 		

Croquet

There is one Croquet facility in Lammas Park, Central Ealing; it has 3 greens and an old pavilion, in need of redevelopment. The Club is one of the few in London and offers competitive play for members as well as come and try sessions for beginners. The Club has aspirations, subject to funding and planning permission, to secure a long-term lease from the Council and to redevelop the ancillary buildings on site to include a park café.

Croquet		
Protect	Enhance	Provide
<ul style="list-style-type: none"> The Council to continue to work with Ealing Croquet Club to protect the availability of community facilities for croquet through planning policy and, in liaison with the clubs, seek to ensure the existing facilities continue to be maintained to a good quality standard. 	<ul style="list-style-type: none"> The Council and the club to continue to work together to explore the best solution for a sustainable future Croquet provision 	<ul style="list-style-type: none"> Regularly review croquet facility needs in the Borough with the Croquet Governing Body as well as the club in relation to changes in accessible supply, participation trends and population growth.
Prioritised Actions		
Short Term (1-2 years) <ul style="list-style-type: none"> Continue to work with the club to secure a lease for the pavilion and greens and support the club with its aspirations for a new pavilion 		

Croquet		
Protect	Enhance	Provide
Longer Term <input type="radio"/> None		

Climbing

There are 2 dual use sports centres in Ealing with climbing walls, both facilities are available to the public, one at Featherstone Sports Centre which opened in 2010 and the other at Alec Reed Academy Community Sports Centre built in 2008.

There are also climbing facilities in neighbouring boroughs, including the popular climbing centre at Westway Sports Centre, one of the best facilities in London. There are also climbing walls at Brunel University Sports Centre, Harrow Leisure Centre and Heathlands School in Hounslow.

There are no future plans to build new climbing walls in Ealing due to the supply within the borough and in neighbouring boroughs, but a new entry level climbing concept is becoming increasingly popular; Clip and Climb is suitable for everyone from 4 years upwards and is a fun introduction to the sport of climbing; almost all new sport and leisure centres are offering this type of facility as its popular with families and provides a different way of engaging inactive families to become more active. This type of facility will be considered as part of the redevelopment of Gurnell Leisure Centre.

Golf Facilities within Ealing and its Drive Time Catchment

Within Ealing, there are four 18-hole courses (Brent Valley, Ealing, Sudbury and West Middlesex), two 9-hole courses, (Perivale and West London Golf Centre), one pitch and putt course (at Horsenden Hill Activity Centre), three mini-golf courses (at the West London Golf Centre, Acton Park and a new course at Gunnersbury Park) and one twenty-six bay floodlit driving range

(at the West London Golf Centre). Most of these operational golf courses offer pay and play access. Community access to two facilities – the private members’ golf clubs at Ealing and Sudbury - are limited to club members and their guests.

The following sites in the borough were formerly used for golf but are not currently operational:

- Ealing Golf Driving Range, Rowdell Road, Northolt – 38 bay floodlit range and golf shop closed over 10 years ago and replaced with a health and fitness facility (Pure Gym).
- Northolt Golf Club, Huxley Close, Northolt - local authority owned former pay and play course (adjacent to Rectory Park and Northala Fields), not used for golf for 10+ years since failure of operator.
- Gunnersbury Park – 18-hole pitch and putt (on Hounslow borough boundary). A new mini golf course and café (replacing a former bowling green) and will be operated by Putt in the Park from summer 2022.

Figure 3.39: Golf Sites in Ealing

Site	Golf Facilities	Type and fees
Brent Valley Golf Course	<ul style="list-style-type: none"> ○ 18-hole golf course 	<ul style="list-style-type: none"> ○ Pay and play /monthly/annual payment options ○ Green Fees - Adult weekday £19 and weekend £23: Concession £13.50 weekday and £17.50 weekends. ○ Membership DD/Annual options <ul style="list-style-type: none"> ○ 5 Day- DD £41.60/Annual £465.00 ○ 5 Day Concession- Annual £340.00 ○ 7 Day- DD £67.00/Annual £670.00 ○ Juniors are free with a full paying member or £8.00 PAYG without. ○ Independent golf club based at the course).

Site	Golf Facilities	Type and fees
Ealing Golf Course	<ul style="list-style-type: none"> 18-hole golf course Putting and chipping green Covered practice area (180 yards) 	<ul style="list-style-type: none"> Private members club Green Fees – Adult weekday from £30, Adult weekend £35 (members guests only), and Twilight £30. Adult full membership £2,020, weekday £1,450, and junior membership £250.
Perivale Golf Course	<ul style="list-style-type: none"> 9-hole golf course 	<ul style="list-style-type: none"> Pay and Play /monthly/annual payment options. Green Fees – Adult weekday £11 and weekends £14.00: Concession £8.25. weekdays and £11.90 weekends Membership DD/Annual options <ul style="list-style-type: none"> 5 Day Adult - DD £31.00/Annual £340 5 Day concession - Annual £265. 7 Day Annual £540/DD £54.00 Juniors are free with full paying member or £5.00 PAYG without Independent golf club based at the course.
Sudbury Golf Course	<ul style="list-style-type: none"> 18-hole golf course Covered practice area Two times practice nets 	<ul style="list-style-type: none"> Private Members Club Full adult membership is £1,800- and 5-day membership is from £1,400. Green fees from £30 weekday and from £60 weekend.
West London Golf Centre	<ul style="list-style-type: none"> 9-hole golf course 26 floodlit driving range Putting green 18 hole Mini- 	<ul style="list-style-type: none"> Pay and Play and Private Members Club 9-hole Green Fees Midweek £15 and Weekend £20 18-hole green fees (£15 super off peak -27.50 peak) Driving range (20 balls £3.50 and 100

Site	Golf Facilities	Type and fees
	<ul style="list-style-type: none"> golf course Soft Play facilities American Golf Store 	<ul style="list-style-type: none"> balls £8.00) Mini-golf course (£8-£10 per person)
West Middlesex Golf Course	<ul style="list-style-type: none"> 18-hole golf course 	<ul style="list-style-type: none"> Green Fees – Adult Weekday £20-£25, Adult Weekend £25-40, and Juniors £10. Membership - Adult 7-day Full membership £1520, Adult 5 Day Membership (Monday to Friday) £1050, Full 31-35 years - £1050, Full 26-30 Years - £780, Full 21-25 Years - £475, Full 19-20 Years - £210, Full 15-18 years - £50, 14 years and Under – Free Lifestyle Membership - £650 p.a
London Footgolf Centre (Formerly Hanger Hill Pitch and Putt)	<ul style="list-style-type: none"> 9-hole Footgolf course 	<ul style="list-style-type: none"> Adult 9 holes £8, Adult 18 holes £10, Child 9 holes £5 and Child 18 holes £6. Ball hire £1.
Horsenden Hill Activity Centre (Formerly Horsenden Hill Golf Course)	<ul style="list-style-type: none"> 9-hole pitch and putt course 18-hole DiscGolf course 18-hole Footgolf course 	<ul style="list-style-type: none"> FootGolf – Adults £8, Child £5, and Ball Hire £2 DiscGolf - Adults £8, Child £5 and Disc Hire £2. Pitch n Putt – Adults £4, Child £3, and Club Hire £2.
Putt in the Park – Acton	<ul style="list-style-type: none"> 15 hole Mini-golf course 	<ul style="list-style-type: none"> Adult £10, Child £8, and family of 4 £30

Site	Golf Facilities	Type and fees
Park		
Putt in the Park - Gunnersbury Park	o 18-hole mini golf course and cafe	o Prices tbc. Opening Summer 2022

There is a good distribution of golf facilities that are accessible for Ealing residents either within the borough itself or within a short journey time, which can be seen in figures 2 and 3. There is less provision in the east of the borough (and no 9- or 18-hole courses), which is to be expected due to the lack of availability of land towards central London. However, from Summer 2022, the new minigolf course in Gunnersbury Park will be very accessible to Ealing residents in the south east of the borough augmenting the existing successful Putt in the Park facility in Acton Park. In addition, the 9-hole course, driving range and indoor golf facilities in Chiswick at Duke's Meadow are within 12 minutes' drive time of Gunnersbury Park.

To the north of the borough there are accessible golf facilities in Kenton Road, Harrow (Playgolf London with a 56-bay floodlit driving range and a 9-hole course) and at the Harrow School Sports Complex (9 holes). To the northwest there are facilities in reach at the Hillingdon Golf Club (9 holes). All three of these golf facilities in neighbouring boroughs are well within a 15-minute drive time of Ealing's Horsenden Hill and Sudbury golf sites (at the 2018 average speed between 0700hrs and 1900hrs in Outer London of 20mph).

To the south of the borough there are golf facilities available at Wyke Green Golf Club (18 holes) in Isleworth and in Chiswick at Dukes Meadow Golf & Tennis Centre (9-hole par 3, driving range and indoor centre). The Wyke Green course is just 8 minutes' drive time from the West Middlesex Golf Course in Ealing and the Council's Brent Valley golf course is only 11 minutes away.

The Airlinks Golf Centre in Southall Lane, Hounslow (temporarily closed until 2023) has an 18-hole course and a 20-bay floodlit range and is located within a 9-minute drive time of the West London Golf Centre in Ealing.

Conversely, the courses located towards the edge of the borough boundary (e.g. at Sudbury, the West London Golf Centre, Horsenden Hill Activity Centre) are likely to attract some 'imported' use by residents of neighbouring authorities (Brent, Hillingdon and Harrow).

Benchmarking Provision - Ealing and its Near Neighbours

Figure 4 shows how the number of venues offering traditional golf in Ealing (i.e. excluding footgolf, mini golf) compares with its neighbour local authorities.

Figure 3.40: Golf provision in Ealing and near neighbours

	Ealing	Brent	Hillingdon	Hounslow	Harrow
Driving Range	1	1	2	2	1
Par 3	0	0	0	1	1
9 or 18 hole	6	1	6	2	4
Total	7	2	8	5	6

With 6 operational standard 9-hole or 18-hole courses in Ealing offering community access, the population per course in the borough is approximately 57,000 per course. This compares very favourably with three of the four neighbouring authorities, far exceeding LB Brent (just one standard course serving a population of 328,000) and Hounslow (136,000 head of population per course). Provision for golf per capita in Ealing is also higher than in Harrow (63,000 per course) and just marginally lower than in Hillingdon which also has 6 operational standard courses (51,000 per course).

There is a good mix of entry-level short courses and more challenging

championship length courses in the supply of golf facilities in Ealing. Two of the premier clubs are reporting waiting lists. This includes Ealing Golf Club and Sudbury Golf Club. Golf was one of the first sports allowed to return following the Covid-19 pandemic, which has meant a significant increase in participation levels.

Price accessibility is good with pay and play course fees as low as £8.25 and most of the nine proprietary or member owned courses that are accessible to non-members priced for adults at between £25 and £60 for 18 holes at the weekend, less on a weekday. The majority of the clubs offer reduced rates for juniors and young adults/students, and some for elderly people.

There is only one formal practice facility in Ealing, which is the floodlit 26 bay driving range at West London Golf Centre located in Northolt. However there are additional practice facilities at a number of golf courses in the borough comprising practice putting and chipping greens and practice areas that can be used for small irons and wedges. West London Golf Centre has a range of affordable ball prices and packages for driving practice starting from just £3.50 for 20 balls.

Everyone Active operate two golf courses on behalf of Ealing Council, which include Brent Valley Golf Course and Perivale Park Golf Course. Both of these golf courses provide excellent accessibility to entry level golf for residents of Ealing and the surrounding area, as it is excellent value for money due to the extremely low green fee and membership costs, especially for London.

Brent Valley Golf Course and Perivale Golf Course have both seen significant increases in visitors since the pandemic. In June 2019, Brent Valley Golf course had 2,157 visitors whilst in June 2020 the golf course had 9,437 visitors, a 430% increase. However, the trend data in Figure 5 shows that this is atypical and almost certainly reflects the fact that golf was one of the first sports back following the first national Covid-19 lockdown. By June 2021, when restrictions remained in place for gyms and indoor sports, visitor numbers had fallen from the June 2020 peak to 4,591 visitors. There was a

similar picture for participation at Perivale Golf Course over the last two years. In June 2019, there were 1,928 visitors jumping to 9,911 in June 2020 and falling back to 5,236 in June 2021.

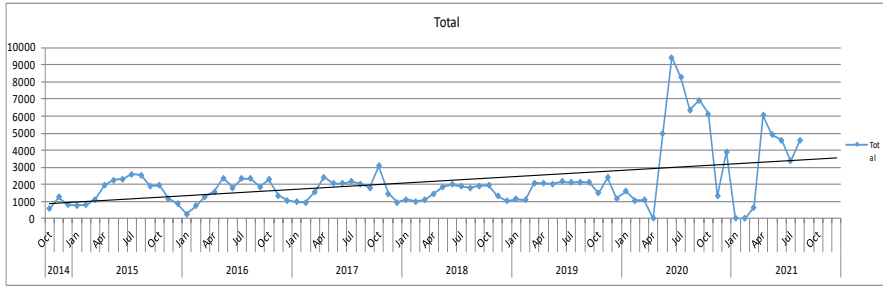
It will be important to continue to monitor participation levels to understand if the higher participation in golf stimulated by the lack of alternatives and greater available free time during the pandemic sustains in future years. The early indications suggest that participation at these two Council owed courses is likely to revert to pre-pandemic levels of approximately 2,000 visits a month to each course in the peak summer period.

A full comparison of the participation figures at Brent Valley and Perivale from 2015-2021 can be seen in figure 3.41.

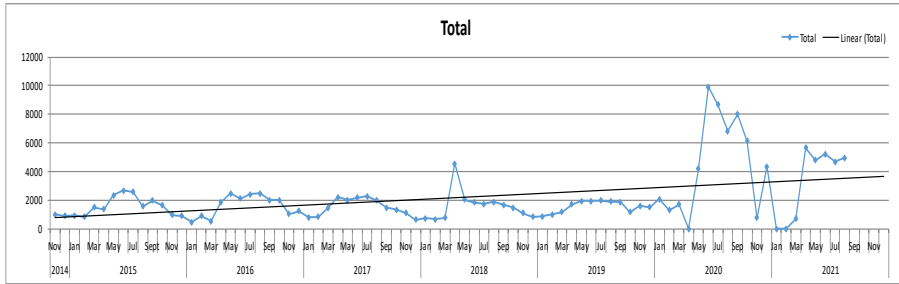
Figure 3.41: 2015-2021 golf participation figures (based on June 2015-2021)

Year	Brent Valley	Perivale
2015	2,320	2,676
2016	1,790	2,092
2017	2,047	2,168
2018	2,001	1,852
2019	2,157	1,928
2020	9,437	9,911
2021	4,591	5,236

Brent Valley



Perivale



There is also a good level of provision of informal and other formats of golf available in Ealing, including Pitch & Putt, FootGolf, and DiscGolf. Horsenden Hill Multi Sport Activity Centre is the biggest golf activity centre in Ealing offering 9 holes of Pitch & Putt, 18 holes of FootGolf, and 18 holes of DiscGolf at low cost. London Footgolf Centre at Hanger Hill Park also offer 9 holes of FootGolf. There are also two mini-golf venues in the borough, which include the 15-hole mini-golf course at Putt in the Park (Acton) and the 18-hole mini-golf course at Dinosaur Adventure Golf. In addition, a further 18-hole Putt in the Park facility is opening shortly in Gunnersbury Park on the Hounslow borough boundary. These less formal types of golf provision attract a much more diverse user base than traditional golf courses.

Quality of Golf Facilities in Ealing

During the development of this strategy, the Consultant Team undertook non-technical visual site visits at each of the golf facilities in the borough. Each golf facility was given a quality rating from very poor to very good. These ratings can be seen below in figure 3.42.

Figure 3.42 Quality of Golf Facilities in Ealing

Golf Facilities	Quality Rating	Comments or Issues
Brent Valley Golf Course	Standard to Good (3-4)	<ul style="list-style-type: none"> The course offers 18 holes (par 67) with a range of par 4's and 3's. There are no par 5s onsite and many of the holes are straight with only offering challenges of hazards e.g., bunkers and trees. Everyone Active noted that there are few complaints regarding the quality of the course. The main issue members have is the fact that members of the public walk across the course (with dogs). There are currently some issues with anti-social behaviour. Everyone Active are in discussions with the Council concerning the installation of a gated system.
Ealing Golf Course	Very Good (5)	<ul style="list-style-type: none"> One issue is that the course sits within a flood plain (River Brent). The course usually closes 5-8 times a year because of this. However, in 2021 (a wet year) the course closed more than 12 times, which is far more than normal. Ealing Golf Club currently has around 650 members, which includes 60 ladies and 40 juniors with approximately 25 people on the

Golf Facilities	Quality Rating	Comments or Issues
		waiting list.
Perivale Golf Course	Standard (3)	<ul style="list-style-type: none"> Perivale Golf Course offers 9 holes at excellent value. The course is very flat and offers a very limited selection of hole types although it incorporates some hazards, including trees and bunkers.
Sudbury Golf Course	Very Good (5)	<ul style="list-style-type: none"> Sudbury Golf Course is a premier 18-hole course in the north of the borough, which offers an excellent golf course to members. No issues identified. Sudbury Golf Club currently has around 700 members with a very small junior and women's section. The club are looking to grow these numbers.
West London Golf Centre	Good (4)	<ul style="list-style-type: none"> West London Golf Centre offers the best practice facilities within the borough. The course is a 9-hole par 36 golf course in good condition. There are a number of different holes with various challenges, including obstacles e.g., bunkers, lakes, trees.
West Middlesex Golf Course	Good to Very Good (4-5)	<ul style="list-style-type: none"> The West Middlesex Golf course used the landscape of the area well and the holes offer a variety of length, difficulty and types of hazard. West Middlesex GC has approximately 330 members. 60% of these members are 55+, 10 women and 39 juniors. These has been

Golf Facilities	Quality Rating	Comments or Issues
		gradually decreasing over time.
London Footgolf Centre (Formerly Hanger Hill Pitch and Putt)	Poor to Standard (2-3)	<ul style="list-style-type: none"> London Footgolf Centre is a small 9-hole FootGolf course at the rear of Hanger Hill Park. The two buildings used by the centre are in poor condition and will need to be redeveloped or replaced to bring them up to modern standards.
Horsenden Hill Activity Centre (Formerly Horsenden Hill Golf Course)	Poor to Standard (2-3)	<ul style="list-style-type: none"> Formerly a standard golf course, the site was re-modeled in 2017 as a multi-sport activity centre following the failure of the golf course operator. The golf facilities now provided are disc golf, footgolf (most popular) and pitch & putt. There is also an event space with inflatable play features (e.g. Dartboard, Archery, Obstacle Course and a small sided football pitch). The site attracts a more much more diverse mix of users than the former golf course. The main building is in very poor condition and will need to be redeveloped or replaced to bring it up to modern standards.
Putt in the Park – Acton Park	Standard to good (3-4)	<ul style="list-style-type: none"> Putt in the Park operates this well-presented mini golf facility as one of several similar park based fun entry-level golf facilities across London.

In terms of the quality of the supply, the 'Golfshake' website⁶ provides online customer reviews; the following figure shows quality ratings for formal golf courses in Ealing. The overall review scores are averaged from individual scores for factors including quality of course, facilities and services, course condition, pace of play, food and drink, practice facilities and value for money. The review ratings in Figure 7 show that, at all six standard golf venues in Ealing, over 95% of players that submitted reviews would play them again or recommend the venue to others.

Overall ratings from the player reviews submitted range from between 3.32/5 (Brent Valley) and 3.51/5 (Perivale) - pay and play courses - up to 4.49/5 and 4.41/5 at the members clubs (Sudbury and Ealing respectively) which, generally, are maintained to a higher quality and offer better changing and catering amenities. The quality of the members' courses in Ealing compares favourably to comparator venues in other boroughs as shown below.

Figure 3.43: Online Ratings of Ealing Golf Courses and Comparators

Club	Rating out of 5	% Would Play Again or Recommend	Sample of Reviews
Ealing Golf Facilities			
Brent Valley Golf Course	3.32	98%	304
Ealing Golf Course	4.41	96%	86
Perivale Golf Course	3.51	95%	73
Sudbury Golf Course	4.49	100%	87
West London Golf Centre	3.66	100%	59
West Middlesex Golf Course	4.08	98%	132
London Comparators			
Harrow Hill Golf Course	3.80	-	4
Metro Golf Centre	3.22	100%	19

⁶ www.Golfshake.com

Club	Rating out of 5	% Would Play Again or Recommend	Sample of Reviews
Hendon Golf Club	3.90	94%	94
Stanmore Golf Club	4.43	100%	204
Richmond Park Golf Course	3.53	95%	41
Wyke Green Golf Club	3.83	96%	92
Highgate Golf Club	4.31	100%	28

Source: www.Golfshake.com (October 2021)

Note: Golfshake course ratings not listed for Putt in the Park or Footgolf courses.

Online Google reviews for London Footgolf are very favourable (4.9/5 from sample of 95). Acton Putt in the Park also has positive Google reviews (4.5/5 from sample of 797).

Golf Participation

In terms of demand, the most recent Active Lives Survey findings⁷ (figure 8) indicate broadly stable levels of adult demand nationally (from a quite low base) between 2015 (the first year in which survey results are available) and 2019 (the last full year before the pandemic). This follows many years of slow decline in participation in the sport.

Figure 3.44: Adult Golf Participation Trend

Active Lives Survey Year	Adults (aged 16+) in England who have taken part in GOLF at least twice in the last 28 days (%)
May 2015 - May 2016	2.2%
May 2016 - May 2017	2.2%
May 2017 - May 2018	2.1%
May 2018 - May 2019	2.1%
May 2019 - May 2020	1.9%
May 2020 - May 2021	1.5%

Source: Sport England Active Lives Adult Survey

⁷ Active Lives Adult Survey May 20/21 Report, Sport England (October 2021)

The Active Lives Survey golf participation findings are supported by the main industry source of golf participation data, annual participation reports for golf in European countries produced by KPMG's Golf Advisory Practice. Similarly, KPMG's report finds that the golf market had largely stabilised over the four years to 2019 after many years of decline. KPMG's 2019 report found that the number of registered golfers in England fell by 1.63% between 2018 and 2019. This decrease broadly aligns with the Active Lives Survey participation findings.

However, it is clear that the sport experienced something of a resurgence in participation when the pandemic lockdown restrictions eased (for golf and tennis only initially). An analysis carried out by Shot Scope found a 40% increase in popularity since lockdown began in March 2020, with the public taking up the sport from home and out on courses when lockdown eased. This is reinforced locally in Ealing through the waiting lists at Ealing Golf Course and Sudbury Golf Courses, and the increased participation at Perivale Golf Course and Brent Valley Golf Course in 2020.

Another key source of golf market research is Sports Marketing Surveys Incorporated (SMS Inc.). This organisation monitors changes in the average monthly rounds per course at a large sample of golf courses across the United Kingdom on a quarterly basis. The SMS Inc. findings show that, subject to weather patterns, the average monthly rounds per course reach a peak of approximately 3,000 rounds/month in the peak months of July and August and fall to around 1,000 rounds/month in November to February (pre-pandemic data).

It is clear from the data collected by Everyone Active for the Perivale and Brent Valley courses that peak visitor numbers pre-pandemic was around 2,000 a month - i.e. about a third below the national average course visitor rates found by Sports Marketing Surveys.

England Golf Initiatives

In terms of golf development initiatives, England Golf are promoting a number of targeted programmes working with its affiliated membership clubs and other operators to address some of the key barriers to growing golf demand that were identified in market research commissioned to inform its current strategy, Growing the Game of Golf in England 2017-2021 and The Children and Young People's Plan for Golf 2017-2021.

The focus of this work is to identify the make-up of the golfing market around individual clubs (i.e., market profiling), and to provide support to operators to proactively target under-represented audiences (the young, women and girls, ethnic minorities) by offering, shorter and less formal forms of the game and making it easier to book with more flexible payment options.

Alongside these types of initiatives, England Golf and the Golf Foundation are also encouraging clubs to offer more low-cost opportunities for beginners to learn to play and to offer quicker, short 6-hole team competition formats (such as Golf Sixes), initiatives to attract more girls into golf (Girls Golf Rocks) as well as introducing complementary fun games to golf courses that have the potential to attract new and younger audiences (such as Footgolf). As a borough, Ealing has responded very positively to these initiatives with the opening of Putt in the Park facilities in Acton Park (and shortly in Gunnersbury Park), the development of multi-sport golf opportunities at Horsenden Hill Activity Centre and supporting the opening of the London Footgolf facility in Hanger Hill Park. Commercial entry level pay and play golf centres have also come on stream in recent years in the drive time catchment area to Ealing by operators such as Playgolf in Harrow with its new adventure golf courses opened in 2020.

Consultation

During the development of the Indoor and Outdoor Sports Facility Strategy, the Consultant Team engaged with a number of Ealing based golf clubs. This

includes:

- Horsenden Hill Activity Centre would like to explore the opportunity to obtain a longer-term lease (currently on a rolling lease with the Council).
- Horsenden Hill Activity Centre would like to explore the opportunity to replace the existing building with a new facility (including a sports hall, party rooms and soft play) to build a year-round business.
- Sudbury Golf Club want to look at developing a roof terrace on the current clubhouse.
- Ealing Golf Club aspire to be a premier club, accessible to all in the community.
- Everyone Active noted that the main issue at Brent Valley is trespassers on the course and people using the car park out of hours.
- Golf participation nationally and the numbers of pay and play golf course users in the borough have declined over recent years albeit with a sharp demand spike in late summer 2020 and in 2021 following relaxation of restrictions on playing golf (but not most other sports activities) post the Covid 19 national lockdowns.
- The most recent Sport England Active Lives Survey shows that just 1.5% of adults (aged 16+) in England play golf regularly (down from 2.2% five years ago). In contrast, regular walking for leisure has increased in popularity by more than 10% over the same period (from 41.2% in 2016/17 to 52.5% in 2020/21) - i.e. over half the adult population. Cycling for leisure and sport has also grown in popularity over this period from 16.4% of 16+ year olds in England cycling regularly now compared to 14.5% five years ago.

In addition, the Consultant Team also engaged with The Golf Foundation and England Golf during the development of this strategy.

The regional development lead for The Golf Foundation responsible for Middlesex confirmed that The Golf Foundation is not currently engaged in any projects or working with any of the clubs in the borough. The Foundation focuses its available resources on a largely reactive basis providing advice and support to individual clubs with marketing and promotion initiatives and other facility management issues largely on a reactive basis in response to approaches made by course operators.

England Golf is the governing body most directly engaged in golf facility development and strategic planning. The Club Support Manager for Middlesex was consulted for this review. The key points were:

Golf Summary

In summary, the key findings of the review of golf facilities in Ealing that inform the conclusions reached as to current and future golf facility needs and the strategic facility recommendations are as follows:

- Declining demand for traditional golf course facilities is also shown by the number of courses which have over recent years changed to address growing demand for popular golf-related games such as footgolf, discgolf, adventure golf (e.g. Putt in the Park) and introduced event spaces and/or play facilities with a wider family appeal.
- At the same time as falling demand at the two traditional pay and play courses in the borough in Perivale Park and Brent Valley, there has been growing competition from new or upgraded venues on the London fringe accessible to residents with access to a car. These include Metro Golf at Barnet Cophall in Hendon and The Shire London Golf Club on the outskirts of Barnet and the revamped Playgolf London Centre in Watford Road, Harrow which added two nine hole 'Putt Crazy' adventure golf courses and other upgrades at a cost of £1.5m in 2020.
- In addition to commercial innovations impacting on the need for the traditional municipal courses at Perivale Park and Brent Valley, private

members' golf clubs are now accessible to non-members on a pay and play basis. This change has been forced upon members' clubs to shore up revenue in a shrinking market. This change has also reduced demand for park pay and play courses which, generally, are maintained to a lower standard and offer fewer features of interest.

- The growth in the range and availability of competing sport and recreational activities has also contributed to the decline in demand for playing 18 holes of golf. This and the changing nature of people's involvement in sport and exercise – notably the pressure on available free time - are such that many former golfers now participate in an activity that takes up less of their spare time such as cycling or walking for leisure or other health and fitness related activities either outdoors or indoors.
- The cost to upkeep courses and ancillary facilities to a high quality are constantly rising, especially those like Brent Valley and the West Middlesex that are crossed by public rights of way and therefore open (unfenced) and susceptible to wear and tear and to acts of vandalism.
- All these demand, supply and cost factors combine to make the sustainability of 'standalone' public pay and play golf courses increasingly challenging without ancillary revenue positive facilities, typically (in the commercial golf sector) health and fitness studios, event/conference facilities or hotel accommodation.

Golf Conclusions and Recommendations

In conclusion, the priority need in the short term is to protect those public pay and play golf facilities in the borough with the widest appeal and to improve their quality. Priority enhancements identified are the ancillary changing and clubhouses at both Horsenden Hill Activity Centre and The London Footgolf Centre at Hanger Hill. Installation of gated access to the car park at Brent Valley Golf Course should also be prioritised to reduce instances of vandalism out of hours.

In light of the reduced demand for golf and changes in the sports and leisure landscape, it will also be important for the Council and its partners to continue to plan to adapt the supply of publicly owned golf course land and facilities as necessary to ensure the long term financial sustainability of a core supply of golf operations whilst maximising the potential of these valuable community assets to achieve improved health and wellbeing outcomes for residents.

In light of these conclusions, the following recommendations are made along with prioritised actions:

Figure 3.45: Golf Facility Recommendations

Protect	Enhance	Provide
<ul style="list-style-type: none"> ○ The Council to continue to protect through planning policies the availability of a core supply of golf facilities - both traditional courses and entry-level - where these address most community need and are financially sustainable. ○ To ensure that operational golf sites in the Council's ownership continue to be maintained to a good quality. 	<ul style="list-style-type: none"> ○ Consider a proportionate, and cost-effective measures to reduce the number of trespassers at Brent Valley Golf Course and West Middlesex Golf Course. ○ Provide a locked gate at Brent Valley Golf Course to reduce the anti-social behaviour occurring in the current car park. 	<ul style="list-style-type: none"> ○ Consider with a commercial partner the provision of Pitch & Putt at Hanger Hill to broaden appeal, improve financial sustainability and justify investment in permanent club building. ○ Consider alternative outdoor sports and recreational facility options for the former, long disused golf course area and buildings

Protect	Enhance	Provide
	<ul style="list-style-type: none"> ○ Replace the current buildings at the Horsenden Hill Activity Centre and the pre-fabs at Hanger Hill London FootGolf Centre. ○ Sudbury Golf Club to explore the opportunities to extend and develop a roof terrace within the clubhouse (Club led). 	<ul style="list-style-type: none"> ○ in Northolt that complement the adjacent outdoor facilities at Rectory Park and Northala Fields. ○ Council to engage with local residents and users on a review of golf course facilities in the borough to achieve wider appeal and improve financial sustainability.

Protect	Enhance	Provide
<ul style="list-style-type: none"> ○ Council to engage with local residents and users on a review of golf course facilities in the borough to achieve wider appeal and improve financial sustainability. 		<p>Longer Term</p> <ul style="list-style-type: none"> ○ Sudbury Golf Club to explore the opportunities to extend and develop a roof terrace within the clubhouse (Club led). ○ Assess the feasibility and opportunity to redevelop Horsenden Hill Activity Centre main building to include a sports hall, party rooms and soft play to build a year-round business. ○ Consider provision of Pitch & Putt at Hanger Hill to broaden appeal, improve financial sustainability and justify investment in a permanent club building.

Judo

Within Ealing there are two prominent judo clubs, Ealing Judo Club (129 registered British Judo Members) and Alpha Judo Club (201 members), as well as a new club recently affiliated Mojo Dojo (21 members).

Both Ealing Judo club and Alpha Judo Club are operating at full capacity based upon the numbers they can accommodate in their current venues. There is a definite demand for additional provision by expanding these existing clubs rather than starting new clubs. Both clubs have school outreach programmes and would benefit from having purpose built permanent judo facilities.

Ealing Judo Club has been working with the local authority to try and secure a permanent dojo, to allow them to operate a full-time provision, as well as expanding the club’s mat space and provide changing provision. They have explored a number of different potential venues but have yet to find a suitable option.

Their current facility at West Acton Community Centre is very run down, has insufficient space and lacks any changing facilities or any facilities for spectators and limits the club’s ability to encourage new members.

Prioritised Actions

Short Term (1-2 years)

- Provide a locked gate at Brent Valley Golf Course to reduce the anti-social behaviour occurring in the current car park.
- Consider any available, proportionate, and cost-effective measures to reduce the number of trespasses at Brent Valley Golf Course and West Middlesex Golf Course.
- Ealing Council to review and finalise the lease arrangements with the operator of the Horsenden Hill Activity Centre.
- Consider alternative outdoor sports and recreational facility options for the former Northolt golf course and buildings in Huxley Close that complement the adjacent outdoor sports and recreation facilities at Rectory Park and Northala Fields.

Judo		
Protect	Enhance	Provide
<ul style="list-style-type: none"> The Council to continue to protect the current quantity and availability of community facilities for judo through planning policy and, in liaison with the local clubs, seek to ensure the facilities are to be maintained to a good quality standard. 	<ul style="list-style-type: none"> To assess the feasibility, costs and funding strategy to support the development of a permanent dojo in the borough. 	<ul style="list-style-type: none"> Regularly review facility needs for judo and other martial arts in the borough with the leisure management service provider, and clubs based in the borough and British Judo in relation to changes in accessible supply, participation trends and population growth.
<p>Prioritised Actions</p> <p>Short Term (1-2 years)</p> <ul style="list-style-type: none"> Subject to feasibility, funding and planning, support the development of a permanent dojo in the borough either as a standalone facility or as part of a multi sport facility. <p>Longer Term</p> <ul style="list-style-type: none"> None 		

associated timescale for potential development as the Council sets out their plan to address the priority needs for sport in Ealing.

Summary

This section has highlighted a notable number of facility investment needs for the Council and partners bringing together the analysis, consultation and assessment work. The borough with a very strong history of supporting sport and leisure and commitment to improving levels of physical activity and health for its residents has some important and key decisions to make over the coming years. The priority projects arising out of this strategy and outline capital costs indications are presented in Section 4 with the



Section 4 – Action Plan

Section 4 – Action Plan

This section of the strategy provides an outline draft delivery plan related to the potential priority projects and facility needs for sport and recreation as set out in the previous section.

The likely investment needs and costs identified within this section should serve only as a guide at this stage. A number of project proposals within the strategy are subject to design and cost analysis and for some projects feasibility testing and options appraisals.

Where possible the Consultant Team has used Sport England cost guidelines from Sport England’s Design guidance.

Check and update

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4.1 Short Term Priorities and Actions

Project and Sport	Description	Cost and Funding Considerations
Sports Halls – Education Sites	Investigate options to increase the hours of community use for Sports Halls on education sites, particularly in the Acton area.	
Health & Fitness – Featherstone Sports Centre	Support Featherstone SC in assessing the feasibility to replace and refurbish the health and fitness facility.	
Health & Fitness – Additional provision	Assess the demand and feasibility of replacing or expanding the health and fitness provision as part of the Gurnell Leisure Centre and/or Dormers Well Leisure Centre to accommodate new demand from housing and population growth.	
Squash – Enhancing provision	Sports clubs and the NGB to consider the refurbishment needs for the squash courts at both the Actonians Sports Club and Osterley Health and Wellbeing Centre.	
Squash – Replacement provision	Ensure two squash courts are provided as part of the housing development on the Ealing Squash Club site, as per planning procedure.	Developer funded
Gymnastics – Perivale Community Centre	Refurbish the Perivale community centre studio used by West London Gymnastics.	
Gymnastics – Education Sites	Assess the opportunity to run more community gymnastics sessions out of the borough’s schools or leisure centres (to complement the current offer).	
Athletics – Education sites	Investigate the feasibility to open up facilities on school sites at The Japanese School and West Twyford Primary School.	
Tennis – Ealing LTC	Refurbishment of Ealing Lawn Tennis Club’s indoor courts (airhall).	
Tennis – West Middlesex LTC	West Middlesex Lawn Tennis club development of two hard courts into artificial clay courts and the replacement of the floodlights on 5 of the courts (club led).	
Tennis – Enhancing Park provision	Assess the feasibility of refurbishing and implement the LTA gated system at park sites (3 courts at Churchfield Recreation Ground, 2 courts at Ravenor Park, 2 courts at Spikes Bridge and the 2 courts at Wolf Fields.)	
Tennis – Elthorne Park	Support the implementation of the LTA gated system at Elthorne Park.	
Netball – Elthorne Sports Centre	If possible, provide netball posts for Elthorne Sports Centre to enable use of the newly refurbished Court 3.	Court reconstruction £35,000 per court estimate from LTA (similar surface)
Cycling – Gurnell Leisure Centre	Ensure the Gurnell BMX track is re-provided as part of the overall leisure development of Gurnell Leisure Centre.	
Bowls	Review key grounds where the council maintenance needs to be improved.	

4.2 Medium / Long Term Priorities and Actions

Project and Sport	Description	Cost and Funding Considerations
Swimming - New pool provision	Re-development of Gurnell Swimming pool	
Swimming - New pool provision	Replacement of Dormers Wells Leisure Centre	
Swimming - New pool provision	Identify location(s) for new swimming pool facilities in areas of unmet demand	
Sports hall – New provision	Identify location(s) for new sports hall facilities in areas of unmet demand	
Health & Fitness – Additional provision	Assess the demand and feasibility of replacing or expanding the health and fitness provision as part of the Gurnell Leisure Centre and/or Dormers Well Leisure Centre.	
Health & Fitness – Women only provision	Re-provide a women’s only gym at Dormers Wells Leisure Centre	
Squash – Additional provision	Consider options for providing more squash courts in Ealing	
Judo – Dedicated facility	Assess the feasibility of securing a new dojo for Ealing	
Gymnastics – Dedicated facility	Subject to feasibility, funding and planning, support the development of a purpose-built gymnastics/trampolining facility in the borough	
Athletics – Spikes Bridge	Investigate improvements needed to the Active Track at Spikes Bridge	
Athletics – Perivale Athletic Track	Refurbish track as per maintenance schedule	Retexture costs £90,000 Line marking £9,000 UKA estimates.
Tennis – West Middlesex LTC	Assess the feasibility of providing a Airhall for two courts at West Middlesex Lawn Tennis Club (Club led)	
Tennis – Padel provision	Explore the opportunity to provide Padel provision at Lammas Park and/or alternative sites e.g., Pitshanger Park Bowls facility.	
Netball – Elthorne Sports Centre	Assess the feasibility of refurbishing courts 1 and 2 at Elthorne Sports Centre to improve the quality of the site for netball.	
Cycling – Increasing participation	Train more volunteer cycle leaders (road and off-road) including female leaders and improve marking and promotion of more off-road routes.	



Section 5 - Summary

Section 5 - Summary

5.1 Summary

Ealing has made a significant investment in sport and leisure facilities over the last 10 years or so, creating a real legacy from the London 2012 Games for Ealing, whilst improving accessibility to key sports facilities and encouraging people to start and stay active.

The Council plays an enabling role in developing better quality facilities by engaging and enabling community organisations through the asset transfer process to independently manage and operate facilities funded through partnerships with Sport England and National Governing Bodies of Sport as well as other funding organisations.

The growing population and ageing facilities put pressures on the current facility stock and means a notable number of opportunities exist for continued investment in built sports facilities within the borough.

The primary needs are to protect the overall quantity, maintain the quality and secure availability to the wider community of the existing supply of sports facilities. The majority of the sports halls, which are located on school or college sites need to be utilised further for community sport.

The analysis from Sport England’s Facilities Planning Model swimming pools report shows that a high level of Ealing’s demand for pools in 2031 can be met by the supply which includes the two new proposed pool facilities, and therefore investment priorities, are the redevelopment of Gurnell Leisure Centre and the replacement of the current Dormers Wells Leisure Centre.

Football and Cricket remain popular team sports for Ealing residents and the borough continues to play a very important role in providing winter and summer grass sports pitches for local clubs to use. Ealing continues to

provide for its residents and sports clubs, vital facilities for recreational and competitive sport.

As the country and the public sector, as a key provider of these essential services for leisure and physical activity, begins to recover from the pandemic, the role physical activity has taken on becomes an even more integral part of the health of the nation. Investment into the health and wellbeing of the Council’s residents will be impacted very positively by the investment priorities highlighted within this part of the Indoor and Outdoor Strategy. However, the council faces a number of challenges with the changing nature of the industry, the cost-of-living crisis and the need to ensure environmental sustainability, all of which need to be managed as part of the process of planning for future investment needs.

The Council has always recognised and must continue to do so, despite the on-going challenges, the importance of investing in accessible and sustainable community sports facilities which play a critical role in providing activities and opportunities for Ealing’s residents.

Equalities Analysis Assessment

1. Proposal Summary Information

EAA Title	Ealing Indoor and Outdoor Sports Facility Strategy 2022 - 31
Please describe your proposal?	Policy/Strategy
Is it HR Related?	No
Corporate Purpose	Cabinet Report Decision

1. What is the Policy looking to achieve? Who will be affected?

(i.e. Please provide an overview of the aims, objectives and desired outcomes of what you are proposing. Who currently uses the service that will be affected by your proposal? Who will be affected by any changes? What are their current needs? Please add your data here.)

The purpose of the strategy is to support the Council's overarching principles shaping the future of Ealing and most importantly contribute to the achievement of outcomes relating to improved health and increased physical activity levels of residents, establishing how to best meet their current and future health and wellbeing needs and encourage and support their continued independence, contributing to making Ealing a better place to live and work.

The strategy aims to facilitate the creation of a sporting infrastructure across Ealing that provides residents of all ages, abilities and backgrounds with the opportunity to be active and play sport. The key objectives of the Ealing Indoor and Outdoor Sports Facility Strategy 2022 – 31 are to:

- Provide the Council and its partners with a robust document with an evidence base that can be reliably used to support spatial planning decisions and inform capital investment plans and external funding bids for new and/or enhanced indoor and outdoor sports facilities.
- Improve public health by encouraging more people in Ealing to be more active by ensuring facilities for indoor and outdoor sports are of the appropriate quality are both available and accessible.
- Ensure future sustainability of sport and leisure in Ealing through sports and physical activity networks, involving sports clubs and other delivery organisations

In order to achieve the vision and 3 key objectives of this new 10 year strategy, the council will explore opportunities to:

- Enable and promote a network of accessible sports facilities across the borough maintaining and enhancing the borough's built and green infrastructure
- Work with commercial and community partners and national governing bodies to enable and secure the development and long term management as well as financial viability of indoor and outdoor sport facilities across the borough

Equalities Analysis Assessment

- Seek to maximise opportunities which may arise to develop sports facilities as part of wider regeneration, education or place based projects
- Identify and bid for external funding to support the development and delivery of new sports facilities across Ealing
- Help clubs and organisations to promote the benefits of sport to bring communities together to make them stronger reducing inequality and celebrating diversity
- Promote sport and active recreation as a key enabler to healthy and active lifestyles
- Be innovative and creative when investigating possible solutions to facility supply needs in light of the general reduction in funding available to improve and or build new sports facilities
- Identify opportunities for the possible co-location of facilities including cultural venues e.g. film studios, libraries, health clinics, etc.
- Expand community use of existing education facilities not currently available for community use
- Investigate the viability of developing indoor facilities at existing outdoor sports venues to create sustainable and self-financing indoor and outdoor sports hubs managed and operated by voluntary sports clubs

2. What will the impact of your proposal be?

(i.e. Please provide a before and after picture of the service that will be affected by your proposal e.g. how does it currently operate and then how it will operate after your proposal has been implemented. Where possible please be clear on the number of people or size of the community affected)

Like the previous 2012 – 21 Sports Facility strategy, the 2022 – 31 strategy will cover sports facility provision across the whole borough and will provide a ten year plan to meet both the Council and local people's needs in relation to Ealing's sports facilities both now and in the future and will have a positive impact on people's participation in sport and physical activity.

Through the implementation of this strategy, the Council has a major role to play in providing access to sporting opportunities at a cost that is acceptable to the wider community. The Council has a role to play as a direct provider of entry level playing facilities such as free to use casual football pitches and tennis courts in parks as well as pay as you go swimming and gym use.

The Council also plays an enabling role in developing better quality facilities by engaging and enabling community organisations through the asset transfer process to independently manage and operate facilities funded through partnerships with Sport England and National Governing Bodies of Sport as well as other funding organisations. At the very top level, professional sports clubs based in the borough provide facilities catering for elite sport.

By delivering the facility developments included in the action plan the following outcomes will be realised for Ealing residents:

- ❖ More opportunities for people to be more active reducing the number of inactive people
- ❖ Greater participation in indoor and outdoor sports and increased levels of physical activity
- ❖ Better, more accessible sports facilities of appropriate quality available across the borough
- ❖ Reduced public subsidy and better long term sustainability of indoor and outdoor sports facilities across the borough

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<ul style="list-style-type: none"> ❖ More community organisations developing and operating facilities for the benefit of local residents ❖ More opportunities for people to volunteer in sport and active recreation for the benefit of others ❖ New regeneration or education projects will factor in future community use sports facilities enhancing local places and spaces for the enjoyment of residents ❖ Stronger and healthier communities, reducing health inequalities ❖ Planning policy which supports and encourages people to be more active
2. Impact on Groups having a Protected Characteristic
AGE: A person of a particular age or being within an age group.
State whether the impact is positive, negative, a combination of both, or neutral:
Describe the Impact
<p><i>(Please be as specific and clear as possible when describing the impact and include any local data i.e. service usage. If this is lacking please include regional or national data or research. Please identify any differential impact on different age groups. Please note if there is no differential impact on people with this characteristic, please state this)</i></p> <p>There is no differential impact on this group as any potential future projects delivered as a result of this strategy will improve access for people of all ages as any new facility will have to be compliant with current legislation.</p>
Alternatives and mitigating actions which have been considered in order to reduce negative effect:
Describe the Mitigating Action
<p><i>(Please describe any actions you will take to limit the impact of your proposal on this group. Please be open and forthright, decision makers need to be provided with as clear a picture as possible.)</i></p>
DISABILITY: A person has a disability if s/he has a physical, mental or sensory impairment which has a substantial and long term adverse effect on their ability to carry out normal day to day activities¹.
State whether the impact is positive, negative, a combination of both, or neutral:
Describe the Impact
<p><i>(Please be as specific and clear as possible when describing the impact and include any local data i.e. service usage. If this is lacking please include regional or national data or research. Please identify any differential impact on people with different types of disabilities. Please note if there is no differential impact on people with this characteristic, please state this)</i></p> <p>There is no differential impact on this group as any potential future projects delivered as a result of this strategy will improve access for people of all abilities as any new facility will have to be compliant with current legislation.</p>
Alternatives and mitigating actions which have been considered in order to reduce negative effect:
Describe the Mitigating Action

¹ Due regard to meeting the needs of people with disabilities involves taking steps to take account of their disabilities and may involve making reasonable adjustments and prioritizing certain groups of disabled people on the basis that they are particularly affected by the proposal.

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<p><i>(Please describe any actions you will take to limit the impact of your proposal on this group. Please be open and forthright, decision makers need to be provided with as clear a picture as possible.)</i></p>
<p>GENDER REASSIGNMENT: <i>This is the process of transitioning from one sex to another. This includes persons who consider themselves to be trans, transgender and transsexual.</i></p>
<p>State whether the impact is positive, negative, a combination of both, or neutral:</p>
<p>Describe the Impact</p>
<p><i>(Please be as specific and clear as possible when describing the impact and include any local data i.e. service usage. If this is lacking please include regional or national data or research. Please note if there is no differential impact on people with this characteristic, please state this)</i></p> <p>There is no differential impact on this group as any potential future projects delivered as a result of this strategy will improve access for people of all backgrounds as any new facility will have to be compliant with current legislation.</p>
<p>Alternatives and mitigating actions which have been considered in order to reduce negative effect:</p>
<p>Describe the Mitigating Action</p>
<p><i>(Please describe any actions you will take to limit the impact of your proposal on this group. Please be open and forthright, decision makers need to be provided with as clear a picture as possible.)</i></p>
<p>RACE: <i>A group of people defined by their colour, nationality (including citizenship), ethnic or national origins or race.</i></p>
<p>State whether the impact is positive, negative, a combination of both, or neutral:</p>
<p>Describe the Impact</p>
<p><i>(Please be as specific and clear as possible when describing the impact and include any local data i.e. service usage. If this is lacking please include regional or national data or research. Please identify any differential impact on people from different ethnic backgrounds. Please note if there is no differential impact on people with this characteristic, please state this)</i></p> <p>There is no differential impact on this group as any potential future projects delivered as a result of this strategy will improve access for people of all backgrounds as any new facility will have to be compliant with current legislation.</p>
<p>Alternatives and mitigating actions which have been considered in order to reduce negative effect:</p>
<p>Describe the Mitigating Action</p>
<p><i>(Please describe any actions you will take to limit the impact of your proposal on this group. Please be open and forthright, decision makers need to be provided with as clear a picture as possible.)</i></p>
<p>RELIGION & BELIEF: <i>Religion means any religion. Belief includes religious and philosophical beliefs including lack of belief (for example, Atheism). Generally, a belief should affect a person's life choices or the way you live for it to be included.</i></p>
<p>State whether the impact is positive, negative, a combination of both, or neutral:</p>
<p>Describe the Impact</p>

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<p><i>(Please be as specific and clear as possible when describing the impact and include any local data i.e. service usage. If this is lacking please include regional or national data or research. Please identify any differential impact on people with different religious beliefs. Please note if there is no differential impact on people with this characteristic, please state this)</i></p> <p>There is no differential impact on this group as any potential future projects delivered as a result of this strategy will improve access for people of all backgrounds as any new facility will have to be compliant with current legislation.</p>
<p>Alternatives and mitigating actions which have been considered in order to reduce negative effect:</p>
<p>Describe the Mitigating Action</p>
<p><i>(Please describe any actions you will take to limit the impact of your proposal on this group. Please be open and forthright, decision makers need to be provided with as clear a picture as possible.)</i></p>
<p>SEX: Someone being a man or a woman.</p>
<p>State whether the impact is positive, negative, a combination of both, or neutral:</p>
<p>Describe the Impact</p>
<p><i>(Please be as specific and clear as possible when describing the impact and include any local data i.e. service usage. If this is lacking please include regional or national data or research. Please note if there is no differential impact on a persons gender, please state this)</i></p> <p>There is no differential impact on this group as any potential future projects delivered as a result of this strategy will improve access for people of either gender as any new facility will have to be compliant with current legislation.</p>
<p>Alternatives and mitigating actions which have been considered in order to reduce negative effect:</p>
<p>Describe the Mitigating Action</p>
<p><i>(Please describe any actions you will take to limit the impact of your proposal on this group. Please be open and forthright, decision makers need to be provided with as clear a picture as possible.)</i></p>
<p>SEXUAL ORIENTATION: A person's sexual attraction towards his or her own sex, the opposite sex or to both sexes, covering including all LGBTQ+ groups.</p>
<p>State whether the impact is positive, negative, a combination of both, or neutral:</p>
<p>Describe the Impact</p>
<p><i>(Please be as specific and clear as possible when describing the impact and include any local data i.e. service usage. If this is lacking please include regional or national data or research. Please note if there is no differential impact on people with this characteristic, please state this)</i></p> <p>There is no differential impact on this group as any potential future projects delivered as a result of this strategy will improve access for people of all backgrounds as any new facility will have to be compliant with current legislation.</p>
<p>Alternatives and mitigating actions which have been considered in order to reduce negative effect:</p>
<p>Describe the Mitigating Action</p>

Equalities Analysis Assessment

(Please describe any actions you will take to limit the impact of your proposal on this group. Please be open and forthright, decision makers need to be provided with as clear a picture as possible.)

PREGNANCY & MATERNITY: *Description: Pregnancy: Being pregnant. Maternity: The period after giving birth - linked to maternity leave in the employment context. In the non-work context, protection against maternity discrimination is for 26 weeks after giving birth, including as a result of breastfeeding.*

State whether the impact is positive, negative, a combination of both, or neutral:

Describe the Impact

(Please be as specific and clear as possible when describing the impact and include any local data i.e. service usage. If this is lacking please include regional or national data or research. Please note if there is no differential impact on people with this characteristic, please state this)

There is no differential impact on this group as any potential future projects delivered as a result of this strategy will improve access for everyone as any new facility will have to be compliant with current legislation.

Alternatives and mitigating actions which have been considered in order to reduce negative effect:

Describe the Mitigating Action

(Please describe any actions you will take to limit the impact of your proposal on this group. Please be open and forthright, decision makers need to be provided with as clear a picture as possible.)

MARRIAGE & CIVIL PARTNERSHIP: *Marriage: A union between a man and a woman. or of the same sex, which is legally recognised in the UK as a marriage
Civil partnership: Civil partners must be treated the same as married couples on a range of legal matters.*

State whether the impact is positive, negative, a combination of both, or neutral:

Describe the Impact

(Please be as specific and clear as possible when describing the impact and include any local data i.e. service usage. If this is lacking please include regional or national data or research. Please note if there is no differential impact on people with this characteristic, please state this)

There is no differential impact on this group as any potential future projects delivered as a result of this strategy will improve access for everyone as any new facility will have to be compliant with current legislation.

Alternatives and mitigating actions which have been considered in order to reduce negative effect:

Describe the Mitigating Action

(Please describe any actions you will take to limit the impact of your proposal on this group. Please be open and forthright, decision makers need to be provided with as clear a picture as possible.)

3. Human Rights²

4a. Does your proposal impact on Human Rights as defined by the Human Rights Act 1998?

No

² For further guidance please refer to the Human Rights & URNC Guidance on the Council Equalities [web page](#).

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(If yes, please describe the effect and any mitigating action you have considered.)

4b. Does your proposal impact on the rights of children as defined by the UN Convention on the Rights of the Child?

No

(If yes, please describe the effect and any mitigating action you have considered.)

4c. Does your proposal impact on the rights of persons with disabilities as defined by the UN Convention on the rights of persons with disabilities?

No

(If yes, please describe the effect and any mitigating action you have considered.)

4. Conclusion

(Please provide a brief overview/summary of your analysis in light of the protected characteristics. Please describe the overall impact of your proposal where possible and mitigating actions undertaken by other areas of the Council or by local partners)

The Strategy identifies potential future sports facility development projects; if and when any of these projects are implemented further Cabinet reports and EIA's will be completed specific to the project. Any new facility will be compliant with current legislation and will be informed by the relevant national governing body of sport guidance on the most appropriate facility type and design. All users will benefit from improved sports facilities provided.

4a. What evidence, data sources and intelligence did you use to assess the potential impact/effect of your proposal? Please note the systems/processes you used to collect the data that has helped inform your proposal. Please list the file paths and/or relevant web links to the information you have described.

(Please list all sources here: i.e. local consultation, residents' survey, census etc.)

To be recognised and agreed by Sport England, the Ealing Indoor and Outdoor Sports Facility Strategy 2022 – 31 needed to be developed using Sport England's guidance toolkit and the methodology used is also detailed in the strategy document. [Planning for sport | Sport England](#)

5. Action Planning: (What are the next steps for the proposal please list i.e. when it comes into effect, when mitigating actions linked to the protected characteristics above will take place, how you will measure impact etc.)

Action	Outcomes	Success Measures	Timescales/ Milestones	Lead Officer (Contact Details)

Additional Comments:

The Strategy will be adopted once Cabinet approval has been confirmed and the call in period has lapsed; the proposed Cabinet date is 13th July 2022.

Equalities Analysis Assessment

There are no mitigating actions identified and projects will be developed in accordance with the action plan included in the Strategy document. The Lead Officer will be determined for each individual project as projects are identified.

6. Sign off: (All EAA's must be signed off once completed)

Completing Officer Sign Off:	Service Director Sign Off:	<i>HR related proposal (Signed off by directorate HR officer)</i>
Signed: Julia Robertson	Signed: Chris Bunting	Signed:
Name (Block Capitals):	Name (Block Capitals):	Name (Block Capitals):
Date: 9 th June 2022	Date: 15 th June 2022	Date:
For EAA's relating to Cabinet decisions: received by Committee Section for publication by (date):		

Equalities Analysis Assessment

Appendix 1: *Legal obligations under Section 149 of the Equality Act 2010:*

- As a public authority we must have due regard to the need to:
 - a) Eliminate discrimination, harassment, victimisation and any other conduct that is prohibited by or under this Act;
 - b) Advance equality of opportunity between persons who share a relevant protected characteristic and persons who do not share it;
 - c) Foster good relations between persons who share a relevant protected characteristic and persons who do not share it.

- The protected characteristics are: AGE, DISABILITY, GENDER REASSIGNMENT, RACE, RELIGION & BELIEF, SEX, SEXUAL ORIENTATION, PREGNANCY & MATERNITY, MARRIAGE & CIVIL PARTNERSHIP

- Having due regard to advancing equality of opportunity between those who share a protected characteristic and those who do not, involves considering the need to:
 - a) Remove or minimising disadvantages suffered by persons who share a relevant protected characteristic that are connected to that characteristic
 - b) Take steps to meet the needs of persons who share a relevant characteristic that are different from the needs of the persons who do not share it.
 - c) Encourage persons who share a relevant protected characteristic to participate in public life or in any other activity in which participation by such persons is disproportionately low.

- Having due regard to fostering good relations between persons who share a relevant protected characteristic and persons who do not, involves showing that you are tackling prejudice and promoting understanding.

- Complying with the duties may involve treating some people more favourably than others; but this should not be taken as permitting conduct that would be otherwise prohibited under the Act.

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