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Notice of Meeting:

Cabinet

Meeting Location:

The Atrium - Perceval House

Date and Time:

Wednesday, 6 December 2023 at 5.00 pm

Contact for Enquiries:

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Chief Executive:

Tony Clements

Members:

Portfolio

J Anand J Blacker

L Brett

D Costigan

S Donnelly P Knewstub

B Mahfouz

Climate Action Cabinet Member for Inclusive Economy

Cabinet Member for Tackling Inequality Cabinet Member for Healthy Lives

Cabinet Member for Thriving Communities Cabinet Member for Safe and Genuinely

Cabinet Member for Decent Living Incomes

Deputy Leader and Cabinet Member for

Affordable Homes

Cabinet Member for Good Growth and New S Manro

Homes

P Mason (Chair) Leader of the Council

K K Nagpal Cabinet Member for A Fairer Start

AGENDA

This meeting will be broadcast live on YouTube

Please click the following link to view the meeting:

Ealing Council - YouTube

1	Apo	logies	for	Absence
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- 2 Urgent Matters
- 3 Matters to be Considered in Private
- 4 Declarations of Interest

5 Minutes (Pages 5 - 14)

To approve as a correct record the minutes of the meeting held on Wednesday 8 November 2023.

6 Appointments to Sub Committees and Outside Bodies

7	Cessation of use of Marston Court	(Pages 15 - 24)
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- 8 Cycle Network Plan (Pages 25 120)
- 9 Children's Services Capital Approvals (Pages 121 136)
- 10 Villiers High School Places Award of Main Works (Pages 137 218)
 Contract
- 11 Final Report of Scrutiny Panel 2 2022/2023: (Pages 219 278) Recovery from the Pandemic
- 12 Final Report of Scrutiny Panel 3 2022/2023: Regrow, (Pages 279 332) Rewild and Recycle
- 13 Final Report of Scrutiny Panel 4 2022/2023: (Pages 333 390) Genuinely Affordable Homes
- 14 Date of the next meeting

The next meeting is scheduled for Wednesday 17 January 2024.

Exclusion of the Public and Press

Published: Tuesday, 28 November 2023



Agenda Item 5

Minutes of the meeting of the Cabinet

Date: Wednesday 8 November 2023

Venue: The Atrium, Perceval House, 14-16 Uxbridge Road,

Ealing, W5 2HL

Attendees (in person): Councillors

P Mason (Chair), J Anand, J Blacker, L Brett, D Costigan, S Donnelly, P Knewstub, B Mahfouz and S Manro

Also present (in person): Councillors

G Malcolm and J Gallant

Also present (virtual): Councillors

G Shaw

1 Apologies for Absence

Apologies had been received from Cllr K K Nagpal.

In accordance with paragraph 2.6(a) of the Council's Constitution, the following speakers addressed the Cabinet with regard to the following items:

2023/24 Quarter 2 Budget Monitoring Report

- Cllr Malcolm
- Cllr Gallant

Commercial Strategy 2023-2027

Cllr Gallant

Mattock Lane Safe Zone PSPO

- Cllr Malcolm
- Cllr Gallant

Update on School Places and Children's Services Capital Approvals

Cllr Gallant

The 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

There were none.

5 Minutes

RESOLVED:

That the minutes of the Cabinet meeting held on Thursday 12 October 2023 were agreed and signed as a true and correct record.

6 Appointments to Sub Committees and Outside Bodies

There were none.

7 2023/24 Quarter 2 Budget Monitoring Report

RESOLVED:

That Cabinet:

- I. Noted the estimated General Fund revenue budget outturn position of net £4.631m (1.62%) overspend for 2023/24, and an overspend of £5.975m position on the Housing Revenue Account for 2023/24.
- II. Noted the in-year Dedicated Schools Grant (DSG) deficit forecast of £3.546m to be charged to the DSG account.
- III. Noted the progress on delivering the 2023/24 savings programme.
- IV. Noted the 2023/24 capital programme forecast.
- V. Approved the re-profiling of 2023/24 capital programme net slippage of over £1m of £30.321m into future years.
- VI. Approved the decommissioning of £3.2m of capital schemes.

REASONS FOR DECISION AND OPTIONS CONSIDERED:

To forecast the financial position for 2023/24 based on available information at the end of 30 September 2023. The report outlines the Council's forecast position on revenue, capital, income, and expenditure to the end of Quarter 2.

8 Commercial Strategy 2023-2027

RESOLVED:

That Cabinet:

- I. Approved the Commercial Strategy 2023-2027 and the objectives it sought to achieve.
- II. Authorised the Strategic Director of Resource to fully implement the objectives detailed within the strategy.

REASONS FOR DECISION AND OPTIONS CONSIDERED:

- The council spends over £390 million each year on third party services contracts through competitive tendering as well as from multitude of approved Government and national purchasing consortiums.
- 2. The Commercial Strategy sets out our vision and ambition for achieving greater commercial, social and economic value from our commissioning, procurement and contracting activities. Based on a framework of four core imperatives, our commercial strategy sets out our ambition to explore innovative commercial contracting models, develop collaborative partnerships and work with the community and voluntary sector to drive positive change for our residents, businesses, and wider stakeholders.
- 3. In preparation of the forthcoming Procurement Act (the Act) expected later in the year and to be fully implemented by October 2024, the proposed commercial strategy reflects the changes that will be necessary to ensure the council meets the new requirements of the Act. The National Procurement Policy Statement is already making additional demands on all public bodies in respect of social value, climate change and effective contract management.
- 4. The Commercial Strategy 2023-2027 takes all these factors into account through its advocacy of innovation, a meaningful approach to social value, conscientious sourcing and improving the Council's procurement and contract management capacity and capability.
- 5. Some aspects of the strategy are already coming into effect:
 - A new e-tendering system is being implemented that will in due course support the development of Ealing's contract management capabilities and develop its associated supplier relationship management.
 - The new e-portal will also provide improved access for smaller and local businesses and voluntary and community sector organisations to contracting opportunities with the council.
 - The Social Value process is being continually developed and now provides many more ways in which bidders can commit to and deliver activities that will support communities and contribute to Ealing's Net Zero Carbon Targets.
- 6. Make or buy is now a key part of any new procurement's options

appraisal process in response to the council's commitment to its Public Service Guarantee. The strategy will build on these achievements and continue to secure tangible benefits into the future for the borough's residents and businesses alike.

9 Mattock Lane Safe Zone PSPO

RESOLVED:

That Cabinet:

- Considered the impact and effect of the Mattock Lane PSPO on the behaviours targeted, as set out in the report.
- II. Authorised the Strategic Director of Housing and Environment to undertake a consultation on the renewal or variation of the Mattock Lane PSPO.

REASONS FOR DECISION AND OPTIONS CONSIDERED:

- 1. The Mattock Lane Safe Zone Public Spaces Protection Order (PSPO) was introduced in April 2018 in response to activities in the locality of the MSI Reproductive Choices (formerly Marie Stopes) clinic ('the Clinic) on Mattock Lane that were found to be having a detrimental impact on those visiting and using the Clinic, Clinic staff and others living in and passing through the area. Cabinet introduced the order having considered extensive documentary, testimonial and direct evidence of the harm caused predominantly by Pro-Life represented groups in the locality of the Clinic and following consultation with Ealing residents and statutory and non-statutory partners.
- 2. The order was introduced for a period of three years (this being the maximum period a PSPO can be made for in accordance with the Anti-Social Behaviour, Crime and Policing Act (2014). In November 2020, Cabinet took the decision to begin consultation on the future of the order (which would have lapsed in April 2021 if no action was taken). In February 2021 the decision was taken by Cabinet to renew the order in its full terms for a further three years. This means the order will expire in April 2024 if no action is taken.
- 3. Since the introduction of the PSPO in April 2018, the order has been successful in reducing to almost nil the number incidents of Clinic service users, Clinic staff and others in the locality being interfered with, intimidated or harassed by individuals or groups expressing views on abortion services. Until the implementation of the order, instances of this behaviour had been occurring on a near daily basis.
- 4. The order has for the most part been complied with and has been successful in tackling the objectionable activity it was introduced to address. The introduction of the order has not stopped any of the activities of abortion related protest or prayer themselves from occurring, it has simply prevented them from occurring within the narrowly and clearly defined area of the PSPO.

- 5. The order created a designated area within the footprint of the Safe Zone that makes provision for some limited activities associated with protest of abortion related services but in a way that is designed to minimise the detrimental impact on Clinic service users and others, as well as reducing the identification, targeting and intimidation of Clinic service users and staff. This designated area continues to be used by the same Pro-Life represented groups on a near daily basis.
- 6. Every year during the period of Lent (the six-week lead up to Easter in the Christian calendar), an increased presence of Pro-Life groups has been noted on the threshold of the footprint of the order. Primarily, Pro-Life groups base themselves in the locality of Ealing Green.
- 7. Since April 2018, some of the individuals or groups who had until that time stationed themselves at the gates of the Clinic, have on occasion instead based themselves outside Ealing civic centre (Perceval House), where they have displayed signs and images expressing a Pro-Life view and objecting to abortion.
- 8. The continued regular use of the designated area by Pro-Life groups, the sporadic Pro-Life protests at Perceval House and the presence of Pro-Life groups involved in protest / prayer at the threshold of the PSPO area all indicate a continued focus on the location by the same represented groups who had previously been congregating at the entrance to the Clinic. It was reasonable to conclude, therefore, that, were the order to expire, these groups would return to the area outside the Clinic and continue in the activities previously engaged in at this location.
- 9. Members were asked to consider whether it was appropriate to consult on the extension or variation of the PSPO, in view of the legal framework for consultation, implementation and extension of PSPOs. Members are asked to have this framework firmly in mind in reaching their decision.
- 10. Members are directed to the evidence base set out in the report to Cabinet in April 2018. The April 2018 report and appendices set out in full the evidence on which the Council's decision to introduce the PSPO was made, including the responses to the Council's original consultation on the introduction of a PSPO (conducted from 29th January to 26th March 2018).
- 11. Members were invited to consider the impact and effectiveness of the PSPO in terms of what it set out to achieve and the necessity for the continuation of the order in its current or varied form.
- 12. Moving into 2024, the Council have two options in relation to the Mattock Lane Safe Zone:
 - 1. Take no action. This will mean the PSPO will come to an end in April 2024.
 - 2. Proceed with consultation on renewal or variation of the existing order. This will require a consultation to be undertaken in line with the process previously undertaken during November 2020 January 2021.
- 13. Should option 1 be considered appropriate by Cabinet, no further action would need to be taken by members. The PSPO would expire on 10th April 2021, signage would be removed and none of the

- prohibitions or requirements of the Order would apply to any persons in the locality thereafter, save for by introduction of national powers, further order by the Council or other party or some other action.
- 14. If Cabinet were to conclude option 2 is most appropriate, a full consultation would be undertaken. This will involve specific consultation with all groups known to be involved in the activities regulated by the PSPO, as well as with MSI Reproductive Choices, British Pregnancy Advisory Service (BPAS), clinic service users, the Metropolitan Police Service, Integrated Care System (ICS), NHS, Public Health and local faith groups. It will also involve an online survey in line with the public surveys undertaken in 2018 and in 2020-21.
- 15. Following consultation, a further report will be provided to Cabinet (most likely in February 2024), detailing the outcome of the consultation alongside an assessment of the impact and effectiveness of the Order to date and providing advice to Cabinet on the requirement for renewal or variation of the PSPO.

10 Plans to develop an Ealing Building Blocks of Health Research Collaboration (BBHRC) - Pending funding from National Institute of Health Research

RESOLVED:

That Cabinet:

- I. Authorised the council to enter into a funding contract with the Department of Health and Social Care (DHSC) for NIHR Health Determinants Research Collaboration ("the Funding Contract") to receive funding of £5m to establish the Ealing's Building Blocks of Health Research Collaboration (BBHRC), if the outcome of the bidding process was successful.
- II. Delegated authority to the Strategic Director of Strategy and Change and the Director of Public Health to commence work on establishing Ealing's Health Determinants Research Collaboration, called 'Ealing Building Blocks of Health Research collaboration (BBHRC)' from 1 January 2024, in line with its aims, objectives and deliverables.
- III. Authorised the Strategic Director of Strategy and Change and the Director of Public Health following consultation with the Director of Legal and Democratic Services and the Director of Strategic Resources to enter into such partner agreements, research project agreements and model research agreements with research partners including without limitation Institute of Development Studies (IDS) at the University of Sussex, Imperial College London (ICL), and London School of Hygiene and Tropical Medicine (LSHTM) and other organisations as part of the BBHRC pursuant to the Funding Contract, as required.

REASONS FOR DECISION AND OPTIONS CONSIDERED:

- 1. Ealing council has applied for, through a highly competitive process, Health Determinants Research Collaboration (HDRC) funding of £5 million from the National Institute of Health Research (NIHR), to build sustainable research capacity and infrastructure in the council over the next 5 years. This was in collaboration with academic and community co-applicants and followed a competitive application process. It will be named the Ealing Building Blocks of Health Research Collaboration (BBHRC). This is an exciting opportunity for a step change in our learning culture.
- 2. In stage 1 of the application process, the NIHR commended Ealing for the "well-written and timely proposal with a strong team of coapplicants". They noted our "strong focus on the wider determinants [of health] and fighting inequalities and [our] conveyed sense of positivity and commitment to working with, and for, the borough's ethnically mixed population". They also commended the "strong participatory angle to research proposed and the legacy that the HDRC will have" in Ealing.
- Ealing BBHRC's vision will be to develop a collaborative, impactful research partnership focused on promoting the building blocks of health and equity.

The aims of the BBHRC will be to:

- Transform Ealing's research system and infrastructure.
- Strengthen and grow Ealing's research collaborations.
- Drive organisational capacity building and culture change.
- Embed diverse and inclusive community involvement in our transformation.

The objectives, aligned with these aims, are to:

- Establish the foundational structures, roles, governance and partnership arrangements, to operate a centre of excellence in applied research on the building blocks of health.
- Improve the capacity and culture for community involvement and co-creation of research with residents and community groups ensuring research addresses issues important to local people, particularly from underserved communities.
- Improve accessibility and quality of our data, including data linkage and integration, to inform staff, partners and our communities.
- Develop capacity to use a plurality of innovative research methodologies for different research questions, including social science and complex systems-informed research and evaluation methods.
- Work with academic partners to embed high quality research training and development, with a focus on building capacity at all stages of the career pathway for council staff, and community groups.
- Strengthen our research collaborations so there is alignment of vision, priorities, and work for academics, council staff, local partners and our communities.

- Disseminate and share learning of our approach, activities and academic outputs, through our networks, building our reputation as a centre of excellence for applied health equity focused research.
- Leverage the learning culture enabled by BBHRC to focus the role of the council as enabler of systems change approaches to improving the building blocks of health.
- 4. In addition to creating the necessary infrastructure and processes to build the research collaboration, the main transformative deliverables include:
 - 1. Developing a sustainable systemic Participatory Action Research infrastructure. This includes training a network of community researchers. They will participate in action research alongside council staff, to co-create new knowledge and action together.
 - 2. Integrate health and council data and co-produce a community data dashboard.
 - 3. Conduct an in-depth baseline assessment of the council's current system of evidence use and creation.
 - 4. Develop a bespoke and curated training and development offer for staff at all levels and community partners.
- 5. If successful, the BBHRC bid will directly support the Council Plan 2022-2026 and the Health and Wellbeing Strategy 2023-2028 as it focusses on building capacity for research that will inform the council's approach to tackling inequalities through the building blocks of health.
- 6. Three academic partners, offer unique and complementary expertise to build Ealing's research capacity (Institute of Development Studies participatory action research; Imperial College London epidemiology and data linkage; London School of Hygiene and Tropical Medicine systems thinking and evaluation). Collaborating with communities is central to BBHRC's vision and embedded throughout, including inclusive and best practice community and public involvement, ensuring that research is relevant to, and works with, Ealing's underserved communities.
- 7. The leadership of the collaboration will sit within the council's Strategy and Change Directorate with significant input from Public Health in the Adults and Public Health Directorate in the council.
- 8. The intention is for Ealing BBHRC to impact Ealing residents and staff, with improvements to policy and services as a result of the research partnership. There will be a greater culture of evidence use and creation, on the building blocks of health, shifting systems towards greater health equity.
- 9. Dissemination of the work of Ealing BBHRC will also include sharing learning and approaches for the benefit of people and organisations in Ealing, regionally, nationally and internationally by publishing and sharing through regional and national networks.
- 10. NIHR are proposing to announce the outcome of the funding application process by the end of November 2023.
- 11. If Ealing is successful in securing NIHR funding, Option 1 will be to enter into a contract with the Department of Health to establish a National Institute of Health Research (NIHR) Health Determinants

Research Collaboration in Ealing (the Ealing BBHRC). 12. Option 2 would be to decline the contract.

11 Update on School Places and Children's Services Capital Approvals

RESOLVED:

That Cabinet:

- I. Noted sections 3.1 and 3.2 which set out the updated projections in relation to demand for primary and secondary school provision across the borough and the proposed strategy to meet demand.
- II. Noted the updated projections and progress made with regards to securing additional provision for pupils with Special Educational Needs.
- III. Approved the inception of £0.171m confirmed funding from the carbon offset fund into the 2023/24 Schools capital programme, for undertaking Schools Energy surveys to inform decisions by schools and the Council in relation to energy, sustainability and climate action.
- IV. Approved the invitation and evaluation of tenders for undertaking Schools Energy surveys to inform decisions by schools and the Council in relation to energy, sustainability and climate action.
- V. Noted the identification of Reinforced Autoclaved Aerated Concrete (RAAC) at The Ellen Wilkinson School for Girls and authorised the Assistant Director: Planning, Resources and Service Development to make all necessary arrangements in relation to Department for Education (DfE) guidance, including the invitation and evaluation of tenders for any associated works, and specialist consultancy advice, funded from the existing approved High Priority Condition Programme, noting that the DfE had advised that they would provide reimbursement for all mitigation works that are capital funded.
- VI. Authorised the Assistant Director: Planning, Resources and Service Development, to work with the John Chilton School to undertake consultation on increasing the planned capacity of the school from 130 to a higher capacity and, following review of the consultation responses, and in consultation with the Portfolio Holder and the school's Governing Body, authorised the Assistant Director: Planning, Resources and Service Development to publish the necessary Statutory Proposals to increase the planned capacity, if the parties agree to do so.

REASONS FOR DECISION AND OPTIONS CONSIDERED:

- The Council had a statutory duty to secure sufficient school places and to promote high educational standards, ensure fair access to educational opportunity and promote the fulfilment of every child's educational potential. The Council must also promote choice and diversity.
- 2. The legal framework within which Cabinet must consider the proposals

was set out in section 5 of the report.

3. The relevant background report on projected future demand, update on School Places and Children's Services Capital Approvals, was presented to Cabinet on the 12 October 2022.

12 Date of the next meeting

The next meeting was scheduled for Wednesday 6 December 2023.

Meeting commenced: 5.00 pm

Meeting finished: 5.29 pm

Signed: Dated: Wednesday, 6 December

2023

P Mason (Chair)



Report for: ACTION	
Item Number:	

Contains Confidential or Exempt Information	NO
•	
Title	Cessation of use of Marston Court.
Responsible Officer(s)	Nicky Fiedler
	Strategic Director of Housing & Environment
	Email: FiedlerN@ealing.gov.uk
Author(s) Jon Maxwell	
	Assistant Director Housing Management
	Email: MaxwellJ@ealing.gov.uk
Portfolio(s)	Genuine Affordable Housing
For Consideration By	Cllr. Bassam Mahfouz, Portfolio Holder for Genuinely
	Affordable Housing
Date to be Considered	6 December 2023
Implementation Date if	18 December 2023
Not Called In	
Affected Wards	North Hanwell ward.
Keywords/Index	Temporary Accommodation, Marston Court.

1 Purpose of Report:

To meet the challenges of providing temporary accommodation to households the Council entered arrangements to provide temporary accommodation in 2016 at two sites: Meath Court, South Acton and Marston Court, North Hanwell. The modular units were leased through a direct engagement between the Council and QED in 2016 and opened in 2017.

- 1.1 At the time of their installation the modular units were an innovative solution to the challenge of the housing market and the lack of local housing supply. The modular buildings were expected to offer a range of benefits to the Council in addressing local housing need, as well as reducing the costs of accommodation when compared to bed and breakfast provision. The Council, like other local authorities, provided accommodation through this method.
- 1.2 The Council has a very clear objective to deliver safe and genuinely affordable homes for our residents. Through the experience of using the units over a number of years, the quality of the units at Meath and Marston Court is not in line with the standard of accommodation that the Council wishes to provide. This report sets out the background to the recommendation to cease using Marston Court for the provision of temporary accommodation earlier than the lease end date of the 6 April 2027.

2 Recommendations for DECISION

- 2.1 It is recommended that Cabinet:
- 2.2 Authorises the Strategic Director Housing and Environment to cease the use of the units at Marston Court as temporary accommodation.
- 2.3 Authorises the Strategic Director Housing and Environment to:
 - a. Continue decanting residents out of Marston Court.
 - b. To negotiate and finalise with QED a solution for the future of Marston Court that better meets the council's developing temporary accommodation strategy, including (should it be possible to reach agreement in that regard) the early surrender of the lease of Marston Court.
 - c. If the negotiations to surrender the lease are not successful, to utilise the units for an alternative purpose other than accommodation until the end of the lease.
 - d. To investigate alternative housing options for the current residents of Marston Court.
 - e. Identify funding options to meet the additional financial burden of closing Marston Court, where other funding options cannot be identified these one-off costs will be met from reserves.

3 Recommendations for NOTING

3.1 None.

4 Reason for Decision and Options Considered

- 4.1 This report seeks approval from Cabinet to end the current lease agreement, subject to QED agreement. The lease for Marston Court ends in April 2027 and the proposal is to seek to end the lease early following the decommissioning of the service being completed.
- 4.2 The options that have been considered include:

(i) Continue as is

This option has been discounted because Marston Court does not meet the standard of the temporary accommodation that the Council wishes to provide.

(ii) Vacate the accommodation and leave empty

Although Marston Court could be left empty until the end of the lease, the Council would continue to incur costs for securing the units in addition to the rental payments. For this reason, this option has been discounted.

(iii) Re-purpose for different use

Opportunities are being considered for re-using the units for a different purpose, including accommodation at a different location through local charities or supporting local businesses and ventures. Where this is possible, this may help to reduce the cost of the units.

(iv) Exit the lease agreement early and return the units

The recommended option is for the Council to try to exit the lease agreement and decommission the site. This could be implemented at the same time as pursuing the alternative use of the site with local partners as outlined in (iii). However, if it is not possible to negotiate acceptable terms then one or more of the above options will need to be explored.

5 Recommendation:

- 5.1 The proposal is to take forward Option IV. If this is not possible because the Council is unable to reach agreement with QED, it is recommended that the Council pursues Option III if the latter is viable and there is sufficient interest. It is proposed that the Strategic Director Housing and Environment is authorised to stop the use of the units at Marston Court as temporary accommodation and authorised to negotiate the early surrender of the lease or to utilise the units for a different purpose.
- 5.2 The quality of the accommodation and value for money considerations have been considered when making this recommendation.

6 Key Implications

- 6.1 The key implications arising from this recommendation include:
 - The proposed decision to negotiate ending the lease agreement earlier than the expiry date will lead to the decommissioning of this service.
 - This decision is being taken because this type of modular building does not meet the needs of local people and meet the Council's strategic objective to deliver good quality accommodation. A revised temporary accommodation strategy is being implemented to address this need.
 - Residents currently living at the site will be secured alternative accommodation through the Council, and communication with residents will happen on a regular basis.
 - As a result of ending the lease agreement early, the cost to the Council
 will be the annual rental cost of the units until the lease ends whilst not
 receiving a rental income for the units. This is £1.053m between January
 2024 and April 2027.
 - There is no break clause within the lease agreement to enable the Council to return the Marston Court units earlier than April 2027.
 - Alternative options for utilising the modular buildings are being pursued and where this can be achieved this may reduce the financial impact to the General Fund.

7 Background to the provision of the Accommodation at Marston Court

- 7.1 The Council entered arrangements to provide temporary accommodation in 2016 at two sites: Meath Court, South Acton and Marston Court, North Hanwell. The modular units are leased through a direct engagement between the Council and QED in 2016 and opened in 2017.
- 7.2 At the time of their installation the modular units were an innovative solution to the challenge of providing bed and breakfast accommodation by councils. In addition, the modular buildings were expected to offer a range of benefits to in addressing local housing need, including speed of provision, reduced costs over the life of the lease when compared to bed and breakfast provision and supporting flexibility of provision within the borough. The Council, like other local authorities, provided accommodation through this method.
- 7.3 The units were placed on derelict sites which were earmarked for permanent homes and developments in the future. The units were also designed so that they could be moved to other sites when the developments commenced on the sites and the land was no longer available for this purpose.
- 7.4 Initially the use of the units was intended to identify the benefits and disbenefits of using this form of accommodation in place of bed and breakfast. The units were aimed at smaller households and are a mixture of studio, 1 bed and 2 bed accommodation.
- 7.5 At Marston Court there are 34 units comprised of:
 - 10 studio flats.
 - 16 one-bedroom flats.
 - 8 two-bedroom flats.
- 7.6 It is generally acknowledged that there are limitations associated with heavily modified shipping containers, including the design, layout and the materials used. In addition, residents are not always satisfied with the design and quality of the provision.
- 7.7 The experiences at Meath and Marston Court have helped shape the revised temporary accommodation strategy being developed. The strategy will help ensure that the Council can provide the volume and quality of properties that the Council needed to respond to the demands placed upon its services.
- 7.8 Through experience of using the units over a number of years the quality of the units at Meath and Marston Court is not in line with the standard of accommodation that the Council wishes to provide. As a result, the Council will not renew the lease at Meath Court following the expiry date of the lease (28 June 2024) with residents leaving earlier to enable the dilapidations at the site to be agreed with the supplier. The lease at Marston Court ends in April 2027 and an early exit can only take place with agreement from QED as there is no break clause that can be used.

7.9 Ceasing use of Marston Court as temporary accommodation is one element of the strategy for the Council's provision of temporary accommodation and its target to deliver safe and genuinely affordable homes.

8 Temporary Accommodation Strategy - Context

- 8.1 London is in the midst of a severe housing affordability crisis driven by changes in the private rent sector (PRS) which include a significant reduction in the availability of accommodation and increasing rents which impact on the ability to procure such accommodation for use as temporary accommodation.
- 8.2 Within the report on Private Rented Sector Accommodation in London (July 2023) by LSE Consulting and Savills, there are some key figures that show that there has been a reduction in 1 to 4 bed properties by 41% since 2017, 1 to 3 bed property availability has reduced by 36% since the pandemic and asking rents were c. 20% higher compared to March 2022.
- 8.3 The researchers also noted that for the 300,0000 households in London who are reliant on the Local Housing Allowance (LHA) are suffering from the rates being frozen and this has reduced the number of properties that are affordable. These have reduced from 18.9% of available properties being affordable in 2020/21 to only 2.3% in 2022/23.
- 8.4 What this has meant for London, and Ealing, is that the number of private rented properties available for use as temporary accommodation is reducing, increased mortgage rates impact on the levels of rent and the need to increase incentives. This also means that tenants in the private rented sector cannot purchase and are therefore remaining in properties for almost double the length of time which again also reduces availability of properties. They are also experiencing increasing rents which may push some below the poverty line and unable to pay their rent, and so end up as homeless.
- 8.5 The wider shortage of social housing means that securing PRS accommodation is one of the very few options for prevention and relief of homelessness with a resulting crisis in temporary accommodation with numbers presenting as homeless increasing, and the inability for councils to procure temporary accommodation or move them out of current temporary accommodation into settled accommodation. London Councils estimates that 166,000 Londoners are homeless and living in temporary accommodation arranged by their local borough which is equivalent to a city the size of Oxford needing a home.
- 8.6 As a result of the above factors, there are currently c2,700 households in temporary accommodation in Ealing.

9 Approach to the Temporary Accommodation Strategy

- 9.1 The sections below detail the medium- and long-term projects that form part of the strategy to increase the supply of temporary accommodation.
 - Empty Homes / Voids Use some of the longer-term empty homes and provide adapted / extended accommodation meeting the specific needs of

- any high cost, high need residents to both reduce the negative impact on them and reduce the high cost that some of this accommodation incurs.
- Large Scale Acquisition Review the market to see if there are any blocks available to acquire (either lease or acquisition) to provide more temporary accommodation units for use by the Council. Work is already underway, and competition for the sites will include other London Boroughs as they seek to secure temporary accommodation through this route.
- Leasehold Buy Backs There is also an opportunity to acquire ex Right to Buy (RTB) properties from leaseholders within some of the Council regeneration schemes who have expressed a desire to sell.
- Meanwhile Sites A longer-term option is to liaise with regeneration and look at any opportunities to use some of the sites for meanwhile use for delivery of new style modular housing that incorporates the learning from the design and management of these sites.
- Regeneration Buy Backs Another longer-term option being assessed is acquiring properties on regeneration schemes where a leaseholder may have approached us.
- 9.2 A revised temporary accommodation strategy provides the opportunity for the Council to invest in properties to address the demand being placed on the Council and help reduce the costs and improve the quality associated with this accommodation.

10 Financial

- 10.1 There are costs associated with the lease at Marston Court that would have been incurred regardless of when the lease was ended, these include: lease payments and dilapidation costs.
- 10.2 The costs arising from ending the Marston Court lease early and moving residents out are related to the payments being made to the supplier and not receiving a rental income to cover the lease costs, whilst the units are empty.
- 10.3 The rental payments due to the supplier between January 2024 to April 2027 (when the lease ends) would be a total of £1.053m. Should these continue to be paid and alternative use not identified, the costs of the lease, or the costs of any termination payment, will need to be met from reserves.
- 10.4 There will be costs to relocate households however given the market pressures and context set out int this report these are not currently known.

11 Legal

- 11.1 As set out in the body of the report there is no break clause in the lease of Marston Court so any early surrender will have to be agreed with QED.
- 11.2 Residents of Marston Court were accommodated pursuant to homeless duties under Part 7 of the Housing Act 1996. If either Options (ii), (iii) or (iv) are pursued, in cases where the homeless duties are ongoing, suitable alternative

- accommodation will need to be provided to those residents. For those residents who do not move voluntarily, legal proceedings will need to be commenced to secure vacant possession and enable a move.
- Any delays in securing vacant possession of these properties as a result of legal proceedings will have an impact on the overall cost of the project. Those residents who are owed the homelessness duty and who must be moved to suitable implications may refuse offers of alternative accommodation. If the homeless duty is ceased as a result of such a refusal, the resident will be entitled to seek a review of that decision under s202 of the Housing Act 1996 and ultimately appeal to the county court pursuant to s204 of the Housing Act 1996. There is a risk that this could result in any possession proceedings to secure vacant possession being stayed, pending the outcome of an appeal. Residents may defend possession proceedings on public law grounds, which can also lead to a delay in the progress of court proceedings. Delays in moving residents on could affect the date on which the Council can exit the Marston Court lease. In respect of the Meath Court lease officers will need to ensure there is sufficient time to secure vacant possession of the units.

12 Value For Money

12.1 Ending the lease early will lead to a loss of income whilst payments are made to the supplier, however the improved provision of accommodation to the households currently living at Marston Court will be of benefit to the local community.

13 Sustainability Impact Appraisal

13.1 There are no direct sustainability impact appraisal implications for this decision.

14 Risk Management

14.1 The risks associated with the ending of the leases and managing the sites before and after they are vacated have been identified and form part of the project plan that is being implemented. The risks will be reviewed during the operational management meetings.

15 Community Safety

15.1 Ending the lease arrangement for the two sites will improve the safety of the communities in the area once the units have been removed the site.

16 Links to the 3 Key Priorities for the Borough

- 16.1 The Council's administration has three key priorities for Ealing. They are:
 - Fighting inequality.
 - Tackling the climate crisis.

- Creating good jobs.
- 17 Equalities, Human Rights and Community Cohesion
- 17.1 None.
- 18 Staffing/Workforce and Accommodation implications:
- 18.1 None.
- 19 Property and Assets
- 19.1 This report relates to the ending of a lease agreement for the provision of modular build properties at Marston Court.
- 20 Any other implications:
- 20.1 None.
- 21 Consultation
- 21.1 Lead Member of Genuinely Affordable Homes
- 22 Timetable for Implementation
- 22.1 The implementation of this initiative will commence following agreement and the arrangement with the supplier concluded after vacant possession has been achieved.
- 23 Appendices
- 23.1 None.
- 24 Background Information
- 24.1 None.

Consultation

Name of consultee	Post held	Date sent to consultee	Date response received	Comments appear in paragraph:
Internal				
Nicky Fiedler	Strategic Director Housing & Environment	25/10/23	26/10/23	Throughout the paper
Alice Rowland	Legal Services			Throughout the paper
Russell Dyer	Assistant Director, Accountancy Finance	XX/XX/23	XX/XX/23	5. Financial
Cllr Bassam Mahfouz	Cabinet Member for Genuinely Affordable Homes	02/11/23	XX/XX/23	Throughout the paper
External				

Report History

Decision type:	Urgency item?
Key decision	No
Report no.:	Report author and contact for queries:
	Jon Maxwell, Assistant Director Housing Management





Report for:
Action
Item Number:

Contains Confidential or Exempt Information	No
Title	Cycle Network Plan: Ambitions for Cycling 2023-2033
Responsible Officer(s)	Nicky Fiedler, Strategic Director of Housing and Environment
Author(s)	Eugene Minogue, Service Improvement Lead for Highways, Transport and Parking Tony Singh, Chief Highways Engineer Emily Shovlar, Principal Transport Planner
Portfolio(s)	Cllr Deirdre Costigan, Deputy Leader and Cabinet Member - Climate Action Cllr Josh Blacker, Cabinet Member - Healthy Lives
For Consideration By	Cabinet
Date to be considered	6 December 2023
Implementation Date (If Not Called In)	18 December 2023
Affected Wards	All
Area Committees	All
Keywords/Index	Active and Sustainable Travel

Purpose of Report:

The development of Ealing's first ever resident informed borough-wide Cycle Network Plan and the accompanying initial delivery programme in line with our commitment to invest at least £10m to increase cycling, walking, running, and scooting and reduce polluting vehicles through active travel schemes.

1. Recommendations

It is recommended that Cabinet approve:

- 1.1 The draft borough-wide Cycle Network Plan, based on resident consultation, as shown in 3.5 and detailed in Appendix 2.
- 1.2 The action plan for improving cycle routes, arising from the resident consultation, which was undertaken in line with our Travel in Ealing Charter (TIE).

2. Background/Context

2.1 As set out in the Council Plan 2022-2026 - Climate Action:

We want to keep Ealing clean and green, achieve net zero carbon, and ensure our

parks, open spaces and nature are protected and enhanced.

Ealing declared a Climate Emergency in 2019 as one of the biggest issues affecting our borough and beyond. We have already taken action but want to do more, putting sustainability at the heart of everything we do.

We will build on positive changes introduced during the pandemic to enable residents to walk and cycle safely by creating more space for active travel and improving air quality.

- 2.2 Additionally, the Council Plan includes a commitment to; Launch our Active Travel Charter setting out how we will deliver active travel in the borough and invest at least £10m to increase cycling, walking, running, and scooting and reduce polluting vehicles through active travel schemes.
- 2.3 This report seeks approval for the draft borough-wide Cycle Network Plan and for the work programme for cycle routes, arising from the resident consultation.
- 2.4 The council has been implementing cycle schemes for many years, working in partnership with Transport for London (TfL) to identify feasible schemes, and to provide signposting and safety measures on our roads.
- 2.5 Since 2018 we have delivered schemes including:
 - Ealing-Greenford Broadway route created 2017-2023, including shared sections alongside carriageway and through park, and quiet road sections, including junction remodelling, new lighting in park, and 2 new parallel crossings of busier roads.
 - Narrow section of off-road path between Pitshanger Park and Perivale widened.
 - East Acton-Chiswick route created 2020-23, mostly on quiet roads but also passing through 2 parks.
 - Our first-ever protected on-carriageway cycle lanes 2020-21 Uxbridge Rd., Greenford Rd.
 - Wand-protected cycle lanes installed in Acton and East Southall 2021-2022.
 - Existing segregated cycle track upgraded in east Southall, including priority crossings over side roads.
 - Nearly 1Km of segregated cycle track created on former carriageway in North Greenford.
 - 2 roads closed to motor traffic in late 2020 (one except buses).
 - One turn ban for motor traffic to create space at key crossing on new Ealing-Greenford cycle route, which is near completion.
 - Two key off-road connections widened in 2022 and 2023.
 - Cycle access created to un-ban turn in Park Royal.
 - Bridge widened to remove pinch-point on path on south side of Ruislip Road East.
 - Shared footway created for access to school on Little Ealing Lane / Windmill Rd.
- 2.6 Whilst the existing network of cycle routes increases each year, we have an ambition to significantly ramp up our delivery of cycle schemes and to improve the integration of the network, reducing gaps by connecting up existing cycle ways. The gaps have often arisen because of the piecemeal nature of cycle funding, with the amounts in each financial year being insufficient to deliver a cycle route along the full length of, for example, Uxbridge Road. Hence we are delivering schemes in sections along key routes, and the Cycle Network Plan will enable us to work more strategically to reduce

gaps by showing the overall route ambition.

2.7 As such we are currently planning and delivering several cycling schemes, including the Uxbridge Road, Greenford Road, East Acton to Chiswick, and Boston Road. These schemes will address key concerns which residents have raised, including safety along main roads, safety at junctions, and severance from major roads and railway lines. These schemes also increase the number of residents living within 400m of the cycle network, which is one of the key objectives in the Mayor's Transport Strategy (MTS).

2.8 Current cycle schemes include:

- Initial designs for the whole length of Boston Road. As a first stage, there will be changes at Boston Manor Station so that cyclists on the Hounslow cycle route can safely connect to Southdown Avenue (for Elthorne High School) and Cawdor Crescent (for West Ealing). Consultation on the main scheme will follow later in the year.
- In Park Royal, we have designs to take cyclists off-carriageway on Park Royal Road, a key link with heavy HGV and bus traffic, and to improve cycling conditions on Acton Lane. Public engagement on these will be announced soon.
- The former Quietway between Ealing Broadway and Greenford Broadway is nearing completion. Recent improvements include a better connection between Gordon Road and Haven Green, and a widened footbridge on the path connecting to High Lane and Old Hanwell. We are considering options for the final connection, between St. Stephen's Avenue and St. Leonard's Road, and will then ask TfL to signpost the whole route and add it to their cycle network as a standards-compliant route.
- A continuous off-carriageway cycleway is ready for implementation along the whole length of Kensington Rd, Northolt.
 - Future plans include extension southwards of the North Greenford route, major improvements on Uxbridge Road between Hanwell Bridge and Iron Bridge, and upgrades on the Church Road / Mandeville Road (A312) corridor in Northolt.
- 2.9 The constraints in funding also mean that we needed clarity from residents on how the cycling network should be prioritised. For context, delivering c.1km of segregated cycle track costs on average c.£1m. As an example, the Uxbridge Road a priority for cycling infrastructure is c.11km long suggesting a c.£11m price tag. Prior to the pandemic, Ealing received c.£2m per annum for cycling schemes from TfL but this funding had to cover a wide variety of cycling and active travel related initiatives, with only around £500k directly linked to new cycle lanes. For 2023/24 we are receiving just £0.87m, a significant reduction from pre-pandemic. As such, there is a clear need to carefully prioritise this funding.
- 2.10 In many areas, segregated cycle routes are not needed because there are quiet signposted residential roads, shared footways, or other routes which render traffic segregation unnecessary, and it will be possible to significantly improve the network through improving residential routes. For other large schemes, there is existing Local Implementation Plan (LIP) funding and Section 106 (S106) contributions which are enabling us to continue some delivery despite the funding challenges (see 3.8).
- 2.11 In line with the Council Plan and the TIE charter, we committed to involving residents in the development a borough-wide Cycle Network Plan. In early 2023, we prepared a map showing existing cycle routes for the consultation. As these existing routes vary from fully-segregated two-way tracks to indicated cycle routes along residential roads,

we agreed a standard definition for the consultation: "Cycle routes shown are considered the most important for cyclists - we have made them more convenient, safe and signposted. They can be on or off road, separated from traffic or along quiet streets."

- 2.12 The consultation on Ealing's future cycle network ran from 5 April to 17 May 2023, and asked residents several questions about cycling:
 - How often they currently cycle in Ealing
 - How they would describe their level of confidence in cycling in Ealing
 - What prevents them from cycling, or cycling more frequently and confidently
 - · Whether any particular routes need improving
 - Where they would like to cycle
 - On which types of road we should create more cycle routes
 - How Ealing should prioritise implementing the cycle network.
- 2.13 The consultation received detailed feedback from over 1,100 residents, who have provided a valuable source of data for specific routes, as well as wider attitudes to cycling and where we need to make improvements. The initial consultation findings are set out in Appendix 1.
- 2.14 A key takeaway from the consultation was on the question of how the cycle network should be prioritised. Residents told us that they want to see existing routes improved and extended, prior to developing any new routes. This is explored in more detail in section 3.5.
- 2.15 There was a higher level of engagement with the consultation than anticipated, and the thousands of in-depth comments on particular cycle routes, highway issues, and potential route improvements required detailed analysis. These are a rich source of local insight which will be invaluable in developing the Cycle Network Plan. Equally, they were a complex dataset to analyse, and to incorporate into the finalised cycle routes. The analysis of the comments is set out in section 3.3.
- 2.16 During the consultation, the council also received comments from Ealing Cycling Campaign (ECC). ECC is a group of experienced and enthusiastic residents who know the cycle network in great detail, and their input was valuable for consideration alongside the resident consultation, e.g. their on-the-ground knowledge of potential route connections. ECC produced a proposed cycle route network of their own, which laid out routes across the borough. Officers have analysed their route suggestions and incorporated them into the indicative Cycle Network Plan where appropriate.
- 2.17 Delivering an ambitious network of cycle routes will face challenges beyond funding. Cycle lanes which keep cyclists separate from motor traffic are sometimes installed in the place of car parking spaces, and we recognise that some residents feel strongly about this reallocation of car parking space. The TIE Charter, which was adopted in June 2023, serves as the foundation for delivering the network: we will communicate openly with residents about our plans, consult with communities who live near proposed routes, and ensure we are gathering the right data to support the implementation of the cycle routes.

3. Key Implications

3.1 Two key outputs emerged from the consultation, the previous work on cycle routes,

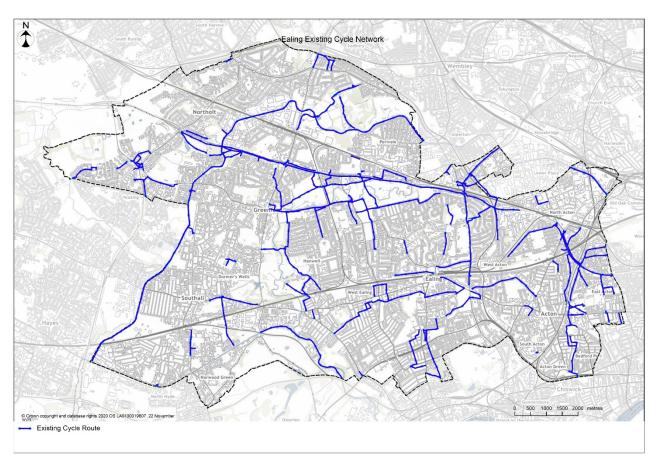
and the input from ECC. These were:

- The overall Cycle Network Plan
- Detailed analysis of the findings from the resident consultation.
- 3.2 The overall Cycle Network Plan remains a key output. This serves as a map of Ealing's plans for cycle routes over the coming decade. It will show existing routes along with the proposed routes which will connect these up to provide a cohesive network across the borough. This plan takes account of all the information the council has gathered from residents and ECC, and existing knowledge of existing and planned cycle schemes. The plan functions at a strategic level for delivery across the borough, and aims to complement and not contradict plans for local cycle routes which may be developed in the next few years as part of regeneration or development schemes.
- 3.3 The map will also be published with details of how we plan to prioritise and implement the proposed routes. Prioritisation will be decided according to factors such as available funding (from S106 contributions, central government funding pots, etc.), options for connecting existing routes, and the opportunity to tie in with other proposed schemes.
- 3.4 Resident feedback about prioritising existing route improvements, where they would like to cycle, and other detailed information about cycling in Ealing, provide an opportunity for the council to listen (as set out in our TIE Charter) to residents and develop concrete plans which address the issues they raised. It is also a rich data source to help the council prioritise and develop schemes across the borough, and wider associated issues such road safety, and air pollution.
- 3.5 The initial Cycle Network Plan:

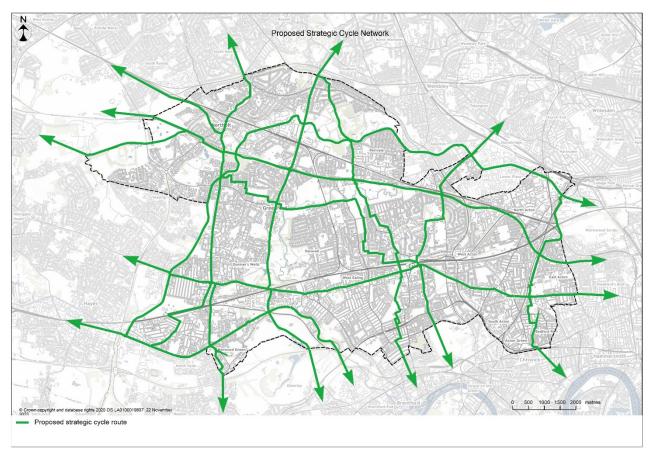
We have developed a network of cycle routes based on -

- existing infrastructure
- routes which align with the desire lines indicated by residents from the consultation
- routes proposed by ECC
- routes developed by officers.

The map below shows existing cycle routes in Ealing, shown in dark blue. It indicates that although progress has been made to connect routes together, in much of the borough the route development has been somewhat piecemeal, as outlined in 2.6.

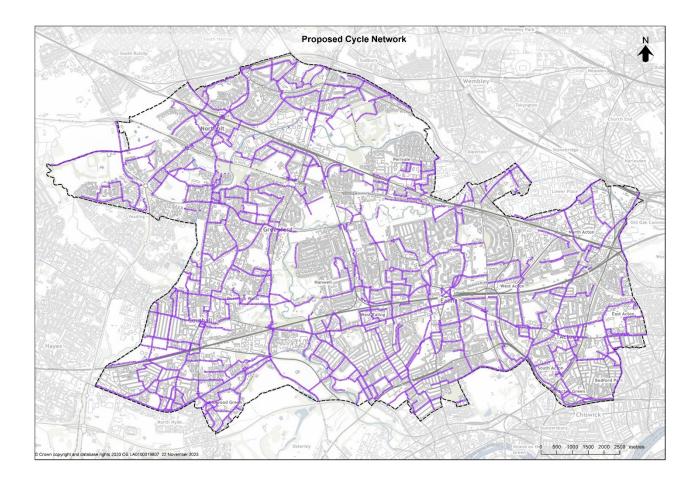


We have then devised a network of strategic routes, shown below in green, which will enable cycling between town centres and along key routes such as the Uxbridge Road. Finally we have proposed a network of safe residential and off-road cycle routes to



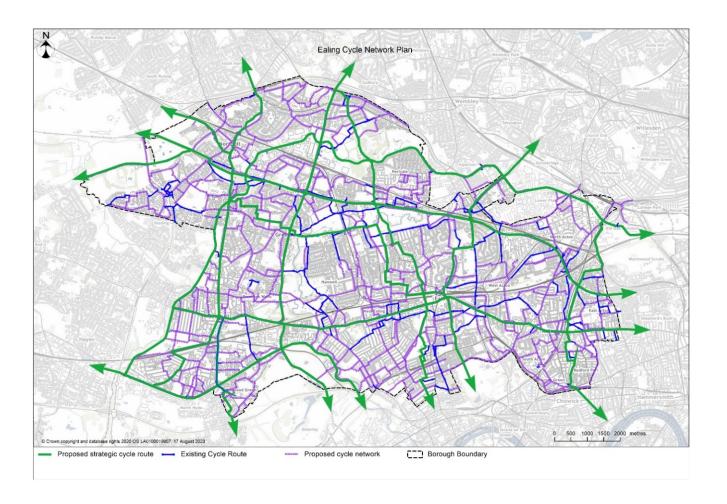
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connect the existing routes and link to the strategic routes. These are shown below in purple.



The map below combines all of the above routes into a single Cycle Network Plan, and is indicative of how the final Cycle Network Plan will appear. The map is also provided in Appendix 2.

As in the above maps, the existing cycle network is shown in blue. Proposed new strategic routes (creating the most important connections) are shown in green, including their potential connectivity to neighbouring boroughs. The proposed new routes to link up this network are shown in purple.



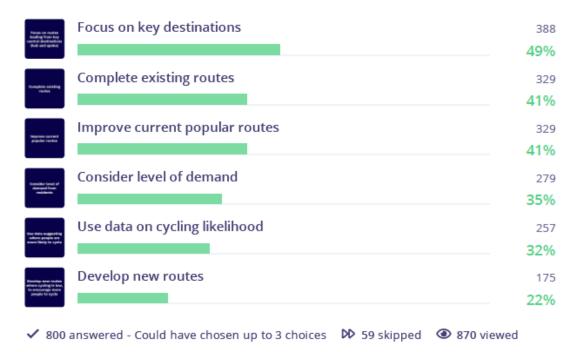
3.6 Detailed findings from the consultation:

The consultation generated significant engagement and detailed responses, which indicates the high level of enthusiasm for cycling in Ealing and the number of residents who are keen for the council to do more to support it.

A key finding from the consultation was from the question which asked how Ealing should prioritise implementing the cycle network. Over 800 residents responded to this question, and the outline results are shown below.

These results indicate that residents favour the council prioritising the completion and improvement of existing routes, including addressing maintenance issues and poor connectivity, prior to the development of new routes. This tallies with the large number of comments addressing issues with existing routes.

How should the council prioritise implementing the cycle network?



Broadly, the sentiment from the consultation is that we need to prioritise connecting existing routes, dealing with maintenance issues and improving connectivity, before

This is reflected in the Cycle Network Plan, which links up (wherever possible) existing routes, especially where a small addition can join up longer routes. The proposed strategic routes would be a combination of new routes and extensions to existing strategic corridors (e.g. completion of a route along the Uxbridge Road), and will be

developed in more detail over the longer term.

we further develop the longer-term cycle network.

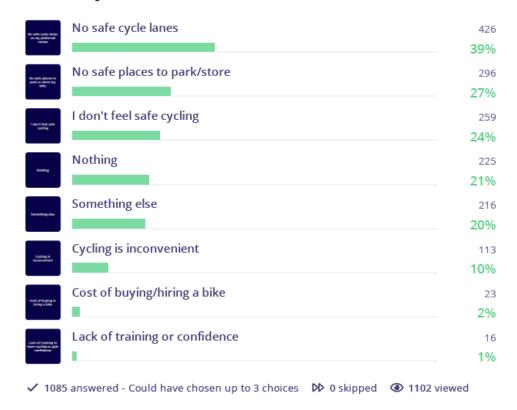
This focus on improving the current network and taking time to plan the future network aligns with the development of the new transport and active travel strategy.

Three of the consultation questions generated significant amounts of data, which has required further analysis since the consultation ended.

3.6.1 "What prevents you from cycling, or cycling more confidently?"

1,088 residents answered this question, as shown in the results from Give My View below:

What prevents you from cycling, or cycling more frequently and confidently?



We are tackling the issue of lack of safe cycle parking / storage through the roll-out of bike hangars across the borough. In line with our Council Plan commitment for at least 150 bike hangars in the borough by 2026, we have installed 54 hangars during 2023, which has more than doubled the number from March 2023. We are installing hangars where communities want them, to address long waiting lists and very high demand for safe cycle storage.

We also received 206 comments from residents who had answered 'Something else' to this question. We then grouped the comments into themes. The table below shows all the reasons which were given by more than 10 residents. Other reasons with smaller numbers of responses included concerns about air quality; not owning a bicycle; and not wanting cyclists or cycle infrastructure in the borough.

Factor preventing cycling	Proportion of comments
Disability / poor health / age	24%
Weather / hills / geography	15%
Poor highway surfaces / potholes / street cleaning	14%
Lack of / poor cycle infrastructure	10%
Poor driver behaviour / road safety	9%
Luggage / passengers / work vehicle	9%
Law / highway code enforcement	5%
Preference for other mode of transport	5%
No desire to cycle	5%
Journey time / distance	4%

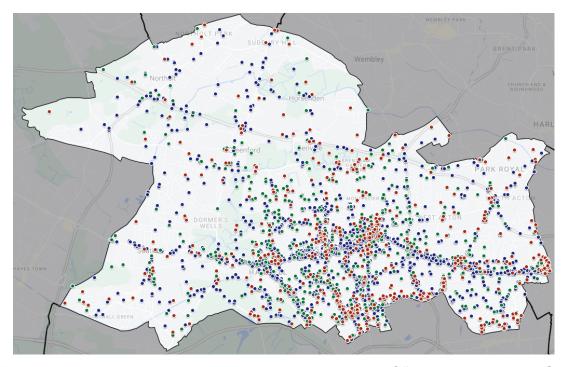
The comments which related to specific issues, e.g. with road surface or enforcement, are now being evaluated by officers to identify the improvements

needed.

3.6.2 "Are there any existing routes / quietways that need improving?"

This question generated 1,805 responses, where residents placed a pin on a map of the borough to show a point where a cycle route needed improvement. Residents could also leave free-form comments, of which we received approximately 1,200.

The pin locations were mapped to understand where the highest density of improvements was being suggested, as shown below:



Residents responded in various ways to the prompt of "needs improving". Some comments relate to highway maintenance, painting and potholes, whereas others relate to opportunities to connect up two cycling routes, or make a route more strategic. These two strands needed separating and understanding in more detail, as they have different implications.

From this data, officers have gleaned three types of suggestion:

- 'Quick wins' e.g. repainting faded lines on a cycle route, which can be achieved in the next 6-9 months. *56 comments have suggested these.*
- 'Short-term improvements' e.g. resurfacing, signage improvements, preventing illegal parking, which can be addressed in the next 1-2 years. 814 comments have suggested these.
- 'Longer-term improvements' e.g. creating new routes, implementing segregated routes, which will be achieved subject to funding over the coming decade. 659 comments have suggested these.

The data also shows specific improvements which were raised by larger numbers of residents, for example:

- 420 comments related to the Uxbridge Road
- 60 comments related to Boston Manor Road
- 51 comments related to the North Circular (A406)
- 47 comments related to canal-side cycle improvements.

There were also 127 comments about poor driver behaviour, and 85 comments about enforcement of parking restrictions and/or the Highway Code.

3.6.3 "Where would you like to cycle? Use pins to show start and end of a journey."

Residents provided 1,220 start and finish points in total. There were different numbers of start and end points, and the consultation platform did not provide automatic pairing of points, so connecting the points into routes has not been feasible. However, residents also provided over 500 comments indicating where they would like to cycle, which has been a valuable data source in developing the initial Cycle Network Plan.

The analysis has provided a list of identifiable actions (for example, delivering a particular cycle route) and lists of possible hot priorities to explore as cycle route schemes.

As in 3.3.2, the data has been broken down into three types of suggestion:

- 'Quick wins' of which 5 were suggested, for example removing broken glass from cycle lanes.
- 'Short term improvements' of which 182 were suggested, for example tackling rat-running and speeding along particular routes.
- 'Long-term improvements' of which 193 were suggested, for example safe cycle routes across railways and bridges where none currently exist.

3.7 Next Steps

Publishing the Cycle Network Plan enables the council to use funding strategically to deliver Ealing's cycle network. It allows us to build a coherent 'ask' of TfL, where extra funding may become available. It also makes clear the scale of the challenge in delivering this network, and shows residents that we are aware of the scale of improvements needed to enable larger numbers of cycling journeys.

The findings from the consultation will be published for residents to view, in line with the Travel in Ealing Charter.

We have incorporated the findings from the consultation into the work programme in Section 3.8. During the next financial year we will develop a more fully-formed delivery plan, prioritising the routes and exploring potential funding options. This will continue to evolve and to be included in the council's work programme over the coming years, as the funding context changes.

The council are also liaising with neighbouring boroughs to ensure the routes in the Cycle Network Plan align with other proposed routes. Aligning schemes along key routes, e.g. Boston Road / Boston Manor Road, will be a priority to reduce potential issues at borough boundaries.

Future statutory consultations on specific schemes will take place in accordance with the Travel in Ealing Charter, at the appropriate juncture in the schemes' development.

3.8 Initial Delivery Programme

Aligning our ambition for cycling with the reality of reduced funding, while maintaining a longer-term perspective on what we want to deliver, is key.

There are two elements to our initial delivery programme:

- 1. Improving existing routes, in response to the resident consultation, through 'quick wins', straightforward route improvements, and the highway maintenance programme.
- 2. Developing new routes, in order to implement the Cycle Network Plan, through existing funding streams such as S106 contributions, and building a coherent plan for future routes in order to maximise future TfL funding.
- 1. Responding to the resident consultation.

Residents provided over 1,000 comments about improvements to existing cycle routes. Together with the overall response to improve existing routes prior to developing new ones, there is a clear mandate to make these improvements. They are divided into several categories:

Cycle Route Maintenance

Issue	Comments	Actions
Poor highway surface, potholes, lighting etc	142	We currently manage our highways according to the statutory requirements, investigating and considering remedial works for potholes more than 40mm in depth. However we intend to introduce a new level of investigation and potential remedial action of 20mm. It is anticipated this will provide not only safer streets for pedestrians and cyclists but also quicker and more cost-effective repairs.
Street cleaning	35	All cycle lanes will be explicitly included in the street cleansing schedule for regular cleaning. We will purchase smaller footway mechanical cleaners, which are able to clean segregated cycle lanes.
Hedge/branch trimming	14	As part of our safety inspections regime, our inspectors who are out and about on the public highway will report any hedges and overgrowths to the Parks and Tree departments for action. Although off-track cycle tracks are not included as part of our safety inspections, we will look at commencing routine inspection of these cycle tracks so defects can also be picked up and actioned.

Cycle Route Provision and Availability

Issue	Comments	Actions		
Lack of cycle	416	The development of the Cycle Network		
infrastructure		Plan aims to address this. Our ambition		

		is to provide safe cycling routes across the borough.		
Increase cycle lane physical segregation	284	This is dependent on TfL funding due to high cost, but we are aware of the need and are focusing on delivering existing and planned schemes. Current schemes include sections of the Uxbridge Road, with the ambition to join them up to complete the strategic route; Boston Road, connecting to Boston Manor Road.		
Lack of cycle route designation	221	We are working with TfL to designate more residential roads as cycle routes, which in many cases requires only small changes, e.g. better signage or traffic calming measures. We are also planning to increase cycle signage on leisure and green routes.		
Improve residential blue routes etc	163	As above, we are working with TfL to designate more residential roads as cycle routes. We are also ensuring the routes connect to each other rather than stopping / starting abruptly. The aim is to create a cohesive network of safe routes along residential roads, shared cycle/footpaths, along canals, etc.		
Traffic lights	116	We are aware of junctions in the borough at which cyclists do not feel safe, due to a lack of markings or priority at traffic lights, or layouts which bring cyclists into conflict with motor traffic. One example is the junction of Uxbridge Road with Leopold Road and Wolverton Gardens. We are conducting traffic surveys in this area to understand how traffic is using the junction and what measures could make it safer. We will work with TfL to identify areas for improvement at this junction and other difficult junctions.		
Cycle parking	36	We are delivering new cycle parking each year as part of the TfL funded programme. This includes both Sheffield stands and bike hangars. We will be installing 270 Sheffield stands in 23/24, at locations including schools, stations, and high streets / town centres. We are also delivering new cycle parking at Southall station, which is planned to be complete by July 2024. In addition, we are making excellent progress towards our manifesto commitment of 150 bike hangars by 2026; we have more than doubled the number of hangars since		

		March 2023, and there are now 98 in the borough.
Cargo bike issue / cycle lane too narrow	21	We are signing up to the Borough Charter for cargo bikes, which helps boroughs understand how to accommodate cargo bikes in cycle scheme planning, and ensure they are catered for in cycle routes, cycling parking etc. Going forward, wherever feasible, routes will be implemented which have sufficient space for cargo bikes to safely use them. The Charter also helps boroughs make it easier for residents to switch to cargo bikes, which Ealing is already doing through our cargo bike hire scheme. We are exploring more potential schemes to support residents as well as businesses to use cargo bikes.

Road User Behaviour

Issue	Comments	Actions
Parking in cycle lanes	167	We are working with the enforcement team to tackle this issue. We also want to improve the reporting function on our website to make it easier for residents to report as an issue, to enable quicker and more consistent enforcement. We also want to tighten restrictions, i.e. making more cycle lanes mandatory, to reduce the parking issue along routes including Uxbridge Road. We will confirm next steps once the process for tightening restrictions is fully understood.
Poor driver behaviour	127	Driver behaviour is complex, and depends on factors including road layouts, risk perceptions, and individual circumstances. However, there is more we can do to limit the ability of poor driver behaviour to impinge on cyclists' safety and enjoyment of the roads, e.g. increasing segregation from traffic, improving residential routes, and expanding the network of off-road routes. The delivery of the Cycle Network Plan aims to achieve all of these.
Law / highway code enforcement	85	We are aware that some inconsiderate drivers continue to exceed the 20mph limit which we rolled out to all borough roads in 2022. Enforcement is the responsibility of the Metropolitan Police and the council has no powers in this matter, but Ealing is continuing to lobby

		for powers to enforce 20mph zones ourselves.
Poor cyclist behaviour	8	Unsafe cycle infrastructure, which forces cyclists to ride among motor traffic, can lead to risky behaviour. By providing more cycling routes, we aim to reduce conflicts between cyclists and motor traffic (whatever the cause) and ensure that active travel becomes a safe and natural choice.

Traffic Measures

Issue	Comments	Actions
Reduce 'rat running'	24	Where 'rat running' is identified as a problem, we first take steps to understand the specifics of the problem, as it's different in each local area. We then evaluate potential measures to alleviate the problem, including one-way roads and closures to motor vehicles. This is done through engagement with residents and key stakeholders to ensure the schemes fit the needs of each area. Tackling rat-running is part of a wider shift towards prioritising active and sustainable travel, so we are also exploring bolder ways to reallocate space from cars and make streets safer and more welcoming places to be. We will be bringing forward pilot schemes to tackle rat running in 2024, in line with 'Freerange Urban Neighbourhood' (FUN) principles, co-designing with residents to find a solution that works.
Bus stop concerns	20	We are working with TfL, who are responsible for bus stop locations, to ensure they are suitable and meet the needs of all road users.
Remove parking	20	Removal of car parking is often vital for delivery of cycle routes. However, we recognise that it is also often contentious, and that some residents feel strongly about it. Approximately half of Ealing's kerbside is currently used for car parking, and we are in the early stages of developing fairer ways of sharing our streets more equally with all road users, including walkers and cyclists.
Traffic calming measures	18	We have changed our approach to monitoring speeds and traffic volumes, conducting surveys at consistent times of

		year rather than ad-hoc, to ensure a better dataset is gathered, and using this to prioritise projects for traffic calming where they are needed most, in consultation with residents.
Remove cycle infrastructure	15	We will not be removing cycle infrastructure, as this would conflict with our commitment to supporting active travel and making it easier for residents to cycle for everyday journeys.
Re-introduce LTNs	10	We will not be re-introducing LTNs, which were a specific scheme funded by the government in 2020-2021. We have listened to resident feedback and removed all but two of Ealing's LTNs. However, we know that residents in many areas want to see restrictions on traffic, speeding, rat running or other problems. As part of the new Transport Strategy, we will begin to explore other options with residents for how to tackle these problems, listening to communities and working together to try different solutions.
Speed bump concerns	9	We are introducing sinusoidal ('cyclist-friendly') speed humps across the borough. Many roads are already complete and we are continuing the rollout.
Personal safety	9	We are currently rolling out enhanced LED lighting across the borough, prioritising areas which have been reported as having poor lighting, to help residents feel safer along cycle routes. Concerns about personal safety while cycling predominantly relate to lack of safe infrastructure, which will be addressed through delivering the Cycle Network Plan.
School traffic	4	We have introduced 24 school streets in the borough, with a target to achieve 50 school streets by 2026. We also continue to engage with schools as part of School Travel programme.

2. Delivering the Cycle Network Plan

Residents provided hundreds of suggestions for route and connection improvements. Some of these are already part of specific existing or planned cycling schemes; some are already on the Cycle Network Plan map; and a small number will not be feasible to deliver. We have collated and analysed the suggestions into a list of 94 frequently mentioned routes or issues, and added comments on their viability. This list is included

as Appendix 3.

Funding is the main challenge for delivery, and there is greater clarity on available funding for the next 1-3 years than for the next decade. Therefore, we can plan schemes with greater accuracy up to 2025. A sample of schemes and their funding sources up to 2025 are shown below:

Scheme – cycle route	Estimated cost	Funding source
Greenford Road (Rockware Avenue	£50k	S106 contributions
to Whitton Avenue)		
Kensington Road (Ruislip Road to	£1.1m	Levelling Up Fund
Ealing Road)		
Small Acton connectivity schemes:	£18k	S106 contributions
Mill Hill Terrace, Newton Avenue,		
Mill Hill Grove / Edgecote Close		
Small Acton connectivity scheme:	£10k	S106 contributions
Oaklands access		
Gunnersbury Crescent contraflow	£7k	S106 contributions
cycle lane		

Scheme – junction improvements	Estimated cost	Funding source
Uxbridge Road corridor – Iron	£470k for initial	LIP funding
Bridge	phase (design,	
	engagement and	
	part construction)	
Ealing-Greenford Broadway	£40k	LIP funding
cycleway – east end of Gordon		
Road		
York Rd and Rosebank Way at A40	£40k	S106 contributions
 cycle safety for A40 		
Boston Manor Station crossing	£50k	TfL Boston Road
improvements for 2-way cycling		funding

Section 106 contributions from developments across the borough will play a key role in funding the Cycle Network Plan. We have approximately £1.2m of S106 outstanding funds currently available to commit over the next 5 years for cycling and walking improvements. There is also £10m of S106 contributions for road safety improvements, parts of which are eligible to be used for cycling improvements.

These schemes, along with S106 funding, other developer funding opportunities, and the LIP programme each year, will help to deliver parts of the network.

In addition, the strategic routes are aligned with the spatial plans contained within the draft Regulation 19 Local Plan, ensuring that planned priority and secondary active travel routes for each town are aligned with feasible schemes. While the funding context means the schemes are usually piecemeal by necessity, having the agreed Cycle Network Plan in place will enable us to connect schemes as they are implemented, maintaining awareness of the bigger picture and ambition for the network across Ealing, rather than creating disconnected routes.

The overall network of strategic routes will be developed over the longer term, in conjunction with other projects across Ealing, particularly the development of the

spatial plans for each of the seven towns. Funding for this period is still uncertain. We will continue to develop schemes and build a cohesive 'ask' of TfL for future LIP funding each year, and to identify other funding sources where possible.

3.9 Wider strategy

As the council's existing Transport Strategy (2019) focused on the initial 2019-22 period, we have commenced a wide-ranging strategic review to develop a new Transport and Active Travel strategy.

The development of a new Transport and Active Travel strategy will provide a new bold, ambitious framework which will build on the positive achievements made to date and help us work collaboratively to better address our key challenges. The strategy will not be developed in isolation and will be co-designed and developed on a place-based and 'whole system' basis to facilitate impact, and not simply to sit on a shelf. It will set out clearly our ambitions for Transport and Active Travel and how we will work together to achieve these ambitions.

Furthermore, the new strategy will also provide a clear, strategic, and sustainable approach to inform effective future investment into infrastructure and services that support, facilitate, and enable Transport and Active Travel in Ealing.

4. Financial Implications

- 4.1 The proposed routes in the Cycle Network Plan, as well as the proposed improvements and interventions to existing routes, are dependent on funding to the Highways and Transport teams from TfL and other sources e.g. S106.
- 4.2 TfL funding was c.£2m per annum, prior to the pandemic, but post-pandemic this has been substantially reduced. In 2023/24 the funding for various cycle improvements including cycle training funded through TfL is c.£0.87m.
- 4.3 Cycle infrastructure costs are significant e.g. delivering 1km of segregated track costs c.£1m. Given the funding constraints, prioritising the schemes which deliver the best value for money is essential. The council will work closely with TfL to ensure the Cycle Network Plan schemes are funded by TfL and other funding sources such as S106.

5. Legal

- 5.1 The council has a number of different powers under which it can introduce traffic and highways schemes, including in particular the Road Traffic Regulation Act 1984, and each has its own statutory consultation process.
- 5.2 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 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 Cycle Network Plan will support more residents to cycle as part of their everyday journeys, by ensuring that there are safe routes across the borough. Cycle routes vary in cost depending on the level of segregation from road traffic required, the design scope, accompanying works and many other factors. The council will ensure all schemes delivered will achieve value for money through rigorous cost-benefit analyses.

7. Sustainability Impact Appraisal

7.1 Sustainability Impact Appraisals would be conducted for each cycle route scheme as required, at the appropriate juncture.

8. Risk Management

- 8.1 The Cycle Network Plan lays out Ealing's ambition for a network of cycle routes. However, this network is reliant on funding, primarily from TfL to enable this to happen. As such the most significant risk is that funding over the coming years is insufficient for the continued development of the borough-wide Cycle Network Plan and implementation of the associated workstreams.
- 8.2 This is mitigated by the various shorter-term, 'quick win' interventions which would further develop the route network in the borough without requiring the most expensive types of infrastructure.
- 8.3 As the Cycle Network Plan develops further into specific schemes, the council will undertake risk management in accordance with good practice, to ensure risks are accounted for and mitigated wherever possible.

9. Community Safety

9.1 Cycle schemes in Ealing are delivered in line with the London Cycle Design Standards (LCDS) and other relevant best practice guidance. This ensures that safety and accessibility aspects are fully considered as part of any cycle schemes, both in design aspects (e.g. lighting, road surface) and ensuring the safety of all road users.

10. Links to the 3 Priorities for the Borough

- 10.1 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.
- 10.2 Tackling the climate crisis: As part of all transport schemes the council will ensure that transport emissions, road safety, and personal security issues are fully considered. Cycling is the most energy-efficient of all forms of transport.
- 10.3 Fighting inequality: Transport links throughout the Borough will be further improved, particularly sustainable modes and orbital journeys. This will further enable local people to access education, health, and other services more easily.

11. Equalities and Community Cohesion

11.1 The public sector equality duty applies to the making of traffic schemes and the needs of those with protected characteristics are an integral part of the design and assessment process. Schemes for specific cycle routes, which will be consulted on, will require an EAA and these will be published at the appropriate time in the development of the scheme.

12. Staffing/Workforce and Accommodation implications

12.1 Schemes indicated in the Cycle Network Plan will be delivered by the Transport and Highways teams. There is existing capacity and expertise within the teams, but the delivery of such an ambitious route network will require extensive resourcing over the coming years.

13. Property and Assets

13.1 n/a.

14. Any other implications

14.1 None.

15. Consultation

- 15.1 Past consultation is detailed in Section 2, and in Appendix 1 Cycle Network initial consultation results.
- 15.2 Future consultations on specific schemes will take place in accordance with the Travel in Ealing Charter, at the appropriate juncture in the schemes' development.

16. Timescale for Implementation

16.1 The initial Cycle Network Plan outlines Ealing's ambition for cycle routes over the next decade, so the timescale for implementing the routes is 2023-2033. The council will also be implementing specific improvements and smaller schemes throughout that period.

17. Appendices

- 1. Cycle Network initial consultation results, 4 August 2023
- 2. Indicative Cycle Network Plan, 17 August 2023
- 3. Detailed data from Cycle Network consultation, 5 October 2023

18. Additional Background Information

None

19. Report Consultation

Name of	Department	Date sent	Response	Comments
consultee		to consultee	received from consultee	appear in report para:

Cllr Deirdre Costigan	Deputy Leader and Cabinet Member for Climate Action		
Cllr Josh Blacker	Cabinet Member for Healthy Lives		
Nicky Fiedler	Strategic Director of Housing and Environment	26/10/2023	
Emily Hill	Strategic Director of Resources		
Earl McKenzie	Assistant Director Streets and Direct Services	26/10/2023	
Jessica Tamayao	Assistant Director of Strategic Property and Investment	09/11/2023	
Alice Rowland	Head of Legal (Commercial)	09/11/2023	
Twahid Islam	Senior Regeneration Lawyer	09/11/2023	
Russell Dyer	Assistant Director, Accountancy		
Yalini Gunarajah	Finance Manager, Place		
Abdi Moallin	Finance Business Advisor, Place	09/11/2023	

Report History

Decision type: Key decision	Urgency item? No
Report no.:	Report author and contact for queries:
20230809	Emily Shovlar, Principal Transport Planner
[INITIAL DRAFT]	
20230824	Emily Shovlar, Principal Transport Planner
[REVISED DRAFT]	Eugene Minogue, Service Improvement Lead for Highways, Transport and Parking
20230831	Eugene Minogue, Service Improvement Lead for
[UPDATED DRAFT]	Highways, Transport and Parking
20230901	Eugene Minogue, Service Improvement Lead for
[REPORT DEFERRED]	Highways, Transport and Parking
20231026	Emily Shovlar, Principal Transport Planner
[REVISED DRAFT]	Tony Singh, Chief Highways Engineer

20231109	Eugene Minogue, Service Improvement Lead for
[UPDATED DRAFT	Highways, Transport and Parking
FOR INITIAL CIRCULATION]	

Appendix 1 – Cycle Network initial consultation results, 4 August 2023

Appendix 2 – Indicative Cycle Network Plan, 17 August 2023

Appendix 3 - Detailed data from Cycle Network consultation, 5 October 2023





Ealing Cycle Network consultation results

Generated **04-08-2023**



Users



Total visits GA*

1511

visits to the project

* UA - legacy



Voters

1118

number of people voted



Votes

6051

questions answered



Emails



unique emails from voters leaving open feedback



Qualitative answers

1608

pieces of written feedback



Total visits GA4*



visits to the project

* GA4 - new

Surveys



Ealing Cycle Route Survey

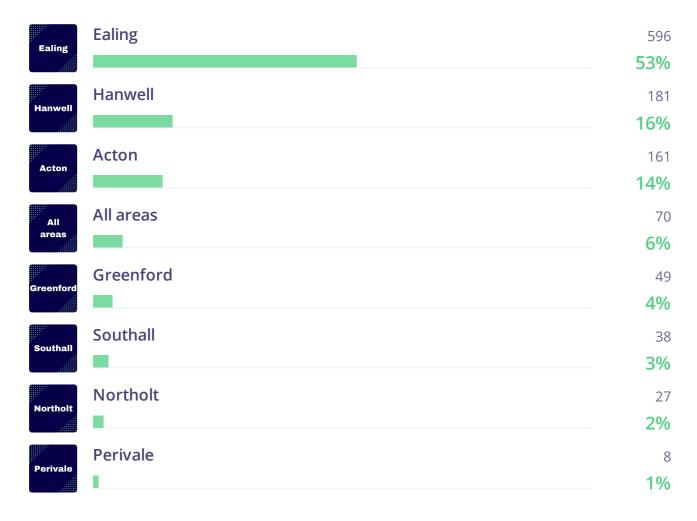
1118

voters



Segmentation

Which part of Ealing do you spend most of your time in (e.g. work, live, study)?





✓ Multiple image choice

How often do you currently cycle in the borough?

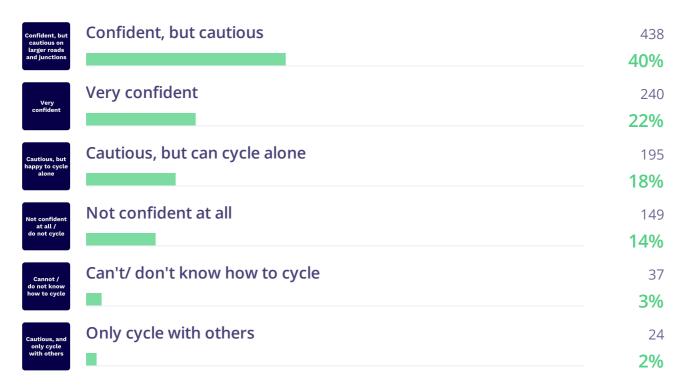


✓ 1114 answered - Could have chosen 1 choice ▷ 5 skipped ● 1129 viewed



✓ Multiple image choice

How would you describe your confidence in cycling in the borough?



^{✓ 1083} answered - Could have chosen 1 choice

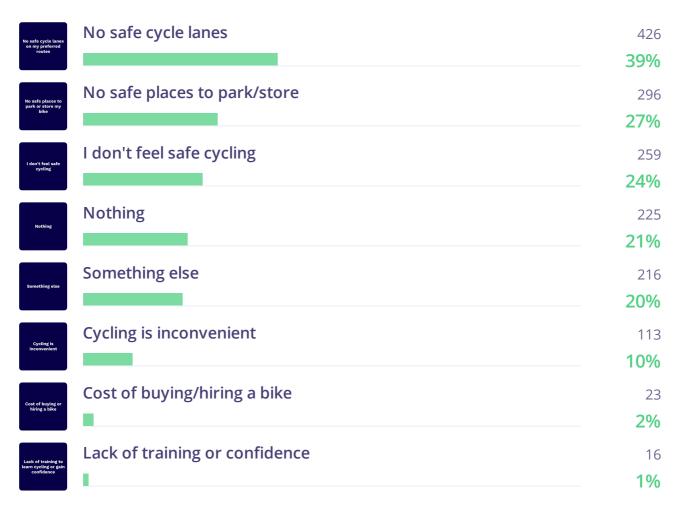
№ 17 skipped

④ 1119 viewed



✓ Multiple image choice

What prevents you from cycling, or cycling more frequently and confidently?



^{✓ 1085} answered - Could have chosen up to 3 choices ▷ 0 skipped ② 1102 viewed

T Quick answer

What else prevents you from cycling, or cycling more?

1 possible answer

Fact media

Cycle routes shown are considered the most important for cyclists – we have made them more convenient, safe and signposted. They can be on or off road, separated from traffic or along quiet streets.



1078 viewed

= Fact text

Tell us if any of the existing cycle routes at the next screen need improving. Zoom in/out on the map as needed, then place up to five 'cycle' icons onto any of the existing routes and leave feedback to tell us what improvements are needed.

1069 viewed

Annotate map

Are there any existing routes/quietways that need improving? Place up to 5 pins.



✓ 565 answered - Could have chosen up to 5 choices

→ 406 skipped

→ 1061 viewed

= Fact text

Also tell us where else you would like to cycle, alongside the existing cycle routes and quietways in the borough shown on the screen.

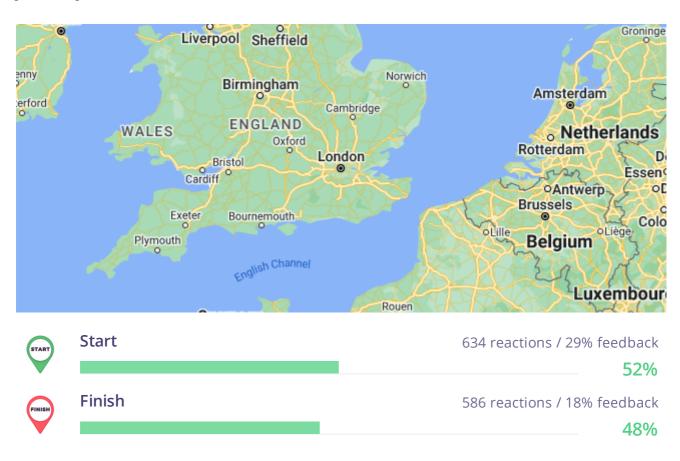
Zoom in/out on the map as needed. Drag Start and Finish pins onto the map to show start and end points of a cycle journey. Use the feedback form to describe the location. You can tell us about two cycle routes you'd like by using two pairs of pins.

956 viewed



(Annotate map

Where would you like to cycle? Use pins to show start and end of a journey.



^{✓ 434} answered - Could have chosen up to 4 choices

D

D

459 skipped

941 viewed



In which areas should we create more cycle routes?

Highest priority

- 1 Roads linking town centres 1.95
- 2 In town centres 2.28
- **3** Off-road routes, e.g. canals 2.83
- 4 Quiet and residential roads 2.94

Lowest priority

√ 764 answered

D

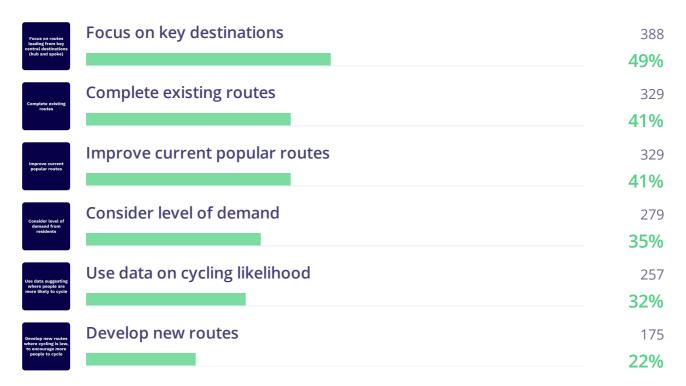
106 skipped

893 viewed



Multiple image choice

How should the council prioritise implementing the cycle network?



^{✓ 800} answered - Could have chosen up to 3 choices

Þ

59 skipped

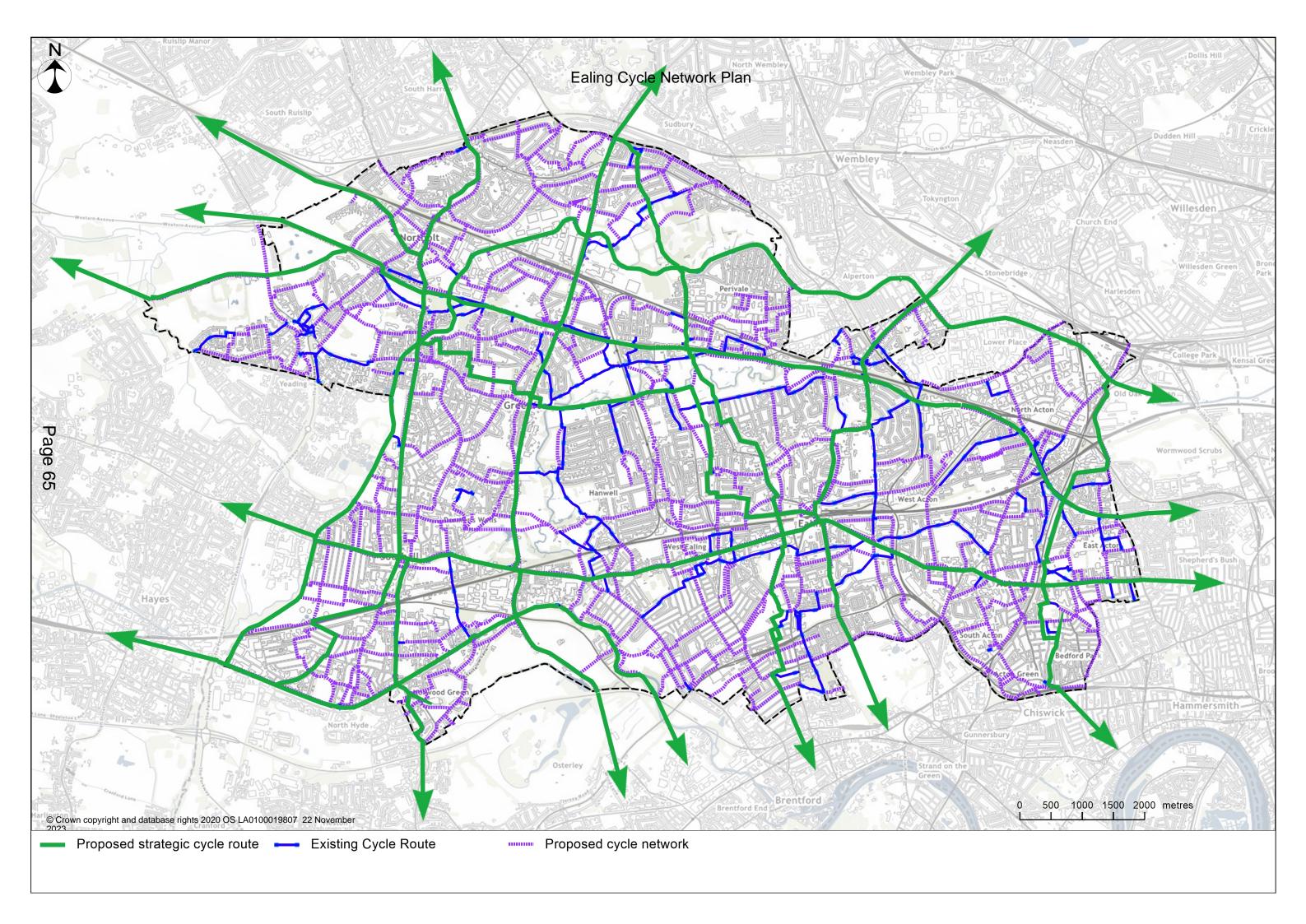
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What else prevents you from cycling, or cycling more?	Date	Summary of comment	Identifiabl	Priority Quick Sho	rt Long	Disability	Weather 37	Poor Lack	of /	Poor Luggage	Law /	Preferen 12	No 12	Journey 11	Poor 5	ecure 7	Air 4	Too busy	No bike /	Cycle E	an O	ther	Other		
	06/04/23	Air quality										-					1		_	_					
Knee injury	06/04/23	Injury				1																			
Age	06/04/23	Age				1																			
My health	06/04/23	Health				1																			
l am disabled	06/04/23	Disability				1																			
Unable to cycle. Due to bed knees and vertigo	06/04/23	Health				1																			
I'm not fit enough	06/04/23	Health				1																			
My age, 76	06/04/23	Age				1																			
escooter, pedestrians, and e-bikes competing for space. Borough is not enforcing laws on ecycles use.	06/04/23	Improve e-scooter / e-bike behaviour & enforcement	1	1							1														
Poor driver behaviour, often hostile and inconsiderate, 20 mph resctriction is only obeyed by tiny minority.	06/04/23	Poor driver behaviour								1	1														
Hills and not having a direct route anyway useful	06/04/23	Cycle infrastructure / geography					1	1																	
The weather	06/04/23	Weather					1																		
I'm nearly 67 and haven't been on a bike since I was 12. Balance, age etc. I have no intention of learning to ride a bike again at my age.	06/04/23	Age				1																			
Cycling lanes are bumpy and poorly maintained, not to mention largely unprotected	06/04/23	Poor highway conditions and cycle infrastructure						1 1																	
Time and fitness	06/04/23	Time / fitness				1								1											
Rain, cold, carrying shopping or heavy items	06/04/23	Weather / Luggage					1			1															
Poor road surfaces	06/04/23	Poor highway conditions						1																	
	06/04/23	Poor highway conditions and poor driver behaviour						1		1															
footnotes. They discovered and links and not about the law. All adults should be constanted	06/04/23	Poor cycle behaviour, test / register / tax cyclists, cyclists registration,	1	1	1						1				1					1					
these more inclusive forms of travel across the Borough.	06/04/23	Preference for walking / public transport										1													
because it simply cannot be safe to be sharing the road with cars, buses and trucks. I walk	06/04/23	Preference for walking / public transport										1													
l go dinghy sailing a car journey away	06/04/23	Cargo / distance								1															
	06/04/23	Poor highway conditions						1																	
the physical state of the roads is poor and may force me to make dangerous manoeuvres. Some cycle lanes are not kept clear of vehicles or debris and not swept or become flooded because the drains are not being kept free-flowing	06/04/23	Poor highway conditions						1			1														
Health	06/04/23	Health				1																			
the weather	06/04/23	The weather					1																		
I hate cyclists. I'm almost hit by them many times. Ban cycling!	06/04/23	Ban cycling																			1				
Weather. Crazy drivers on the road. Local area doesn't have many places just to go and cycle	06/04/23	Weather / poor driver behaviour / destinations					1			1	1														
Poor road surface in dedicated cycle lanes	06/04/23	Poor highway						1																	
11 12 13 14 15 16 17 18 19 10 11 12 13 14 15 16 17 18 19 10 11 12 13 14 15 16 17 18 19 10 11 12 13 14 15 16 17 18 19 10 11 12 13 14 15 16 17 18 19 10 11 12 13 14 15 16 17 18 19 10 11 12 13 14 15 16 17 18 19 10 11 12 13 14 15 16 17 18 19 10 11 12 13 14 15 16 17 18 19 10 11 12 13 14 15 16 17 18 19 10 11 12 13 14 15 16 17 18 19 10 11 12 13 14 15 16 17 18 19 10 11 12 13 14 15 16 17 18 19 10 11 12 13 14 15 16 17 18 18 19 10 11 12 13 14 15 16 17 18 19 10 11 12 13 14 15 16 17 18 18 18 18 18 18 18 18 18 18 18 18 18	Tab methodology: This is a manual subjective log of 'other' comments from question 1. pollution	Tab methodology: This is a manual subjective log of 'other' comments from question 1. pollution 06/04/23 Knee injury 06/04/23 Age 06/04/23 I am disabled 06/04/23 Unable to cycle. Due to bed knees and vertigo 06/04/23 Unable to cycle. Due to bed knees and vertigo 06/04/23 Washer, Carbon of the mough 06/04/23 Poor driver behaviour, often hostile and inconsiderate, 20 mph restriction is only obeyed 06/04/23 Poor driver behaviour, often hostile and inconsiderate, 20 mph restriction is only obeyed 06/04/23 Hills and not having a direct route anyway useful 06/04/23 'I'm nearly 67 and haven't been on a bike since I was 12. Balance, age etc. I have no intention of learning to ride a bike again at my age. Cycling lanes are bumpy and poorly maintained, not to mention largely unprotected 06/04/23 Time and fitness 06/04/23 Rain, cold, carrying shopping or heavy items 06/04/23 Poor road surfaces 06/04/23 Pot holes and rat runs 06/04/23 Unrer cyclists who disregard savery or posestrans as triey cross the road and walk on foodpaths. They disregard red lights and act above the law. All adults should be registered, opass a test and have bleak taxed to put in funds for road improvements and safety. The Uran cyclists who disreptive to walk or use public transport. Would like to see preference given to these more inclusive forms of travel across the Borough. Unrer cyclists who disregard savery or posestrans as triey cross the road and safety. The law of the physical state of the roads is poor and may force me to make dangerous manoeuvres. 06/04/23 Uran cycle but prefer to walk or use public transport of carrying loads or for greater distances. Nobody has 06/04/23 Lan cycle but prefer to walk or use public transport of carrying loads or for greater distances. Nobody has 06/04/23 Lan cycle but prefer to walk or use public transport of carrying loads or for greater distances. Nobody has 06/04/23 Health 06/04/23 Weather. Crazy	Receiping May be a pollution	Riches Injury Riches Injury Riches Injury Riches Injury Reg Reg Reg Reg Reg Reg Reg Re	Age 0,004/33 lingury 0 Age 0,004/33 lingury 0 Age 0,004/33 lingury 0 Age 0,004/32 Age 0 Age 0,004/32 Insuath 0 Age 0,004/32 Insuath 0 Age 0,004/33 Insuath 0 I am divabled 0,004/34 Optivability 0 I am divabled 0,004/34 Optivability 0 I med fit enough 0,004/32 Health 0 If m not fit enough 0,004/32 Health 0 Age etcorter, pedistrians, and e-history or gaze, abrough is not enforcing laws on 0,004/33 Health 0 Age etcorter, pedistrians, and e-history or gaze, abrough is not enforcing laws on 0,004/34 Health 0 For driver behaviour, often hotelia and inconsiderate, 20 mph restriction is only object of by they minority. Hills and not having a direct route anyway useful 0,004/32 Cole infrastructural gaography 1 Hills and not having a direct route anyway useful 0,004/32 Cole infrastructural gaography 1 I meetly 67 and haven't been on a lake sincer laws 12. Balance, age ref. I have no 0,004/33 Meather 1 I'm nearly 67 and haven't been on a lake sincer laws 12. Balance, age ref. I have no 0,004/33 Meather 1 The weather 0,004/33 Improve exceeding a manager of the bit and intention of fearing to the bits law and in manager of the bits and intention of fearing to the bits law and in manager of proper and the bits law and in manager of the bits	Deposition	poliution Comparison	Secretary publication	Reserving production	Secondary Seco	Company	Community Comm	Second Continue	Company	Comment Comm	Section	Section Sect	Secondary Seco	Second Company	Second Control Seco	Section Sect	Second Content	Section Sect	The product of the content of the	Company Comp

033 06/04/23 Preference 1 dont want to Cold, wet, sweaty. insufficient carrying capacity, range. I regard it as a leisure activity, not a 034 06/04/23 1 1 Weather, cargo serious mode of transport 1 1 035 weather; inconvenience of getting bike out of storage to go somewhere 06/04/23 Weather convenience 036 Potholes. Risk of bike theft while eg popping into a shop. 06/04/23 Highway condition, bike theft 1 1 037 Poor weather and dark evenings 06/04/23 Weather / light 038 06/04/23 Highways Speeding by drivers, lack of speed enforcement, aggressive (or oblivious) drivers 06/04/23 Poor driver behaviour 040 I prefer weights exercise, as it's better for me. 06/04/23 Preference cycling routes unrough northala park and rectory park are a bit dangerous. The roads are not smooth and some paths are not surfaced properly. I used to take my children to school 041 06/04/23 Poor park surfaces 1 1 1 using this route but on several occasions the bikes and scooters get damaged and the 042 1 I cannnot cycle for work so need my car 06/04/23 Business car 043 Cannot carry bulky or heavy items (e.g. a big food shop) safely on my bicycle 06/04/23 1 044 Speed of traffic 06/04/23 1 1 my age and fitness level; poor weather 06/04/23 Age / weather 1 1 Don't need to 06/04/23 Preference 1 047 Cycling is incompatible with transporting bulky or heavy loads, such as the weekly shop 06/04/23 1 Cargo 048 I am disabled and cannot cycle. I know how to cycle and have used a bike in the past 06/04/23 Disabled 1 049 Too busy, not convenient to cycle. 06/04/23 Preference for walking / public 050 Walking or using public transport is a far more practical way of getting around where I live. 06/04/23 transport Preference for walking / public 051 I walk and use the excellent public transport! 06/04/23 1 transport 052 1 Age - need time to recover from fairly long rides 06/04/23 Age what is off-putting for cyclists is the sneer volume of traffic using main and smaller roads all throughout Ealing. I am a confident cyclist but some of the driving scares the living hell out Traffic volumes, lack of 1 1 1 053 06/04/23 of me sometimes. Please please get segregated cycling facilities on the main roads and 054 Bad weather and poor road surfaces (ruts and potholes) 06/04/23 Weather, road surfaces 1 1 055 health and age 06/04/23 Health and age 1 056 Too much sports equipment, large volume of shopping 06/04/23 1 Cargo 057 Poorly maintained roads by the council. Too many potholes to negotiate 06/04/23 1 Potholes

1

1

1

Page 68

058

059

The weather

Amputee

030

031

032

Bike in need of repair

Appailingly low standards of cycle lane marking, zero obstruction enforcement particularly outside fast food shops, appallingly bad carriageway maintenance , potholes in abundance , lack of debris clearance, broken glass remains of car bumpers etc Zero enforcement of

We are too old. Think about people who need cars to get around.

06/04/23

06/04/23

06/04/23

06/04/23

06/04/23

Weather

Disabled

Bike repair

Highways, enforcement, street

cleaning.

Age

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69	

06	I'm in a wheelchair now following a cycling accident. I hope to get back to cycling one day.	06/04/23	Disabled					1										
06	The roads are not wide enough for vehicles and bicycles. The laws need to be tougher on helmets being worn and some sort of insurance against accidents caused by any road user.	06/04/23	Infrastructure, cycling laws	1						1						1		
06	Age and decrepitude	06/04/23	Age / health					1										
06	Pot holes on the road especially on the left near pavements. Makes me need to drift my bike to the busier centre of road to avoid them	06/04/23	Road condition							1								
06	it's sometiming reinjoy for lessine . Thereit waking or using a ous, toue or tain for most journeys. It's quicker, easier with a heavy load (my work bag or children) and no one is going to nick the tube. I can cycle, I simply do not want to. It's nothing to do with the roads	06/04/23	Preference for walking / public transport									1						
06	I am getting older and it is more comfortable to use the car	06/04/23	Age and comfort					1										
06	owned and used a cycle for resoure and keeping its, maning cycling in parks like duffine soury and Blondine. Now too old to cycle (age 82) so use public transport or car when its not possible to use buses etc. Noted that some cycle lanes are a waste of money (eg Boston Rd)	05/04/22	Age					1								1		
06	bad knees and vertigo	06/04/23	Health					1										
06	Aggressive drivers and other cyclists on the road	06/04/23	Poor behaviour of other road users								1			1				
06	Two broken knees and 2.5 ins missing from one leg	06/04/23	Health					1										
07	Disabled	06/04/23	Disability					1										
07	Age	06/04/23	Age					1										
07	Dangerous & impatient driving	06/04/23	Poor driver behaviour					1			1							
U °	and continuors or troats, portribes, worn and properts surfaces, tracking from reenices meaning I have to pull out and position myself on parts of the road that other vehicles consider inconsiderate cycling. Also the traffic calming humps between Walpole and lamas	06/04/23	junction with Gloucester Road. Poor highways. Humps between	1	1	1				1								
5 07	Medical disability	06/04/23	Disability					1										
) 07	I am 73 years old, have osteoporosis, osteoarthritis, spondylitis	06/04/23	Disability					1										
₀ ,	Rain	06/04/23	Weather						1									
O	Weather. Distance.	06/04/23	Weather and distance						1				1					
07	I am old and disabled, and was SEVERELY upset by LTNs and how it blighted my life. Many cyclists I find are very aggressive and have a strong sense of entitlement to the area we all	06/04/23	Disabled					1						1				
07	live in Cycling is just a joke - as our local council, you nave been given money to support all Active forms of travel, yet just about every penny of this money thus far has been spent on cycling, even though the numbers who cycle (or are ever likely to take-up cycling) would be vastly -	06/04/23	No reason - just a complaint about money only being spent on cycling															
08	Other cyclists, especially the lycra types that jump red lights all the time. So annoying!	06/04/23	Poor cycle behaviour											1				
08	Health reasons	06/04/23	Health					1										
08	I prefer to walk. Better for the environment than cycling. Keep bikes off pavements so pedestrians are safe	06/04/23	Preference									1						
08	Poor or no consideration of how cycle routes start, end, and deal with junctions	06/04/23	Lack of fully integrated cycle routes							1								
08	The physical condition/state of the tarmac surfaces (rough patch repairs, loose/dropped access covers and defects otherwise considered 'minor' for motor vehicles severely impact both the safety AND comfort of cycling more than motorised transport including buses		Poor highways							1								
08	both the safety AND comfort of cycling more than motorised transport including buses). The cycle raines are inconsisents: Domestimes they are very merpiuty, sometimes they stupy suddenly forcing you to merge with traffic. A more consistent and comprehensive set of cycle lanes would encourage me to cycle more. I'd also be a more vocal advocate for cycling	06/04/23	Lack of fully integrated cycle routes							1								
08	Lack of distinct cycle lanes in west ealing	06/04/23	Infrastructure in West Ealing	1		1	1			1								
08	It's no use for shopping. I'm a pensioner and need my car. I live on a hill!	06/04/23	Cargo / Hill / Age					1	1		1							
08	Thanks to my disability I cannot ride a bicycle	06/04/23	Disability					1										
08	Long commute to work so have to use tube	06/04/23	Distance										1					
	1																	

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090	Children to get places with equipment/bags	06/04/23	Children / Cargo							1									
091	Time. Weather. Potholes. Inconsiderate drivers	06/04/23						1	1	1			1						
092	l prefer to drive	06/04/23									1								
093	The weather	06/04/23						1											
094	cycung should be uscouraged in Earing: Cycinsis are slowing down trainic, and causing more danger for other vehicles and pedestrians. As Tax payer to Ealing council, I strongly urge Ealing council to ditch the cycling lanes idea. Residents need wider quicker roads for cars	06/04/23	Remove cycle infrastructure	1		1										1			
095	Weather	07/04/23						1											
096	I don't want to cycle. I want to be able to get to work on time on public transport or my own mode be it by car	07/04/23	Preference								1	1							
097	I don't want to	07/04/23	Preference									1							
098	I have an autistic grandson who lives 6 miles away and who I have to pick up from school.i slso look after his baby brother and at my age certainly cant take him around on my bike!	07/04/23	Various				1			1			1						
099	Age, carrying shopping	07/04/23					1			1									
100	Too many cars - I live in a residential area that used to be an LTN but the council ripped it out and now rat run traffic is too dangerous to risk cycling. Have sold all family bikes.	07/04/23							1	1									
101	been vandalised so then I am unable to cycle home. I tend to cycle now for pleasure as I am scared about leaving it in public spaces. It's crime that stops me more. I am also a fair	07/04/23						1						1					
102	Need to travel further afield with work	07/04/23								1									
103	Sore backside	07/04/23					1												
104	injury, nilis, sarety at nignt, inconvenient and dangerous cycle paths (too narrow, suddenly finishing, difficult to cross main roads eg over ealing common. Not enough bike priority areas at front of lights eg where gunnersbury lane crosses A406, poor maintenance or	07/04/23	Lots of general improvements which have been identified within the other questions	1	1	1	1	1	1 1								1	Personal safety	
105	I often need to carry substantial items with me and/or travel longer distances. Plus it rains regularly and I don't enjoy the faff of getting wet.	07/04/23						1		1			1						
106	Weather	07/04/23						1											
107	I work too far away to cycle on my regular commute	07/04/23											1						
108	Poor road surfaces	07/04/23			1				1										
109	Lack of time and opportunity	07/04/23													1				
110	disabled	07/04/23					1												
111	mostly have to carry shopping	07/04/23								1									
112	I cycle when needed	07/04/23																	
113	Too much traffic, too many accident. The state of the roads, wany, particularly on the nearside of carriageways, have potholes,	07/04/23								1									
114	the scale of the roads, many, particularly of the real scale of the roads was proadway is a ruts and large puddles after rain. Uxbridge Road between Hanwell and Ealing Broadway is a classic example. Additionally, illegally parked cars, see the westbound carriageway in West	07/04/23	Various concerns also established in Q2 and Q3	1	1	1			1		1								
115	too many dangerous joy riders showing off, cycling at a great speed	07/04/23								1				1					
116	I'm not super fit (I'm a 61 year old overweight Woman)	07/04/23					1												
117	Weather, distance, time, sweating, fatigue	07/04/23						1					1				1	Sweating and fatigue	
118	Aggressive car drivers	07/04/23								1									
119	I don't want to and physically can't. I ealk everywhere and use public transport.	07/04/23					1				1	1							

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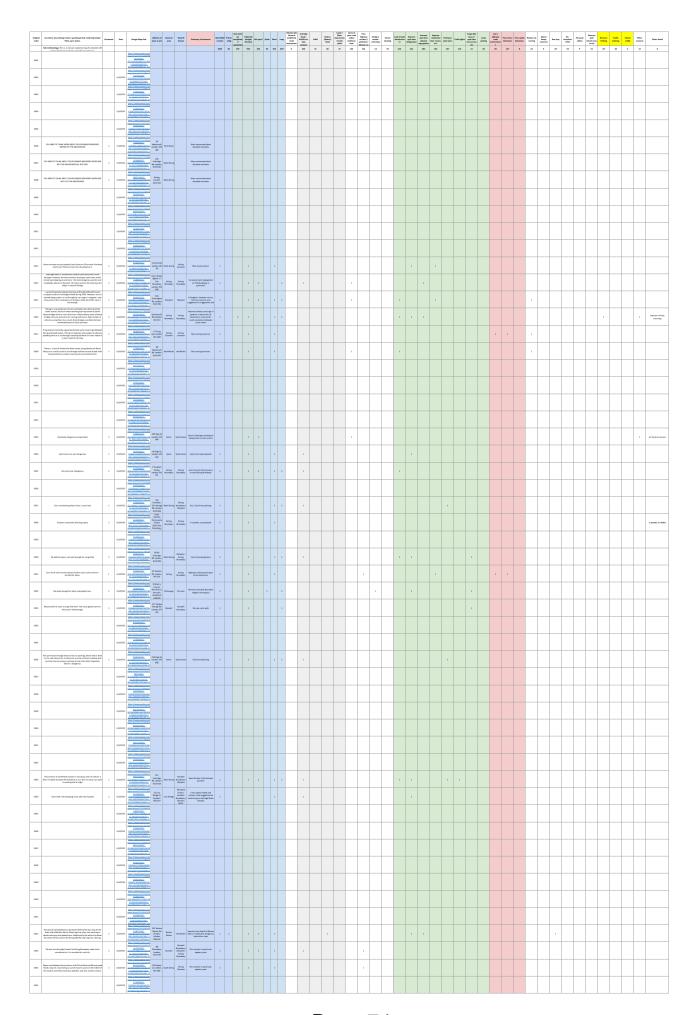
Age	07/04/23						1																		
Ealing is a car-infested hellhole	07/04/23										1														
Long Covid post exertion malaise	07/04/23						1																		
The weather	08/04/23							1																	
I cycled as a student but as a middle aged adult I am no longer interested in cycling. Prefer walking, catching the bus or driving as appropriate.	08/04/23													1	1										
not practical for time reasons, weather, and need to haul family plus their sports gear.	08/04/23							1				1				1									
2 children with lots of bags and music and sports equipment to get around on tight deadlines	08/04/23											1				1									
Huge amount of parking in cycle lanes	08/04/23	Cycle lane parking	1		1								1												
Danger from other venicles: wost roads are car dominated, there's no emorement or rules such as speeding, safe passing distances, road hierarchy. Added danger of growing anger against cyclists. I have been purposely.driben st and even driven into on Ealing	08/04/23										1		1												
Being cut up by scooters (motor, not E)	08/04/23										1														
	08/04/23						1																		
The quality of the roads	09/04/23								1																
Lack of Motivation	09/04/23														1										
weather	09/04/23							1																	
Health. No nearby public transport so have to use car	09/04/23						1																		
While I feel confident cycling I do not feel comfortable cycling with my children	09/04/23						1					1													
to carry stuff. Cycling will never replace a good public transport network so you shouldn't	09/04/23							1				1										1			
Disability	09/04/23						1																		
I'm a pensioner and even if I were to cycle I would be afraid of the appalling behaviour of other cyclists - on the pavement, no lights at night etc etc	10/04/23						1										1								
Never learnt due to poor balance.	10/04/23						1																		
The weather	10/04/23							1																	
Lack of street lights and holes in the road	10/04/23								1																
age, weather, and endemic bike theft	10/04/23						1	1										1							
Mobility disability	10/04/23						1																		
I was side swiped by a Lynx lorry when cycling on the road and still have residual problems	10/04/23						1																		
Poor quality roads, badly designed cycle paths, can't to weekly shop on one	10/04/23								1	1		1													
I am disabled, and have to drive to go anywhere	11/04/23						1																		
Bike lanes that disappear or suddenly have bus stops in them, e.g., Uxbridge Road.	11/04/23									1															
Bad weather	11/04/23							1																	
The way we are being forced to cycle, the way the council listens only to the cycle lobby, this more than anything else makes me want to not cycle	11/04/23														1										
	Ealing is a car-infested hellhole Long Covid post exertion malaise The weather I cycled as a student but as a middle aged adult I am no longer interested in cycling. Prefer walking, catching the bus or driving as appropriate. not practical for time reasons, weather, and need to haul family plus their sports gear. 2 children with lots of bags and music and sports equipment to get around on tight deadlines Huge amount of parking in cycle lanes Danger from other ventices - most roads are car dominated, where is no emorcement or rules such as speeding, safe passing distances, road hierarchy. Added danger of growing anger against cyclists. I have been purposely different as and even driven into on Ealing Being cut up by scooters (motor, not E) I am disable with mobility problem as well as I am over 70 I can not cycle, do not know, do want to risk my life neither have energy. I do not want to learn either cycling. Council seems to think everyone should cycle unrealistic thinking. The quality of the roads Lack of Motivation weather Health. No nearby public transport so have to use car While I feel confident cycling I do not feel comfortable cycling with my children I just don't want to cycle everywhere when it is raining or I am wearing nice clothes or need to carry stuff. Cycling will never replace a good public transport so you shouldn't neglect and further deplete bus routes. Disability I'm a pensioner and even if I were to cycle I would be afraid of the appalling behaviour of other cyclists - on the pavement, no lights at night etc etc Never learnt due to poor balance. The weather Lack of street lights and holes in the road age, weather, and endemic bike theft Mobility disability I was side swiped by a Lynx lorry when cycling on the road and still have residual problems Poor quality roads, badly designed cycle paths, can't to weekly shop on one I am disabled, and have to drive to go anywhere Bike lanes that disappear or suddenly have bus stops in them, e.g., Uxbridge Road.	Ealing is a car-infested hellhole 17/04/23 Long Covid post exertion malatise 07/04/23 The weather 08/04/23 I cycled as a student but as a middle aged adult I am no longer interested in cycling. Prefer walking, catching the bus or driving as appropriate. 08/04/23 2 children with lots of bags and music and sports equipment to get around on tight deadlines Huge amount of parking in cycle lanes 08/04/23 2 children with lots of bags and music and sports equipment to get around on tight deadlines Huge amount of parking in cycle lanes 08/04/23 2 children with lots of bags and music and sports equipment to get around on tight deadlines Huge amount of parking in cycle lanes 08/04/23 8 Being cut up by scooters (motor, not E) 1 am disable with mobility problem as well as I am over 70 I can not cycle , do not know, do want to risk my life enither have energy, I do not want to learn either cycling. Council seems to think everyone should cycle unrealistic thinking. 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Disability 09/04/23 I'm a pensioner and even if I were to cycle I would be afraid of the appalling behaviour of other cycling will have residual problems 10/04/23 Alack of street lights and holes in the road 10/04/23 Alack of street lights and holes in the road 10/04/23 Poor quality roads, badly designed cycle paths, can't to weekly shop on one 10/04/23 Poor quality roads, badly designed cycle paths, can't to weekly shop on one 10/04/23 Bike lanes that disappear or suddenly have bus stops in them, e.g., Ubbridge Road. 11/04/23 The way we are being fo	Ealing is a car-infested helihole Long Covid post exertion malaise O7/04/23 The weather O8/04/23 I cycled as a student but as a middle aged adult 1 am no longer interested in cycling. Prefer walking, catching the bus or driving a appropriate. O8/04/23 I cycled as a student but as a middle aged adult 1 am no longer interested in cycling. Prefer walking, catching the bus or driving a appropriate. 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162 Safe parking of bike 15/04/23 1 1 am 78 and not fit so I use my car to get about. This is true of many older residents but no- one takes that into accounts as The Mayor and most Councils are so obsessed with cycles and containing cycle lane particularly on Chiswick High Road. The majority of male cyclists who see it as their right to cycle on the pavements, and become verbally abusive when challenged! 15/04/23 11 12 13 15/04/23				
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163 one takes that into accounts as The Mayor and most Councils are so obsessed with cycles 15/04/23 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1				
become verbally abusive when challenged!				
165 Age and unwillingness 16/04/23 1 1 1				
Being forced to cycle alongside main roads - impact of breathing in all the pollution. It would be great to have more quieter routes 16/04/23	ı			
167 Bad road surfaces, potholes 16/04/23 1				
The cycle lanes are rubbish! please get rid of them, it was far safer and easier to cycle without them. I now get a false sense of safety and confidence with these awful schemes. 17/04/23		1		
169 Weather 18/04/23 1				
170 Basically the weather conditions. 18/04/23 1				
171 The Weather 19/04/23 1 1 The cycle sale down the Oxfortinge road its a joine, especially the Shariful or the value by the				
parade of shops. People permanently parked on a yellow line and in a cycle lane at all hours of the day. The traffic warders must be getting a backhander to not give anyone a 'a'm refereny off weith eleverywhete': One conclume's reyords and selective 'beneath and the conclume's reyords and the conclume's reyords and the conclume the conclument the conclume				
scooters using the pavements at high speeds and have had several near misses with these thoughtless and dangerous people. Ealing Council should make cyclists follow rules of the				
174 Attitude of car drivers 28/04/23 1				
Confusing state of roads with far too many cycle lanes, bus lanes roads all with own furniture signage, keep roads simple for a Safer experience				
Terrible cycle lanes, with potholed surfaces, poor markings, and rarely with any separation from traffic				
facilities at public locations such as secure provision and putting your cycle helmet				
177 Tacilities at public locations such as secure provision and putting your cycle helmet 28/04/23 Somewhere so you don't have to carry it around 1				

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180	Lack of safe cycling routes, especially if cycling with children.	29/04/23									1																
181	I don't need to be in the office as often anymore so don't need to do it everyday. I would other wise	29/04/23																					1	No nee			
182	Potholes, badly maintained roads, poor (worn out / invisible) road markings	29/04/23								1	1																
183	Rain	29/04/23							1																		
184	very use cycle rame running adjacent to two between notation; all the way to action. The new cycle lanes adjacent to the A40 start at Acton and carry on into central London,. This is quite unfair as the bulk of my route into central London, from Greenford adjacent to the	29/04/23	1			1	1				1																
185	Age, health.	30/04/23						1																			
186	rount want to cycle, I would rather want then join the people who dreak all of the nightway laws in rights of way and expect everyone from pedestrians in canal paths to drivers on the main road to give way to them when they don't have a right of way. So long as you're	30/04/23												1	1	1		1					1	about loss of	:		
187	My age 70+	30/04/23						1																			
188	Potholes, speed humps and uneven Road surfaces in areas that don't have dedicated cycle lanes. Also, the amount of traffic and car exhaust fumes are detractors.	30/04/23								1	1									1							
189	Pot holes and glass. What are you doing? The roads are a disgrace and unsafe for cycling, particularly if you're new to cycling. Add in illegal food delivery drivers and it's a nightmare for any cyclist	01/05/23								1				1													
190	Baby daughter not ready to be in back seat	01/05/23											1														
191	I want to say better cycle paths would help, but far prefer better marked quiet ways and regular cycle path markings over the kind of not all that convenient, expensive and intermittent projects proposed like St Stephen's.	02/05/23									1																
192	Lack of consistent stretches of cycle lanes. The lanes are stop start from ealing to Shepherd's Bush	02/05/23									1																
U 193	Weather, and I have 3 kids	02/05/23							1				1														
D 194	Hills	02/05/23							1																		
D 195	I don't want to. Public transport is good enough or I walk.	03/05/23													1	1											
J 196	Cars parked on narrow residential roads used as rat runs makes the space too narrow to safely pass oncoming vehicles that are on my side of the road.	07/05/23										1															
197	I don't WANT to cycle anywhere!	09/05/23														1											
198	Lack of education for teaching my children to ride safely and confidently on roads.	09/05/23																					1	Lack of training			
199	I prefer to drive as I have to carry heavy kit. I also don't like to be classed as a cyclist as so many of them break so many laws and don't care about other traffic	09/05/23											1														
200	Not all journeys are suitable for cycling.	09/05/23																			1						
201	Road quality - too many poor surfaces.	09/05/23								1																	
202	Massive potholes in the roads. It's so dangerous and feel like I need to watch the tarmac more than the hazards around me.	10/05/23								1																	
203	I work long shifts and just cycle for leisure	10/05/23																					1	Only cycle fo leisure	or		
204	Poor standard of driving on London, Roads in particular lack of space given when overtaking. Use of door zone as bike lanes	16/05/23									1	1															
205	Aggressive drivers bullying cyclists, honking, shouting, close passes for a few seconds. Also not giving way or indicating. Drivers complaining about cyclists but flaunting Highway Code constantly	16/05/23								1		1															
206	Weather, uncontinuous cycling lanes, pollution on busy roads, safety	17/05/23							1		1	1								1							
				1	0	10	7	59	37	35	25	23	22	14	12	12	11	9	7	4	3 2	2	4 10	0	0	0 0	0



0014	The systellator along the east side (bending smill) of the Baskon Read between incurring that and freewholms: Control requires reaching Thought ince make last side (busing east) of Baskon Read and Aller and		/4/0001	Mar. Communication of the Comm	SEI Baston Rd, London, W7 NO.	Straton Warner	Hansell Breakery/ Northfold	Sand resortating these sections appear poor		1																				Т	
6017	James requires resurbating Gars do not store at recordates t		/4,0001	STATE OF THE PARTY	Charletten Flavor, 16 St Martifera's Rd, Lenslan,	Saling Common	Hansell Ernedwey/ Narrisheld Eating Common	Pear driver behaviour	1	1		1																			
oosa	Pathelin	1 4		DESCRIPTION OF THE PARTY OF THE	Cheband Marin Dal, 35 Remelagh Rd, Lambles, WE SEL	South Ealing		This location does appear poor in general																							
0000	Pathelin		/4/0003	20154000 TOWNS OF THE PERSON O		Saling Common	Saling Common	Appears year insume welfore																							
0000	This manufactural has multiple entity favors where drivers in LIN favor understale a solicite in righthand large who is sovered by giving way to a special on the record about. Outcome many near entition. ATM this is much server at III facini families / facility families where I have been income all fails for (they drove off)		/4/0003	21775044710107 21775044710107 21775044710107 21775044710107	S Rainding Rd E, Lamelon, WSS GAZ	Risharger	Rishanger	Dangerous roundalous to spalints - this is part either new Described in Eating lin- and thermule currently suggests a langer route utilizing the seless creasing																							
0000.1					2 Sealah Camman, Lemian, W13 80s.			Additional Insultan for previous log				1																			
0061	Optionment the lights would be beneficial how.		/4/0001	TUNIONE STATE OF THE STATE OF T	3 Breadway Lember, W150MI	West Saling	West Saling /Walpale	No syde infrastructure at it junction of Unbridge/ Northfield/Desylve Bridge reads. Lide Sean Gardens belaged				1		1																	
0062	Can are perpetually parted along here making it dangerous.		/4/0003	281170C 281170C 211170C 211171C 211171C 2117171C	J Breadway Lendon, W11-0802 Lendon, J Lendon, W11-081 JOS The Breadway, Lendon, W11-007	West falling		Car parking on route (south lie a reference to linkridge Road heleped)																							
092.1		1						Additional Insation for previous log		1		1		1																	
0065	levrine, saws and biles have make it very descring by less southiled epolish.		/4/0003	20 Mary 200	Links 11, Disdamn Yand, Longitud Jun, London 16/5 288	Saling Broadway	Saling I Brankery	Pass bily referencing Unional Board halogost				1																			
0064	With loom stepping reset series, less of ears, feath Ealing Seedin difficult to needgebr		/4/0003	COMMENTS OF THE PARTY OF T	113 E Saling Sd, Lendon, WE GQ/	Smith Eating	Northfield J Ealing Commun	Pear Readwaldy: no up h observation but (Base no adjusted) Linksidge Read but span, lacking spile inbustration		1		1							1												
0005	This is not great tenentigate		/4/0003	17864000 17864000 18864000 18864000 18864000 18864000 18864000 18864000 18864000 18864000 18864000 18864000 1886400 1886400 1886400 1886400 1886400 1886400 1886400 1886400 1886400 1886400 1886400 1886400 1886400 1886400 1886400 1886400 1886400 188640 189640 189	1/5/CDC, The decadle Centre, 55/52 The Broadway	Saling Broadway	Saling Brankery	Underlage Recall had squals. Sanking expile infrastrumber						1																	
0066	The windows Sinds Lane to Fast Assessmin, sourced in Sites and very healty in		/4/0003	2017/02/ 201	200 Park Jun; Smokall URS SAN Harmell Flight Or Smin; Grand Union Canal;	Southall	Section I Securiory / Securior I Green	Cycle / fisst undergans connecting blanth / fauth requires sitesticleaning an improved lighting									1														
0007	The path is not wide enough he equilate, and nations it's also puse quality and healty in		/4/0003	\$140,000 \$10,0	Right Of leads, Grand Union Canal,	Harwell	Servered Green	Grand Union Canal narrow and hadly 18				1																			
0008	Unbridge final needs subviential improvement PORTO you remove money per same or need your street reason.	1 4	/4/0003	THE PROPERTY OF THE PROPERTY O	Inon Bridge, Unbridge Rd, Southard USE 1811	Southall	Normed Gran/ Southell	Unbridge Road in general (Iran Bridge)	٠			1																			
0009	PRINTED AND YEAR YOU FROM THE HOUSE PROVIDED THE AND THE PRINTED AND THE PRINT		/4/0003	29509000 011112090000000 011112090000000000	Charch Smithall, Unbridge Rd, Smithall USS 3101	Southall	Sendary / Sendary / Servend Green	Remove upde lanes (hill the opple lanes have love her since at least 2008 and or not therefore the cause of increased corgolism)																							
0079		-	14,0001	1493-2007 017-100-100-00-00-00-00-00-00-00-00-00-00-0													+	-								-			\perp	4	
eers			/4/0001	personal control of the control of t												+	+	+											\perp	\dashv	
8072		-	14,0003	Description of the second seco												+	+	+											\perp	\dashv	
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oors		- 1	14,0001	A STATE OF THE PARTY OF T	14											+	+	+											+	+	
acrs	Read variances Waymouth Jornacia years. Speed tomps should have featured unitions for hilles. The interestion between Brandons and Specialistic Jornacia is hiller.			CONTRACTOR OF THE CONTRACTOR O				Sead surface / speed loany without Eattered sections the spile infrastructure at it issection of indeciden /		1		1				+		+							-				+	+	_
oors	The intercention between Brazolasy and Rechilehit Junear is bile unbinnelly, particularly on Breadway.		14,0003	\$11000000 \$11000000 \$11000000 \$1100000000	MESONS 23			lise systemethers and jumition of linkerings / Barrishald / One year Bridg reads		1	1			1	_	-	+												-	+	_
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0003			/4,0003	THE STATE OF THE S																										-	
0084	Very danger and		/4/0001	DESCRIPTION OF THE PROPERTY OF	Mild Green Marries,	West Saling	Named Branker	Nondmonipt but Insulian is subsed street																						\perp	
0001	Very dangerous for spillwis and bites can also and the road for any. This road is too surrouthe book, care and spiles all al ones		/4/0003	ATTIONNESS OF THE PARTY OF THE	NUTOER ECommisse Ed, London, Loubell	Southall		General read safety concer on aggresses to be a Bridge junction						1																	
000	cycling nears where present present across the present resources upon form supposed spile learns are not safe as there are search with languages which solitation with time or part in Deserts often delete, or other advisacions. These need to be proper to grapped example are not lating and all learning his makes opinion as with white		/4/0001	DESCRIPTION OF THE PERSON OF T	120-127 The Valor, Lensier, W3	John	East-Selson) Southfield	Untivide Band pin-general request for increase segregated spile infrastructure																							
0007	alternative for an every people as provide. But its remittee the		/4/0001	201100 TO STATE OF THE PARTY OF																											
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0066	Paraci do los Segunios Caracinos had acudo de actual de acudo de a		/4/0003	2011/10/20 2011/10/20 2011/10/20 2011/10/20/20/20/20 2011/10/20/20/20/20/20/20/20/20/20/20/20/20/20	Coronation Rd, Johnson Way, London,	Park Reyal	North Artes /Kanger Hill	Green Lane Steam Communities Read, Land stamenship ma- make this proposal complicated bull-rould removed cyclinis from									1	1											\perp	\perp	
6087	These way applied with mentional allowing most state of Placons Cross Tribbing Throws remarkable of the METER.		/4/0003	0.000 10.00	18-19 Herem Ern, Senden, WS 248	Saling Drashary	Ealing Brankery	No syste puth adjacent to the state of the same to the		1							1	1											\perp	\perp	
0066	Northinson's pole lane needed over national bridge in this Hashings Boat Thompson in Gordon Boat. The splitt believe used of Hashings Boad unto it Lemansh Boad in difficultible opinion. If Barman Pillaria in Bormpari of the nations, as has been processed.		14,0001	Part March 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1	20 Havings Rd, Lambon, WEST-ROP	West Saling	Ealing Brankery	regional cycle and heads for th Enting homeone in it new Greedand: Eating cycl neate Lands, visible had narrow as a pointed lane regional year and possess of private year and possess of private years.									1	_												\perp	
0000	for discusion, the confirm and across Mattinis Lane in Welpyin Park needs a school fallin, with a humany build use on the needs former, and parking received along the assists shall be found for an Alberta Land, make up-ling through the Elemann's development legal.		/4/0003	AND PROPERTY OF THE PROPERTY O	Earner Pille, Lamber, NY LIE	Saling	Saling Brankery	the requestioning relief to the requestioning relief to the sauthern relief to the rel				1					-	-								-					
8100	the energeath of Basian Manur station in Haunslew		/4/0003	1870/902- 227794930000000000000000000000000000000000	d S. Readine Sal, Lennison, W.S. REIM	Jeton Town	South Artes	Request for cycle lane on Ballo lane Sorvey tower			1					1	+	-											$\perp \! \! \! \! \! \! \! \! \! \! \! \! \! \! \! \! \! \! \!$	4	_
6101	This, in really land, subhelphal and not every to use at all. How do you place yies 1000		/4/0003	2004/00/20 10 10 10 10 10 10 10 10 10 10 10 10 10	Brankery Ealing Lamber W1100E			Survey tosser								1	+	-											\perp	_	Survey Insur
6100	wannaman yan ne ne amawa a ajaa na matama garang ar bani al laling Basahay shalan. Da palish asambisha	-	14,0003	17 (1977) 1981 (19	V an, Cembral			Paur nyo e annos vom ou North to construi ou '-									+	-											\perp	4	
4101	THE CHARGE THE THE THE THE THE THE THE THE THE TH		/4/0003	STATESTALL	Buildings, The Breadway London, MS	Saling Breakery	Saling Streetury	parking attacking Brandon station. Newb. syste laws heading worth on Kaven frees and for a small sent Patentially dangerous junction/road markings									+	+											\perp	\dashv	
8304	palmirians going limb ways that is difficult to read intended downton. The narrow gap for cyclick between helicash also make it likely for	1 4	14/0003	DESCRIPTION OF THE PROPERTY OF	Con, London, WS 233	Saling Breatury	Saling Streethery	summing the spile reads: Leting Breathery station as movins Leath / Earl' should be addressed organity, dis- committing to / Item the sys-									+	-		1		1							+	\perp	
8105	It beds netweety amade in horn the ADDI into Queen's drive [and size serva] at this junction. The amenical explicitors are the ADDI also makes need going to blook Addin difficult. Please make it had safer for applicable here into the ADDI from		/4/0023	274000000 224100000000000 2241000000000000	36 Hanger Ln, Lendon, WS 234	North Ealing	rlanger Hill / Ealing Gamman	path almogration hadd in dangerous at this junction and crossings are not adapted for cyclists. Amount spectrosists conditions continuing	1								+	-			1								+	\perp	
6104	Please make it feet safes for spilitals in have into the MEG from Unbridge Boad feet of our ways. Disk will help notice the view and more little from AD Charlack more assessible for opinion. It would be greated Earling smild for assessment feet for place CV explorately and the popular CV explorately.		14,0001	A PROPERTY OF THE PARTY OF THE	Landon, NY 349	Earling Common	Earling Commun.	The complete of the complete o		1	1					-	+	+											+	+	-
4107	The new Giff apricessey is great but proorly signal.	1 4	14,0001	Account to the second s	dur, Landon NVL 185	Balled Park	Smithfield	Improve CRI blue noute				1				+	+	+				1							+	+	
0306		- 1	/4/0023	CONTROL OF THE PARTY OF T												-	+	+											+	+	_
2309		- 1	/4/0023	A SOUTH CONTROL OF THE SOUTH C												+	+	+								-			+	+	-
6133		-	/4/0003	A DOMEST WHAT IS 11 INCOMESSION A DOMEST WHAT IS																											

****		4/4/000	100 Com profess (100 Co																							
8113		4/4,000	20000000000000000000000000000000000000																							
8113	Sensors of the 6 lanes of ineffs this sindship furbridge road is really explanated.	1 4/4/002	2001-000-000-00-00-00-00-00-00-00-00-00-0	SET Unbridge Rd, Smithall USS NEW	Hansell Sonson	Section alongside the Hospital is unpleasant (N sagregation and defended) lane appears possible on it south side.	il han																			
6114	despite the speed limit, see drivers can be very pushy as there is a' much space to exercise	1 4/4/002	127700000 127700000 127700000 12770000000000		Saling Brankery Hange Hil	Minimal road space																				
6115	Going and the roundalend is vill very shallenging (because of the builts coming from horse long) Going west into much before	1 4/4/002	027111001302311 027111001302311 027111001302311 0271110013023111		deten Sauth Artes	Expery flower reconsistency Pleasing East the expire rec- suggests using the creating the North of the reconsisten- housewer this amounting has a be expired and the expirits as					1	1														
***	Although I sorthis sirent I recent mediated it was supposed in ite a expire way. Twillin is fast and aggression on it.	1 4/4/002	017002000000000000000000000000000000000	UBS 284	Southall Margaret	Lenk of olser epole infrastructure on this senti- of blue reads. Other section have very faded spile Land														1						
8117	This sirent is used as, a rat run lay can drivers wanted to assist the traffic light between greenless reaction for solicity read next. That would be great to add believels to view through traffic.	1 4/4/002	11800000 118000000 11800000000000000000	EJ Content (n) Greenland UBS EXP	Greenfand Greenfand	Blue Boule 87 is a rai runs Cestams Lame	٠.																			
***	Servicement (several producted	1 4/4/002		S Hanger in lamine, NS 349	Saling Saling Common Common	Underlage Road hatsput- difficultiventinologi East across junction					1															
0129	Sinky jumition, definery delaws park in edge of road cyclishs must marger into central land on a result	1 4/4/002	2007/2007 2007/2007 2007/2007/2007 2007/2007/	3/5/CDC, The documble Centre, 15/53 The Broadway	Saling Saling Swedury Dreedury	Endorsign Read Instrument Chr. The Lantoner / MSLS	٠.				1	٠														
8139	Ox sendinound, risky nordinound, in both directions. Elegally partied not search danger	1 4/4/002	2000 Tools (1000)	I M High D, Greater, Sendon, N/I 602	Jerten Bauth-Jerte	Unbridge/Insal in John shallenging+parking senseems			1 1		1	1														
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604		4/4/002	manufacture (C.) Annual C.																						\perp	
ens.		64,000	# 2017900C ***********************************																						-	
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6138		44,000	2000 (1000 000 000 000 000 000 000 000 00																				+		+	-
6139	Difficult in cross sharing heap periods. Care, rase dozen this similab of barishful date:	1 4/4/00	#11 MARKET TO THE TO TH		test falling Walpale	Speeding cars near junction			1														+		H	
6130	This jundant is dangerous for option.	1 4/4/000	237911991230001 23791199123001 27912200 21912200	J Brandway Lendon, WEI-1002	Sent Saling West Salin /Walpole	Undersäge / Navränfäslid / Energisse Green halbspali (Da / Unde)					1							1					+		+	
601	There's serie gravalularis for a politicis around the entire blackfoldula. ervis. Cars mit side shreds without breaking or speed.	1 4/4/002	2 11/2 10/2 10/2 11/2 11/2 11/2 11/2 11/	112-92, Nambhald duman, Lamban,	mentalata Nacionala																				H	
883	intighten fload is a huge brase in the area between it's scendar, a major rations. Cytiling is very difficult durin combant stream of audits. I would vargentimating the entire read one vary and adding a splic rescribe flow.	1 4/4,000	110000100101 110000100100100 11000010010	62.79 Grighton Rd, Genden W11962	Hansell Breakery Sorthfield Walpele						1															
****	The opting path on the North value of Unbridge Stand is partly on the parameter and as one patient is transact the path of patient issues as a second for my safety as a pelluh fan. The replicipal is design Cannowley the house is not continuous. As a mail is pollulo are bropostipus the energy clase of the read or on the account.	1 4/4,000	Page	Commun Rd Common Rd London, WS 308	Saling Saling Common Common	Grighten Read rat run. Suggestimm of our way vyph with cannote flow for ryptin y with reader flow for ryptin y way for the line gring as a may inflame LTM tension flow to the Read of the run flow to the Read of the run flow to the Read of the run internal said of the parame internal said of the parameters		1						П											\Box	
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6142		4/4/000	11 (100 (100 (100 (100 (100 (100 (100 (-			
5345		6/600	Management of the Company of the Com																							
0145	Cycling on labridge fild in Southall in dangerous due to heavy toolfis. Collins on assumed in a risk from the recognish with small r	1 4/4,000	23 133 134 134 134 134 134 134 134 134 13	Limpoli, Seubali	Install Install	/ General hours with links by					1															
4144	Gailing on paraments in a rish Framenia are remanded with people integrity packed CAM and gods. Have been determined to be the action of the control of the	1 4/4/002	STATEMENT OF THE STATEM	Sile Windows B, Lendon	dates South Arte	Peer driver behaviour at junction around John Too Hall.	4 .		1																	
6147		1 4/4/000	22452547500 22452547500 124525475000 114516965500	1 Hanger in Landon, NV	Saling Saling Common Common	Unterlaign Board / AUDE hotely					1												+		+	
2148	Peel would gaing wouldness have since either vehicles, are all the worths lights. But so had coming the other way	1 6/4/000	20010000000000000000000000000000000000	2 Breadury London, WES-DIES	Hansell Smalleling Streetwey Walpole	Congress Bread / Nordellode Congress Bridge heloped	e/ 1	1			1														\forall	
2149	Observated in two night here when going went, but it's readily hard in the safety an iterat's weatily a sheare of well-to pushing past inno. Signally that if requising over when exalts in a lead and drivers assufaced by the contrals we	1 4/4/002	11.101.000.000.000.000.000.000.000.000.	Units 3/3/00C; The America Centre, 55/53 The Streethers	Saling Saling	Ealing Broadway Christin Eastern helopat																			Ħ	
2210	I don't led unknypling dong the inhology fload with the amounted whiches and lease, along the roots.	1 4/4,000	2000-000-000-000-000-000-000-000-000-00	3, The Triangle Centre, 300 Unbridge Rd, Lendhall LRG 350	Harasi Seen	Uninsign Read general soncern - seeningly around Ealing Hospital	-																			
6111	Absorpt continues when expling along fluiding float flars brown by Periodical poster lead they expline along the purioses plothish sanget extensively modelfy or on the parament as case, get oney often in epolists. Option soule brown its Grambord is summabed souline.	1 4/4/002	219000 1000 1000 011000 1000 1000 011010 1000 1000	Grandwel Bridge, Batchy Rd E Grandwel USG SKP	Greenfand Named Harmedi	Names' coast air mar receive, shanned passement look in lan- aleur markings, which mar- help. Granth shife (heading) West issuemb. Grandland) h a cryste lane another read to	de V E 1																			
6112	Failway along the Grand Union Canal should be mismoded all the may along the seased. I predominantly you, but always play along the seased and long-stopping posts pollab. Along the results. It amplitures when it's consider with sealines, resource and explicits an time narrower paths, expensivly when a policy's are twentiling at pure.	1 4/4/000	2 100 100 100 100 100 100 100 100 100 10	Remote Figure of Inde, Grand Chian Canal	Harmed Sermond	General entersion and improvements to Grand Uni Canal reside					1			П									Ţ		Ш	
4111		4/4,000	27169900 27169900 2166990070000 2166990070000																				_			
4114		4/4,000	1210000000 0.12107000.701000 0.12107000.701000 0.12107000.7010000 0.12107000.7010000											Ш									_		Щ	
4111		4/4/002	200000000 2000000000000000000000000000	22 Station		Uderlige road traffic																	-		\sqcup	
2214	University fload is poor incomuch trolling gons now the whiteline; parting on laws; speed of whiteles.	1 4/4/000	00000000000000000000000000000000000000	Farade, Uninteger Sti, Lambon, NYS NO	Rating Rating Commun. Commun.	common stream lifeting Common station - lines as very fasted and sould be improved			1	1		٠								1			+	-	\perp	
4117		4/4,000	OFFICE OF STREET																				+		+	
4114		4/4,000	01 1000 10 1000 011 1000 10 1000 011 1000 10 1000 011 1000																				-		\dashv	
4119		4/4,000	2 11 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1																			\vdash	+		+	
6360 AMI		4/4,000	21111111111111111111111111111111111111																				+		+	
6362		44,000	11 001 001 1110 21 717 000 120 001 21 717 000 1110 1110 21 717 001 1110 1110 21 717 001 1110 1110																				+		+	-
6363		4/4/002	#11.00000000000000000000000000000000000																				+		+	
484		4/4,000	22000000000000000000000000000000000000																				+		+	$\overline{}$
6365	Quide farms across the bridge of Windfalling visition acromption the pin up wisting cycle farm. Dok bridge is disquested as the Do government in the bridge spit graphs and	1 4/4/002	2 10 10 10 10 10 10 10 10 10 10 10 10 10	SI Chaylen Green Rd, Lendon, WELLOWS	West falls / Waipale Saling Streetury	Elizarrassia institución y an espile infrasirución e ai a pin paint	Y. 1				1			Н											H	
2365		1 4/4/000	23345277931965 100-7-00 20071 23234527 2323	3, Central Baildings, 1 10 the Broadway Ismalon, 105	Saling Saling Brankery Brankery	hebyek - ne opde inhestrature at falling Brandwy station		1 1			1														\Box	
4347	The spile lane ends alreadily and you have to spile on narrow promenties continue Northward. Opling Enablemed this side is havelake	1 4/4/000	2007/00/ 2007/00/ 2007/00/ 2007/00/ 2007/00/	25 Gammanhar y Jan Landon, NS	Saling Saling Commun Commun	Previously mentioned income with heading blook / Earth Alback between Earth of Command Papers Lane, Northiston, populars as named as a reason of the Command Papers Lane, Northiston, populars as named as a reason of the Command Com																			П	
						- Anna carriagement																	 	 		

			- 1	da Casa ambana		General manifestations	-																								
2368 W	rymoth line's, dangewody hasp during what dring off and pick p. Ine many cars and/overgeneithe parking. Makes spiling along here with a shift very seary	1	4/4/0001 0	Mariana Marian	moth stan 18	General road safetyon an residential streetsal a North / Easth Units tracks. Might be worth a road markings	- 1 1																								
	No groud reade from Northfield due to the North side of Salestige Read		4/4/0023	ESPECIAL STREET ESPECI	way min Manadaling / M	t Saling - Undertalge / Northshol algorie - Grapton Green holog																									
6179 h	as dangerous to turn orde listeridge road, no segregated syste ture		4/4/0003 22	2011/100 Inch	to the state of the	depote Section of the Broadcase	:																								
			- 2	WILL	dies, IRO						+																		-		
801			4/4/0003	STREET, SELECT		Road is narrow but the					+																		_	Ш	
6172	for comfided result in term name way people park stars which is consequed, and to the result plaints has filled have to expressed explaining of the command adding to parking more, clearing the juristics attailing and of the result.		4/4/0003 01 01	CONTROL STATE OF THE STATE OF T	held don, Mark Saling Wa	Read is narrow but the double pallow lines be could be extended at junctions. A new way provides numberflood of the more advisable	Sich Sie 1 Hills 1	1																							
6175	People do not respect up lesseys, sons parked / using lares		4/4/0003	11 11 11 11 11 11 11 11 11 11 11 11 11	inger Went failing Wa	Section of Salaridge Se Secondary with mini- cipale inhanisation and part epolations subsidied learn, faded lines	ad/ od ngin 1																								
6176	This equipment should be connected to unleridge road to support replic leading the quiete equipment mass healing beauthory states (alternative to spelling draws sales light road which is heavy and dangeroad).		- 2	#11 11 11 11 11 11 11 11 11 11 11 11 11	den Vankfaller (1	boun, fashel lines Cannesting new Drend Ealing Sugges ind obseshore as allows allows allowed to the Real Sugges in the State Suggest in t	rd :			Н																			_	H	
	(discontinue to synting drawn valentige reset which is loop and dangerous)		- 5	WINDSHIP OF THE PROPERTY OF T	DE Bro	allery afconnection to the Ka Read home sone	ing				+																			\vdash	
een			4/4/0023	11111111111111111111111111111111111111																											
8276	Sinth sixular bile path needs improvement. The surface is very poor and there is no easy very in cross lideridge fixed		4/4/0023	2007/2007 2007/2007 2007/2007/2007/2007 2007/2007/	nger don, North Eating Han HL	Cpile path on the works ARDS resultine impresse additional constant, or access, to residential of to the Both East	rand :																								
6577			4/4/0023	### (**********************************																											
een	Gangerous, unpleasant, to be assisted as in-			100 100 100 100 100 100 100 100 100 100	X; sales dating to	sing Orbithelesino/A	as .	,			Τ.																		+		
	sagence, orpotation, or an amount at it.			-							Ψ.	·		ļ.																Ш	
4179	Surgerous, explorated, to be availed as in-		4/4/0003 <u>01</u> 2	228 BROOK STATE LONG WILL STATE STAT		ruell dusy / Enzytee Bridge haby djacke	dd/ d					1								1											
6180	Gargerous, unpleasant, to be avoided as is.		4/4/0023	Adam Service S	Co Sense Sens Sens	musti / Adams Soundalment rysle inhastration																									
444	Sangerous, employants, to be availabed as in-		- 1	### Company Dealer		remed East side of involving																									
6162	Gangeroon, unpleasant, take avoided as in.										+																		-		
880	Gangerous, unpleasant, to be assisted as in:		4,4,0003 E	OFFICE AND	Dail Wells Se	altel general sonoen altery								Η.																Ш	
6463			4/4/0003	DATE OF THE PERSON NAMED IN COLUMN 1																											
0.000 W	alling the 'spile moid' along the labeling final a Cycle finale is a skiple. You permit parking in the spile lares. We need a proper Cycle lare along the labeling final, similar in standard in Obswick's CS.		6/6/0023	STATE OF THE PARTY NAMED IN COLUMN 1 IN CO	No. No. Series S	manii Unhappy with standar dracy / Unbridge Snad.																									
	he Besten Manor Coolerande in Ealing in poor quality. It needs to improved in bring it up to the standard of the reads in Novecless			100 100		Managementing Section Ma Seed Improvement																								П	
-				the Commence																									+	H	
				10000000000000000000000000000000000000		aling recordates in / position Marys / South Ealing I			1		1				\vdash			1				1				_	-		_	H	
687	Again on the Libinidge Bood in Arison, Like for ther work, the syste lane in inadequale, tragenesisty and other blocked by materials, parking.	1	4/4/0023	2100000		h Artem Universitäeri rysile lans Universitye Nasad in Ari					1																			Ш	
***	There are useful fragments here in go north, but they are not a complete mate. We need joined up inharimeters.		4/4/0023	20012011120000 20012011120000 2001221200000000	t Sui, Si 1975 Manageriller Brea Face	oling This appears to be a refindery / to SES sections of which poorly designated																									,]
	Full of moderniground adjacents in the west cide of the bridge. Many politicis, between Keyn Fernands and the bridge on the excitoroid side.		4/4,0003 (2	STREET, CON-	13 No. Section 15 No.	the entire and a second a	One 1									T														П	
			1	100002301110700272		distance for the same of the s					H				\vdash									+		+	+	\dashv	+	\forall	
2300			4/4,0003	I CANADA WIN	on, West Saling Bra	new Greenhoot - Earling- debit smally the James unex as new reparent the notineeds. There	der 1 main eis				+							L.												Ш	
	The and further yearly path next of iron-fixings has best all tim- markings and in proofs signoreded. A cycle priority phase at the lights heading with from Windowill Law amold bely cyclicis? confidence at this lawy and intendeding junction.	1	4/4/0023	23007020 248,1 Cabe		the section of the se	1					1				1															
esec 6	entercycle safety encourse over the school bridgewoods bevery selective		4/4,0001	31117202 A. Cor 31117202 Hill For 31117203 Hill For 31117203	de Place solo, mon, West Saling Stee on,	unger) the Drayton Green to nilling nations Bridge which to deary part of CSS. Difficult to I falling what could be put in p	-	1 1																							
	he ballerd layout and is explit positions, at the southern and make or a difficult manuscore and can souse unnecessary conflict with probabilisms that maid confully for reconsidered		4/4/0001 22	22,213,227 Copper St. (1997) C	nds m. South Saling No.	alpoire bayond highway surfacil Old - Easth and of the through lands Ealington to mospetion late b bullands to present a bullands to present a bullands to present a someone in refation b	mole moles moles moles moles in 1			П																					
	,			TOTAL PROPERTY AND		someons in relation to					+																		-		
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4385			4/4/0003	PARTY PROPERTY OF THE PARTY OF																											
6294			4/4/0023	#18792 118792 118792 111189120007 111189120007																											
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6388			4/4,0001 0	DESCRIPTION OF THE PROPERTY OF																									_		
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6300			- 17	1 100 100 100 1 100 100 100 1 100 100 10																											
E301 E	by date the spele late of a angle and even the parameter? If polarities or or eight of any, where do it would Cyplich, don't see alternation, if they have their see late, but they have their make related to produce their seek and the speed to make their seek as the parameter of the seek and the seek of their seek and the seek of their seek and their		4/4,0001 2	STATE OF THE LABOR	D land Ladbury Hill Gre land	lin sindous sauce for out the cycle path snow ands pavement making is but last the paving an alternative reviewal.	ere ere gand																1								
2300 M	The bragad hites resolved huge investment and impresement but are was no point doing this when saved and rivers level (bereatly litch waterways) are so had at keeping bress and bushes in immed.		4/4/0023 22	20,2	G p'Dr, and Greenfand Gre	Appears to loca new potentially everyments	a																								
500	emails and photos. The bragach has received huge investment and impresement but mere man no point doing this when saved and rivers invest (become). Who hadronous place on bad of illustrative from all bushes in invested.		6/10023 02	STATE OF THE PARTY	Tide Completed	mited Appears to line our	a.,				t																		+		
2	quarter benefit index experience para to grant and by the disease of the control			LICENSE TOTAL Green		of trapeth					+																		-	H	
6304 bi	Web malermapy, are us had at keeping trees and lookes trimmed. Their container service has also get move, requiring expented smalls and photos.		4/4/0003 C	Desirement County Count	Greenland Bru	attery potentially every near a selection of temporis	etien 1		1	1	1														4		1	\perp	_	Ш	
6305 bri	The language has a received huge inventment and impressement last serverus as point delay this when send and river level [fermed] with waterways [or or had all inspire] were and last him interest. Their exaltence service has also get serve, requiring expected emails and photos.		4/4,0003	21 100 100 100 100 100 100 100 100 100 1	man Hall Greenland Street VII Me	deary / Spiners to be a new adv potentially everyment. of temporis.			1	1																					
E306 Ini	The integrate has sensional hope intensionent and improvement had nor may me point during this when small and rivers invol (formally trick authorous) for on had all hopping term and has has become their statement with the all to go ones, requiring repeated entails and photos.		4/4/0023	Control Contro		Appears to line a new specially everymen s	a			1																					
			4/4/0023 2	100 100	Mall Saling S. W.S. Common Co.	of Unioning Read. T respondent may have a that a loss / spile lane	Ξ.			П																				П	
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6309	Cyclings heads for bannesi. It's dangerous!	1	4/4/0003	Section 1	Md. Saling S. Wil Brandway Bra	along San systing					1														4			Ц	_	Ш	
6210			4/4/0003	The state of the																											
6311		٦	4/4/0023	7011402- 1011402- 1011402- 11111402-70144							I														T						
6313	Peer read surface		4/4,0003 03	22102000 7 100 700 0 22102000 7 100 700 0 221020000 7 100 700 0	Mil. John San	b Arter Sections and of Albred				H						T									+				+	\Box	
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6213	Peer read surface	1	4/4,0003 2	11 10 10 10 10 10 10 10 10 10 10 10 10 1	alan Erst detan Erst	Action powerent and highway warrs, Additionally sys- are highly likely towns	ar all 1 lain Box		1		1 1				\vdash											_	-		_	H	
6214	Peer read surface	1	4/4,0003 22 2	11/11/12/20/20 Brown Bro	and sian W	Deplicate of comment of therefore notice logg	-								Ш																
4215		Ī	4/4,0001																												,]
6214	Quality of the road in pose, needs recordering		4/4,0001 22	2011/10/10/10/10/10/10/10/10/10/10/10/10/	den deten Nert	Read surface on Ci- forcement does appear and includes full solds	<u>.</u>				1				\sqcap	T														П	
			- 2	27651277720005111 WES	ur .	humps.					Ŧ				\vdash									+	+	+		+	+	\forall	
6217			4/4,0001 01 01	THE COMPANY OF THE PARTY OF THE							1				\vdash										4	-	+	\perp	+	\vdash	
2218	Quality all the road needs improvement		4/4/0023	2200 7 (200) 2 (200 7 (200) 2 (200) (200) (200) (200) 2 (200) (20	Mil Sent John Sen	Setton) Sertion of University Stee down appear in herin y condition	1		1																						
6219	Quality of the road needs improvement		4/4,0001	2 Company Control of C	pen Sti, John Smit Sti	Blue Route, condition of Lane and highway are p places	aprile me in																								
6220	Newly yellow lines where the parament arrosses in the same l.		4/4,0001 22	501120000 Engl	nk Md. Namik Arten Nami	Pin appears income small records around the second control of the				П	T					T														П	
	menganin a ngeromin unga penaminan sa sari yanan Bagaly ali berima		1	DESCRIPTION OF THE PARTY NAMED IN PA	Thi	CBI and CBD - newy inhadousher and con appear landful	-			H	Ŧ				\vdash	H								+	+	+		+	+	\forall	
	lig levins going to solve coming the other way so this is a death.	-	-pay-1003 22 22 23 24	SALES AND SALES	No.	names with parking or sides and larries asso industrial pressure	ands s		1						\vdash			1							-	+	+-		+	H	
8333			4/4,0003 21	70 March 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1							1				Ш														_	Ш	
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6234			4/4/0003 22	INTERPORTURE DE LA CONTRACTOR DE LA CONT							T																			П	
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6225			4/4/0001	Star Company and a second seco																											T	П	
6224			4/4/0023	STATES OF THE ST																													
6227			4/4/0023	\$7307407 0.33074074074074 0.33074074074074074 011.3174640874074 011.3174640874074																													
6228	befor connection to the main road would be greathere		4/4/0003	2010/2020 2010/20 2010/20 2010/20 2010/20 2010/20 2010/20 2010/20	6 Hanger is Genden, N 344	Earling Communi	Earling Common	someting in from C41 alone beloped it may possible to make it sine spolists that the Earl via the 1400 heading North.					1																				
6229	Cars turning left into hanger laneure always a worry here		4/4/0001	12012702- 02903903-03904-0- 15030770203-0- 0202200401304-0-	1 Hanger is landon, N 140	Ealing Common	Earling Commun	Cypin inner says againm a remaining lines, appear it rilles illessed care, are fun- leth into Kanger Lane the will be light which me compand carear to, line	Ē .		1																						
6280	lack of a committee between the bas ends of madeling road and gorden road is a real local born. Don't really enjoy the roundalment and the number of locals.		4/4/0001	MATERIAL PROPERTY OF THE PARTY	18-19 Heuse Gre Lendon, N 248	Saling S Branker	Saling Drambary	Hause Ereas / Eding Brandury visition helis, the realists convention blading lead to Govien- ia via Hause Greenlant consolings and the park y		1																							
6283	ås detailed in survey response Publishs, fashel markings, delaris, parking eta		4/4/0003	\$100,000.00 \$100,000.00 \$27,000.00 \$11,000,000.00 \$27,0			South Action	Usbridge Road in John. condition and Tron.org in places. Parking on parelithed in designated but Toucking in highly in																									
6292	da delan camonenia		4/4/0001	271214042C 02810214042C 028102141742474 01110214177427474 02810214124427474	SS-2 Hard Green, Lambon,	Ealing Common	Earling Common	Unknown, Street appear names Could be referred the namely section or Unknown appears to be condition appears to be			1																						
4203	da datan cammenia.		4/4/0023	22000-000-000-000-000-000-000-000-000-0	Dribbathou Church, S Common A London, W 20A	Earling Common	Earling Commun	to the condition of Union Read but it appears also this point. May also it referring to the path sonnesting Unividge So																									
6284	da datum ferinasia		4/4/0001	0.0477007 0.0477007 0.040240000007 0.04024000007 0.04024000007	16 Deletel Rd, Landon RVS 216.	Saling Brooker					1																						
6285	Underlaigne materials interesting for equiling, labs all bases block laws, care very anger		4/4/0001	2012/00/15/10/01 2012/20/05 2012/20/05/15/15/15/15/15/15/15/15/15/15/15/15/15	Enting Enting Lambo WITOD	West fails	Harvard Broadway/ Walpale	Unbridge Road between complete and Dean Gand Poor systemble advantage																									
6294	Angry drivers () was knowledged browl - need separate spiling lane		4/4/0023	11 10 10 10 10 10 10 10 10 10 10 10 10 1	SS 75 Geration Bal Lamation, NV 248	Ealing S Breaker	Saling Drankery	Gerden Seadleberred appears for narrow 6 segregation but sould be reade sould be bette indicated	Ξ.																								
6387	Dis lane is great at the Breeden'd end where it is separate but stary at the top and going towards the beautiful		4/4/0023					General concern with Ea section of Review Marror																									
6258	Some great pertison, of spoling paths but then they just end, we need decent upde laren, that go all the way to the shaps or tube.		4/4/0001	11174907 11174907 11174907 11174907 11174907 11174907 11174907 11174907 11174907 11174907 11174907 11174907 11174907 11174907	27 Haramalans , Lamalan, WISSE	Manageria	Pitchanger) Saling Breakery	Likely referring to Cauta Resel / Hill which has sertions of segregated o but also sentions, with no																									
6200			4/4/0001	#201000 CONTROL OF THE PERSON NAMED IN CONTROL OF THE PERSON N																													
6260	The securious control in tegragation have an electron and a to a securior and materia a defeater spelled control point on these controlled and salely allows, a proposition between though great or a intermediate and delivers do not been applicate, rejecting the contagroups well. Encoding 20mgh a speed in mile 100 OROD aggressively and white-perhaps report this in the point and or a securior perhaps aggressively the control proposition of the control proposition and the control proposition of the control processor.		4/4/0023	22012211000011 021700020 021700020 021700020	27-41-Mg St, London WT 6ND		South Artes	Lan. What is passed. Once finant in Julian but refered the whole of the L0000. I actions, appear to be anterving 20 ephilismi education and lines.																									Increased education and intendelity as part of driving lineare
6361	trees are leastly but in summer there's often not ashally enough baselman to spile here		4/4/0023	man Man (1) 121 (1)	24 Greystelle Oi, Levelor NYS 2014	Name in	II Hange Hill	Believel to be been linin North Circular optic po heading North Insperi Hanger Lane																									
8362	the remain of promise permanent harriers along here and sugger signage suggesting the systematic to langue a systematic nonlo- te heraldenscot. To protect the school labe a permanent gig factor that density had a systematic for specific to received and a proper should have systematic for specific to received and a proper should have been past and past to be included.		4/4/0023	2010/200 pm/s1200 2010/200/200 2010/200/200 2010/200/200 2010/200/200/200 2010/200/200/200 2010/200/200/200 2010/200/200/200 2010/200/200/200 2010/200/200/200 2010/200/200 2010/200/200 2010/200/200 2010/200/200 2010/200/200 2010/200/200 2010/200/200 2010/200/200 2010/200 2	SSN Circular Re Lendon, Wi 234		ng Hanger Hill	The shared path from Madeley Read to the m school site needs from improvement following completion of combract work.				1																			T	П	
6265	Drivers benefitig neal and sees at at his is you were to complicitely lignate spylish (wholey polishs here and four across them. Generappin this is probage a national driver missation houses drivers benefit glight should give may be according to that do this is previously that plant is probage signage remaining to give may may help a should see it is not a probage signage remaining to give may may help a see a second se		4/4/0023	271000000000000000000000000000000000000	St. Madele Rd, Landon WS 247	n, Name and Address	ng Hanger Hill	work. Notique Madeley / Adjunction difficult bosons shought and to bore right spolicys. Look of infrastru	DE L																						\top	П	
6264	But most all provide per movemble access a long but a self segarable per movemble access and segarable per movemble access and segarable access and segarable access and segarable access and segarable access access and segarable access access access and segarable access acces		4/4/0023	2301001000001 21000000 21000000000000000	St. Brumarini Md, London WS LNQ	Nanger 16	II Hange Hill	Mainly a speeding consistently a speeding page in the whole width of the r				1															T				T	П	
4345	difference are needed. Six a when spring uptill an first-mark final What a total seateral money. Completely messed up their affin by senting a belifferest horn. Cylclish dust mens use their aren.		4/4/0003	27751305147770676 11 12000110147706	26 Albano Rd, Lember WS DRA	North Act	North Artes	Uninesse - pin does n appear in in close in any cycle inhanitunium	-																	\dagger					\dagger	H	
6346	No safe way to infer the shiften to school (Dated the serious) without evening long-tenth		4/4/0023	200 (200 pm) 1110 pm 200 (200 pm) 1110 pm 200 (200 pm) 1110 pm 200 (200 pm) 1110 pm 21 1110 pm) 210 pm	Saling form Half, Sire Streeting Landon, M	laing branks	Saling Drantury	Lask of optic meeting Eating Smartney Uniting Walpele Jng around Ea Public	Ē.	1		Ī														T	T				T	П	
4347	Neuman's sail this a syplinkine vincement of it is a bun lann. The new birty fourthalf first is not fit for purposes extra over in 100 degrees angle to dismittion of a sourt, residently demonstation between preferently and spile lain, pathonic between bun shortly and bun between the shortly and but the preference of the spile lain, pathonic between the source of the state of the shortly pathon and so in lain good trapping and the shortly and the shortly find the state must and definite and presiding path you into		4/4/0001	\$75110000170001 200001111000017000 200001110000017000 21110000017000 21110000017000 21110000017000 20000110000001 20000110000001 20000110000001 20000110000001 20000110000001 20000110000001 20000110000001 20000110000001 20000110000001	Wester Sand House High St. Leuthall	leuball	Smallers Smallers Our many	Comment on Unitridge II Southell - Ealing comme Southell Park with float But vitey is an inner if people need in bosome of an accommend to bosome of	end ing et			1																	П		\dagger	П	
6268	Unbelidge Basel where must and deiribs, and possing push you into Canal pushs are great up-ling-law lamilies with small kink but this in not a great aption for commuters.		4/4/0023		123 14 Oneh Menden Resolu	Hansell	Harvard I Broadway	General comment about canal not bring unliable commuters	2																							Н	
6249	Some on the map this absent's connect to a replicing		4/4/0023	0.1100.01.000.000.01.0 20.01.000.01.0.02.00 20.01.000.000.02.00 20.01.000.000.000.000 20.01.000.000.000.000	30N 98 Billumian Ganten, jamien, N	n Johan	Sant deten	samengy at manyo samention however if hellants make it comple smoothin Bellands who mobality he remove	Ξ,																							Н	Remove believed to review report path.
6260	Down's amount to anything		4/4/0023	201101000077071 Mar Comp and 197010 20170027 20180070027 211000000071	2 S7 Agree Sd, Lendon	Earl date	n Southfield	generality installed to the revenue of blue re- heading into a resident area, blue residents but is also the beneath but to asset the beneath but the read is now any as	step ini ini ini dary 1			1																				Н	
6261	Down's amount to anything		4/4/0023	227 SCHOOL STORY S	19 Leson Dr. Lember	Nove debe	Hange Hill on / Hards	Commingly at an argument and a second a second and a second a second and a second				1																				Н	
6063.1					11 Vale in Lendon, W	ì	-	Additional location is previous log			1																				+	\vdash	
6312	Neutralong Unbridge Seatile Eding, expecially around John Hill and junction with Europe Sergians.		4/4/0023	Man Camp and Land Man Camp and Land Man Camp and Land Man Camp and Land Land Land Land Land Land Land			North Arter / Smith			1																						\vdash	
6263	Altra Earlissand made burn Ealing Cammun in Asian. Assess anto lisheringe Read jughi hara Rasilissand burn Ealing Cammun epilopek needs impossing.		4/4/0023	\$71000000000000000000000000000000000000	Station Buildings, 12 Entroly	Saling Common	North Arter / Seath John Ealing Common	action transport and country and country and country and country and country and a special collection of anythic in the special collection of anythic in the special country and a special country and	-	1		1								1	 											\vdash	
6264	Jacons along University road insures Stephenis look is preligiously and non-sures the other side of the borough boundary.		4/4/0023	men Mare (11 100007)			n/ h East deten	ante Unbridge Boad for General Unbridge Boa concerns near the Deph Both boundary Mee'dy simple painted cycle Lan																							-		
6265			4/4/0023	21345400 TONG		Bush		shared bus / cycle (an direcult this seed an																							+	H	
6294			4/4/0023	2711292C																											+	\vdash	
6267			4/4/0023	March Company of the																											-		
6268	A blatten have junction with blooklade, less the controlled to allo according him Dave Gardens (and so) must 100 feld too shootly in an investigation beating for controlling with the result that both probabilisms and options conce when there is not bell to and then		4/4/0023	214042 X 10 10 241 1 10 10 11 11 11 11 11 11 11 11 11 11 1	E3 Matter in, Landon	i Dram Garden	Harasii Breakury/	Controlled junction Mail Northfield is too slow 7 read condition general poor. Referenced section	Ξ.																						-		
6208	primarium and private most used notes is me destinate and most access than the liquid healing gar men be executing them is measurementally to every me, including establish, measurementally to every in the liquid establish, and the liquid establish and private every measurement grown be laid of after remaining and host plumination. Only qualitatively report in modely one a nervous housy prostomer, measuring competing michiatus and the risk and some prostomer, measuring competing michiatus and the risk and some prostomer.		4/4/0023	21107110000001 27127000 27127000 2712700000001 271270170000001 271270170000001		Name to Carlo	ng Hanger Hill	ADE until tree heading down look over ADE until on tree blad! Kango Lane very differ ross next/west and sh	ng tin dit tin				1																			\vdash	last of smootings
6363	nalitaine with drivers pulling each. Proor signage		4/4/0023	2 2 2 2 2 2 2 2 2 2 2 2 2 2 2 2 2 2 2	133-74 Subball	Endbrd Park	Sauthfield	paths need improving CES passival great / designated				1																				\vdash	
6361	Surprisingly limited motes into the nice covered spile storage		4/4/0007	11 0001 (110 0001) 2 2001 (110 0000) 10 (110 000) 11 (110 000) 11 (110 000) 11 (110 000) 11 (110 000)	24 Der Breedery Landon, M	Ealing I Branker	faling y Branker	Pour access to accessed a partiting holiopat	prin j				1						+							+					+	H	
6363	Slightly exhausi junition with the spiral are marging with the polarisan revolution.		4/4/0007	1179700 1179	1 Haven Gre, Gendan P	Saling S Brande	Saling V Brasine	Corden Read junction halopal nepth aller		1									+							+					+	H	
6365	Jackson'd in turn right insurely the station from Keans Gry.		6/5/0023	34772490C	S Haven Gm,	Saling	Saling	Contan Read junction		1	-								+							+					+	H	
6364	anismal cycle large in Wiscollands, horses and f or compelledly exhibit packing.		4/4/0007	STATEMENT OF THE STATEM	200 High S Sendon, W	à delan		prosed dangerous dis- proted dangerous dis- parting as self as increa- tion distance from the approximate											+							+					+	H	
6365	South Parades is new the only need left the podeshirans and new- tracelling each from Turkhan Deep, Insuem to proceed a ser- series and the reads are vinigin learned as nedestrolly insulfable space before by traversing with a systematic all made is very disregares and insures thereto the distribution disministrally.		4/4/0023	AND DESCRIPTION OF THE PARTY OF	1 01 Books Mr. Landon Will have	Endhod Fath	Sauthfield	traffic merging into the or Original pin insultances; to be residential and unrelated. South paradel currently a designated or make, the sprint	pole ment (sect) pole																	+			Н		+	\forall	-
6364	desgrees and increase thereis of bialities shamalisadly.		4/4/0023	A THE STREET OF				the part. The paint about	i the																	+			Н		+	\forall	-
6367			4/4/0023																							+			Н		+	\forall	-
6368			4/4/0007	man Man TL (1900)								Ħ							+							+					+	H	
2209			4/4/0023	Man Company and com	4														+							+	+		Н		+	H	
6279	You need to extend the Householm upole Laneup BMR		4/4/0023	THE TOTAL OF THE T	220 214 Senter Sid	Senten C Mir-	Harmell Breadway /	Esterná segregaterá spole no Bosino Phonos					1						+							+	+		Н		+	H	
6275	You rest in improve the surface along the sense!		4/4/0023	O TABLE DESCRIPTION OF THE PROPERTY OF THE PRO	61 Oct Mexico Mexico Reach,	Haraeli	Haranti	Cand Improvement 6	. 1			1							+							+	+		Н		+	H	
6272	Now need a syste Lane hore, the halffs is berdisin		4/4/0001	A CONTROLLED ON THE PROPERTY OF THE PROPERTY O	SSA Colonington SSA Colonington	No.	Wadpute	Citi blue mule between parks, as a known rai run painting should be yieu	due Line											1						+					+	\forall	
4275	Two nat latest go into extraoning ears in socratefable in a bound to epiths.		4/4/0027	11 100 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	N/1164	Lating	Saling	combined to increase assumes of the spile of Unioning Road / AUDI has junction, became continue the later on the	andre .	1 1			1	1					-	1						+		+			+	\forall	=
4274	te spilish Pelintrians seemanaane tiisis a spilelaner perhaps soing a silfereninnian terma sanid help?		4/4/0027	DESCRIPTION OF THE PROPERTY OF	Mail Gran	Saling	Saling	on post helped is networsed lane energ the red path along the N Este of Unintage Sea Interest Serth Common junction and The Com-											+							+	+	+	H	+	+	H	
42%	differentiation terms would help? Another place where polaricism, are unexacted the cycle lane - expectally once the creating.		4/4/0027	13 10 10 10 10 10 10 10 10 10 10 10 10 10	S The Mail (employ)	Salng	Saling	jumilion lasts marking (unlike the resised this or Driv store, and appear to opple lane / sheared po			Ė								+							+	+	+	H	+	+	H	
4274	expensivity near the crossing		4/10***	11 114227 TOURSE 220042 SECTION 1 1171125 SECTION 1 1171125 SECTION 1	2Al 2Al Campanio	Brains	Brankery	is referring to											+							+					+	\vdash	
6275	Low learnships activities, new a factorist learn for shariner profities. These processing managers promises a support variation for each profit learning and the profit learn		span-	#11 15 18 18 17 15 1 2 20 18 18 18 17 18 1	iomion, N 60° Hilloresi Gargen, 13	Comme	North Artes	Petholes on Univide St. (North Sale with loss for	=					1	·			1	+							+					+	\vdash	
6279	The second secon	•		27968174890174 279681748901741 279681748901741 2796874747	Mi, iamite N/1 NA		John	editern word but no six midmerer major has	-2		Ľ	T.					•		+							+					+	\vdash	
2279				2 30000 THE STATE OF THE STATE		H						H							+							+					+	\vdash	
-			- A-400	######################################								H							-						+	+	+	+	H	+	+	Н	
6380			4/4/0001	0.000.00000000000000000000000000000000																													

6363	Pour quality resolvedness	1 4/4/00	100 - Company and a second and	70 High St, Sandon, NSS	Johan Saudi	Action Re	numed to be libbridge float and original gire on limearus and which also limbs, like it would benefit from neuronaling	1		1				1																	
6362	Per mai selse	1 6/4/00	2011/04/05/06/06/06/06/06/06/06/06/06/06/06/06/06/	169 The Vale, Landon, W3	Action Parts Senio		neur laving numed to be Unbridge Boad. sited our cause for concern. via Georgie Mays.																								
6365		4/4/00	Man Company and a second																												
6284		6/6/00	0.714170912800.1 0.714170912800.1 0.714170912800.1 0.714170912700.1 0.7141709127091270																												
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6387		4/4/00																												+	
5388		4/4/00	95 0000 100 100 100 100 100 100 100 100 1				P. N. D. SECURITY AND DESCRIPTION																							_	
6289	This is not a systemay as there are faloury, it can particul in it and resistations are more enforced. It can makes, we anyly that you included a notice may, failing Council have no shame.	1 4/4/00	2011/07 2011/07 201/07 201/07	255 Septend M. London, W13 Sep 39	Want Saling Street Was	medi pa descy/ ipole in	hish appears very fasted but whing is not an insur as the rypile lane is an the main lightery. It is likely this in a networke in the section of																								
60M 1				Streethery Earling Lendon, W13 900			Additional location for previous log																								
6290	Whatan you preinting is a systemy head? The lake lane disappears through falling team sening and three are always empois parietal along the keds	1 4/4/00	27 (1980) 27 (1980) 28 (1980) 21 (1980) 21 (1980)	AS High St. Landon, WS SAW	Saling Sa Brankery Bran	ing in	tioned to be referring to the brandeny: green at lack of pole inhostrumines and the hort sections of spile lane have illeged parking		1										1												
6295	Deceare always non-parked in the bibe lane here. No enforcement	1 4/4/00	00000000000000000000000000000000000000	261 Johan In Jameson, Will S2H	Sauch Artern Sauch	Artes De	seriain location. Parking in opticione																								
6363	lidesh result any bile inhastructure here so shy is it marked up as a bile face?	1 4/4/00	25 27111100 0000	64 Seuthirum dur, Lendon W7 26Q	Sendon Manuer Nami	Maria ,	lenidential blue resite with very minimal syste infrantesters. Elsely indicated as a blue resite ming to Etherne Fack High Exhael																								
6295	There's we suggested larve here and it's a really amplement place to ride	1 4/4,00	Mar Company and the	Warnen Farm Sports Centre,	terment the		School State of State																								
6204	Cyclicits using this resder represent a real danger to probabilism and opplish, paign to the other determine, this for appearing the last and easy, such on these way provides no given hope data shall alway, such on the same provides no given hope and such high part data shall be a such as the same and this opposite to the same and the same a	1 4/4/00	mary Mary 71 11 1904	-	Anni An	_	Sansialer Same markings on Ohis reade.	1										-		1											+
-	Former LTG1 has become over more of a ratious structure the filters, some removal and in the dangerous for any could first place for		2001100- 2101112000130- 210112000130- 201120001300130- 201120001300130- 2112000000000000000000000000000000000	Lambon,	Harmell No.					-									-											-	
6285	I es a confident arres. Une med, Wennerd to recovery parking on once side of midder size in 3 in Marchard Mand, Orlan mer Randfund I result i supposite opportune a mande this area size for the prophish and discountant communions from univarieties a substitut. Undersidae Stand in mot safe to confirm a since the model term in not	1 4/4/00					di numingin benne 176.25. muni ingrepit nagregation on wider neath	1	1	+			Н				-			1					-		-	-	+	+	1
6296	Undersign Road is not safe to rysic on, since the rysic inner is not stafe and segregation. This removages metachs to spare their serves to top of it and makes it even more dangerous for rysing. Sudmits should feel safe enough on their takes to prefer to wheat to be a summer of their safe to the safe of the safe of their safe enough on their takes to prefer to wheat their safe is the safe of the sa	_				_	obridge Read West Ealing - ok of eyele segregation and parking in spale lanes.	1		+			Н					_				1						-		_	1
6387	Distincts should find sale remains on their biles, to epite to what and other planes, but it for moment the shiften and the season and what planes, but it for moment the shiften and the season and was been seen and filling find into each plan anythers. We read some sales spenged of spiritures that are according to planes. He whoshes and discussing parents be seen single find our as to be shadow and discussing parents be seen single find our as to discuss. Mailling fire many billind has been discussed and surprise side as for the shiften.		Man Carry and the	266 Senten Sel, Lember, W7 383	Boston Han Marer Bost		in drop near Bibarne Park High School etc. Increase ple segregation in the area						Ш													Ш					1
6266	was not be congressed or quick mean that a consequent the options. But a distance of the control	1 4/4/00	25 2000 2000 2000 2000 2000 2000 2000 2		Northfield North	Made of a	diling primary-unhead using aggressed as a visitinar parti and adding to school non theftir as a result resultationi cryste parting at the fating flastion including or range litter, and difficult to reach by litter	1	1																						
6200	in the stronge, an emalma in all their parts of lading. There is no way in safely store a surge hire anywhere judich small he most saintheir in regimer a surge hire anywhere judich small he most saintheir in regimer a sur- he shapping sign at a ji he dame for emough him he a furely with the size of load being garden. We need more stronge facilities and less spaces to park he sun, in	1 4/4/00	0 1000 101000 0 1000 101000 0 1000 1010000 0 1000 1010000	MYSTOTE ST Chapter Over Mr. Landon, WST CAQ	West Saling West Find	dating the	readfainst syste parking at test failing Station including or nargo bites and difficult to reach by little	1																							
6800	Cycling western the AAD is a delight until Consontificant, then the path shrides, becomes mixed one, has been read signs, big publies. This needs belief properly ridicales to delease via Alliance Read	1 4/4/00		30 Window Jun, Lendon W3 ON	Aberth Johann North		Newspole Lane ands at ablase dumor regund for mineralses	1										\exists									T	T			
6866		1 4/4/00				Arten in	Valid point - spile the sinustane around North interappears, poor quality						П													П					
880	Cypling polis has much been liketini. Ankan, and the method hill be inferred to find of extraordard which the polity polity possible, requires a distinct are excepted if has a consider. Do not much to late a souther from a sound hill string to the hill been a souther from the consideration of the consideration of the consideration of the personnel. But you replications, Copiene, Copiene in Solds in section of the consideration of the copiene in the co	1 6/4/00	100 100	Insumers Court, Queen's Dr.	North Ealing Hang	- HII P	andianthology. Joseph dire is an obsision of the control of the c						Н					\exists												+	
6800	It is, simple a question of whether a shift decode in he hilled before There is no processor for the thorizon had a mid hilled sea houghle. There is no processor how detants dada and hilled sea houghle. This is particularly needed as the read and an in a last of large suggest and has many pait hades.	1 4/4,00	0.201100107701000 0.00100101110017 0.001001017	Alchemy Heurs, Park Sepul Rd,	North Arten North	in a	uide hondore a sagragated naterioride beconsidered. Park Royal Road has very initial syste inhastructure or a major route. Il maybe											+												-	+
		1 4/4,00	DESCRIPTION OF THE PROPERTY OF	Summer, NW1071Q	Jeten Main New House	per les	nement a shared vegregated earth. eat af springerking at lictor. thirtiless and last of code																							-	
-	in promission was an user, and in measure security and provide an experience provide and provide and an experience provide and an experience provide a group operation and experience provide and experience and experience provide an experience and		DESCRIPTION OF THE PROPERTY OF	with	line / fani	Actor in	ok of syster puriting at letter dein Line, and Lesk of syste of universities to connect to exhibing resules.												•		1		·							-	
2805		4/4/00	01 010077002071000 01107701071010 01007701071000 0100770071111100															_												_	
6304		4/4/00	\$100,000,000,000,000 \$1,000,000,000,000,000 \$1,000,000,000,000,000 \$1,000,000,000,000,000																												
6807		4/4/00	94 12000000000000000000000000000000000000																												
2505		4/4/00	20 000 000 000 000 000 000 000 000 000																												
2509		4/4/00	0.00 (Non-red) (
6820	No systelmenthem, hand in filter safely and cars turn in after loss. I are offer all health militing bend ment i feating west above vey last, no cycle lane as loss lane ents before juretime.	1 4/4/00	01 10000 10000000 01 10000 1000000 01 10000 1000000 01 10000 1000000 01 10000 1000000	Sections Earling Lambon, WITCH	Want Saling View	Saling Pe	nor spole inhanisasture on design Road in West Ealing	1											1												
681	Care pull out in head of you as they have to how their heads more to use you in the spot and not noting and of legion road. The syste lane is increasingly half of branch and care are imputional if you should not be used in	1 4/4/00	100 100	TSS Winterform Caroline, Landon, WS	Saling Sal Common Com	ing in	our driver behaviour could e improved with increased signage / road markings. Drawi shawing needed																								
8813	Honding west probabilises step into a pule large without leading. Cyclish his by professions getting of bus illegably.	1 4/4/00	200 (200 (200 (200 (200 (200 (200 (200	4 The Commun, London, WS	Saling Sal Common Com	ing /	Frequency of cycle lane or kings should be resinued increased throughout this was sestion of segregated /																								
4813	and a nightness first, the late up into an habiter like points have and one prevented date not such. We have in spice in the middle of the arrest later as shanging later, with spending builts is dragues. A determine are particularly impained here and almost.	1 4/4/00	March Marc	3 Victoria Rd, Greater, North Brian	North Arten North		around the bus steps the structure around North ton station not beling safe	1			1																				
ens	Date on spiritument Word, the raider or polytics have between the president con- ception of the control of the Word Word Word Word Word Word Word Word	1 4/4,00	DESCRIPTION OF THE PERSON OF T	12 Underteign Mr. Lamaton	Harmell Har		Recordate out poor driver than incr ja leit of a beingest				1							-	1					1							_
665	way analysis signal. In paid to the interest to a team is took from the same greated gring in the first and which is also appearing to shop if it is form and increased gring in the first on the same and unassed. Associately, a control to the reservation of the same and the sam		#1100000000000000000000000000000000000	Eighteen, Delphin Rd	Northela Gree	many at	epile infraebunkun) Park minurum and palle.	1																						-	Fact pathways and
	and make it amounts recovering an aggin. The parts is to be Northal is faith, are have faith, appending that aren't had sent it make from turner. They've lumpy as the racks are exposed and		DESCRIPTION OF THE PROPERTY OF	Northell URL EUX	Fields Brea	otary **	section)					1						-												_	Park publicanys, and onlinenses.
884	we need a slimit spiling lane from Target reconstitution to bin	4/4,00	2009/01/15/19/19/19/19/19/19/19/19/19/19/19/19/19/				GE Church Read / Mandeville Read - Lack of						Н					_									-	+		+	-
6167	shrime. Generally spating the risk shadowhere for political Sarchadrin pure. We east's end filters and there's newimage place for them.	1 4/4/00	24 1274014000170 011140070000170 011140070000000000	and Church Ad, Sarchab UBS SAE	Northell Man	Own In	on-unevalue should reviewed Requestion also bels therein a lack of hire biles and bile shouge in disa CEE this senten is winly shared bus "	1		+									1							Ш	_	-		\perp	
8828	We need a direct upting path from White Nari roundates to Target Roundates is Whenever you have a main road, there should be a upting lane	1 4/4/00	21119905 2180713890013873 2180713890013873	266 Church Rd, Northell USE SAP	Northelt Mars	desile	antly during peak hours whiche of these times must seetlane, how manyole inhastructure. Settlems seems suggester: Asset	1		1									1											_	
4119	The second of th	1 4/4/00	021 101 102 102 102 102 102 102 102 102	11 Helspur Rd, Sortholi URL 6TN	Northell Man	ean d	infrastructure and imigration to Earling Road earling Louth from Neurobland lation - much of this could be addening of existing			1			Ш																Ш		
6620		4/4/00	22 22 22 22 22 22 22 22 22 22 22 22 22														T														
601	Speeding traffic on Kaslemore	1 6/4/00	10	AZ Hariamana dun Landon NY31944	Broken Manur North	Mald	lpressing																								
662	The design at his junction is dangerous and expliciture is an arrange place; parting close inclustion should also keynolohised 24/0 or at least in deptyle hours.	1 6/4/00	1200 1200	El Mallock in, London, Will OLA		ipale lie	thappy with junction design of parking adjacent. Furting existion or double yellow ine (unoth side of Mattock) add potentially be existed or						П													П					
663	This gap between readen meets parameter systemay on most side of bridge- particularly recovery for restrictional systems.	1 6/4/00	21/00/2017/00/00/00 20/00/2017/00/00 21/00/2017/00/00/00/00/00/00/00/00/00/00/00/00/00	Emdair Heave, The domain,	Pitch Ed Smaller Want Saling	anger) ling deary/	in provide more upone for inci falling / Encylon Errore Road belaped - no spole						Н			Н		+								Н				+	
604	in ridge - particularly reservoury for merithment opticals Improve read quality. Too many dishtwa and holes in the Ealing Islan Lanes.	,	#11.11100000710 2.100720007110000 pen.blue/11.10000 20072007	WILEAG WILEAG Wileage	Breen War	duary / indi lands land are	need with reserving bridge tireval to be referencing the print to reason individual fload think assume to a	1					Н	1			-	\dashv								H	+	+		+	+
	The Market Types assert messenge at general, parameter parameter than the falling limited dark, was being a cell fine law being a service than the falling limited dark, was being a cell fine law being law by interest parameter and law grieb control. Service have a fall and this falling force a raide of the parameter (and parameter) have force and a site falling force are laided of the parameter (and parameter) have been as in their to both setting entering the force and use and they are a classified an anxiety matter, pointering.	- 4/400	29 2977740700070111 21.0000011100007011 2287774070012011 20000011110000701 2010000111000007 21.00000111000007	Mi London, W1962	Water's 1	-	tioned to be referencing the print are on Underlige Road shick appears a little poor ness the juration with Hale Lane Calmington / Dhumh not remote also seemed			+		-	Н			Ė		-								Н	+	+		+	+
803	oprichinelly illusion Manor Read and Little Salingtone - acids of the policetrics hypite is one, such as that in Sauth soling ownersy, for I'm not sure only they are classified as mixing readen, furinteeps?		011 011 011 011 011 011 011 011 011 011	dur, London NYL 418	Northfield North	Maria	nesidential bluerouse improvements	1		1			Н					4			1					Н	-	-		+	1
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606		4/4/00	14110000000000000000000000000000000000										Ш																	_	
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680		6/6/00	170000 120000000000000000000000000000000			Ī							П					7								П					
601	Need bile lane on the avenue	1 4/4/00	0 100 100 100 100 100 100 100 100 100 1	205 The Jumps, Lendon	West Saling . Sa	ing in	mjumi ter spole law on the lemne (part of Granderi Ealing improvements)	1					Н				_	\dashv								Н				+	
8892			0.0000170000000 0.0000170000000000000000	WILET			— ong only scenario)						Н				\dashv	\dashv										+	+	+	+
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684		4/4/00	0.1000.0000.0000.0000.0000.0000.0000.0										Н					_										-		_	1
4885	PLANE CONTINUE THE CHIEF PRICH INST WHEN TO BASING BROSONIES. THERE IS A CHIEF ROUTE ON WEST WARK FIRE THERE IS SUDDINEY STOPP AS YOU GO TO MANDE SAME MODERNIES.	1 4/4/00	PARTICIPATION OF THE PARTICIPAT	Mountfield Mr. Lemien, W1 262	Manageriller Street Hang	dusty/ is pr Hill	CEL improvements very limited indication of blue reade			1		1									1										

****	NEW BLOCK SOUTH IN CORPINA, ESSAND BROADONIAN IN CLOCKE AND THE CORP BROAD OF CORP		4/4/000	2011/00/2011/10/10/10 2011/00/20 2011/00/2011/10/10/10/10/10/10/10/2011/2011/20	35 Haven Gre, Lamber, WS 248	Saling Drashary	Saling Brankery	Lack of synte inhesituation on approach to Eating Broadway station. both part		1			1							1											T	
6827	PARKE COMMET UP THE CYCLE PATHS, WHI DO THEN MOT COMMET THREETEND STORE, ETP AST WELLS THE BUSISTS PART OF EARTH.		4/4/000	#11 15 15 15 15 15 15 15 15 15 15 15 15 1	30 The Breedery Landon, NS 33P	Saling Broadway	Saling Brankery	lank of epite infravirustane housing south part falling Brandway station, hotegot																								
***	AG CYCLI LIMEL IA MORTHYRILDY, A VERY BUDYTHROUGH BIRE FOR CYCLIT BUTWYR SERN TO BE FORGOTTEN ABOUT HERE!		4/4/000	200 200 200 200 200 200 200 200 200 200																												
2119	AGREET OPPORTUNITY TO OUT ACYCLE LINE INHERE AND COMBIC UP THE OCCUPANT, INILET THE HAPPIN'S			20002200000000000000000000000000000000	Linix 31, Dishero Yard, Langlield	Saling Broadway	Saling Brankery	No North / Louds link - use Longitud Loreux																							+	
2560	It's very handles cross the Unividee road to based up insearch West Enlarge/select.		4/4,000	0.000773000799000 0.00077317000 0.71007000 0.7100700073073073 0.7100700073073073	MESH			Minimal Extendige Road stransings and generally not adopted for epolishs					Н																		+	
0940.1				210000000000000000000000000000000000000	WISHAP Streetway Lendon, WISONI			Additional location for province log																							+	-
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6162	I gathwarked off an pore blanch result the drivers do excluded hash directions at junctions. One way shreet for ours busined for his yelle		4/4/000	Section 1 Process 1 Section 1 Process 1 Section 1 Process 1 Proc	Rd, Southell URZ 44P	Southall	Green	The minimal upole markings, are very fasted and sharets. Birty to lare high relation of ears perful and pulling out into the assuming applicat- tion the assuming applicat- tions.					1								1										4	-
6363	Spending cars in Calmington road, Enforcement of action against drivers, who blace their horns, not their engines, and generally intimidate cyclicks.							Calmington Read - speeding and poor driver behaviour. Providin beinget				1	1											1							_	1
2344	Cyclerians along likeridge relia badily maintained surface, get put halos, stores, not regularly observed and dangerous to use							Underlige Road Johns - vireel of sening and highway (stoom his look too lead on Geogle)			٠																					
ess	The green welcovered painted image of a bispole are used on in conducting aggreeater drivers. When is, as had effective welcovered action going to be taken by paties or council efficiely.		4/4/000	20000000000000000000000000000000000000	267 Bankon Rd, Lambon, W7 242	Boolen Mareer	Harmed Breadury / Northfield	Peer driver behaviour in relation to (quite facind) syste (arm, and beam																								
E346	Magnet parking mathide laws formion whould be reunitored deally. Printed sometime are parked on pellow from and within the predict is an enough good. If they do it is enough the law less when the elevated down however their parking is a risk to end just a policy. But other mad exert.		4/4/000	2001-2001-2001-2001-2001-2001-2001-2001	Ell Lower Stendarn Rd, Lorentorn, NO 200	Hamaeli	Haraeli Brashay	Illegal parking andouble pelinerlines / eig seg / syste lane at a stangerous, point for spellals																								
6167	Carduling signage on medimentings at approach in this creasing our technical across from Mattech Law		4/4/000	1200 1000 1000 1000 1000 1000 1000 1000	60-65 Martine b In, Lennison,	Walpole		heispei - Melitek Lene road markings should be improved as estimal elsewhere																								
CMA	Reinly read has parterious.		4/4/000	2110000007110000 271110000 271110000 21110000007110000 21110000000000000000000000000000	112 Rainly Rd Grandeni	Greenland		tiny faind read our bings and parking in spole lanes. (passesses) parking permitted but single pellow 2 + 2)																							+	
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684	This creating is no disrigations for opinish with our clear path is expliced as the complete in the complete i		4/4/000	1 0270730701000 0100000 0110000101000 011000010000 02707307000000 00000000000000000000	372 High St, Genden, N/S 66n	John		Uderlige Read / Eurore stury lane / Seyre Read Junetten / Reunfalment in Juten. The junetten with Sunnerstury heading West in particular is a Utile Lacking in designated		1	1	1	1		1																	
6865	This remaining is no diagramous for equivals with reactions profession explor. Care, driven very final sublict it's a very virusy react coming beautiful debum geing to Edining allow, coming and all the remarkalment, office likerature recognition of particular and analysis of the committee particular recognition and particular and returned the remarkalment and Edining Comment solution. If well to work a state particular are are allowed.		4/4/000	#7151900 #7151900 #7151900 #7151900	272 High St Sendon, W2	Jahan	North Arter / Smith John	de previous but with pin on Reundaleus rather than Gunnerskury lane junction		1										1												
***	Parked sers Washing the ryplink Lenn		4/4/000	\$27127864874546 \$27127864874646 \$11.000813122134	126 Unbridge Md, Lembers	John	North Arter / Smith John	Any heading or parking is likely to be illegal as no leading / parking must of the																								
6967	Can parked on disable pellow at both corners, electrosting clear streets indicate if there's indicate assuing beam left of right.		4/4/000	00000000000000000000000000000000000000	Consensor Panade, Unbridge Mr. Lendon	Eating Common	Ealing Common	Parking on disable yellow lines (plearwell on Energle Maye)																								
CMA			4/4/000	TAXABLE CO.									Ħ																			
2349			4/4/000	1 100 100 100 100 100 100 100 100 100 1									Н																		+	
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4875	Offenissum inunderpass with feeding lander glass etc.	1	4/4,000	21000000000000000000000000000000000000	Rej Greenfand UMS RQQ	Greenland	Cambral Greenfand	read Undergass street cleaning	1		٠		٠												+	-	-			-	+	
60%	State of the round in 1915, section is berchin.		4/4/000	#1112892C #1112892C #1112892C #11122892C	Danington Mr, London, N7 340	Harmell	Haraeli Brasilasy	Emerickion d. all. J. Greenford coad. Galleyers visited structing Galleyers in brokerings Record base Charleyers in brokerings Record base Charleyers and Structure and Struc- ture of the Charleyers of the Structure of the Charleyers of the Structure of the Structure of the Structure of the Structure of the Structure of the Structure of the Structure of the Stru			٠																				1	
603			4/4/000	11100001 11100001 11100001 11100001 11100001 11100001 11100001 11100001 11100001 11100001 11100001																								Ш			1	
6574			4/4/000	2002/00/20 2002/00/20																												
8877	martifilatish aver and underlayered jet in dangerman - directly a death there		4/4/000	\$7,000 mm market	Eding, Lambo, W11058	West Saling	Harmell Breadway/ Walpele	Underlige Read / Northfield / Drayton Bridge hab-put	1 1					1															T			
assa	and managed assessment and present present and a present present and a present		4/4/000	010070001007 01007007 01007007007007	126 Sheedery Landon, W1198F	West Saling /Assuell	Harmell Breadury / Walpole	Submission for all flowershield of foreign beings to be foreign beings being beings beings beings beings beings beings beings beings beings being beings being beings being beings being beings being beings being	1																						T	
609	The property of property and pales in the control of the property of the prope		4/4/000	100 100 100 100 100 100 100 100 100 100	Personal Repail Hamanii, Repail Hamanian	Brainn Marter	Hamadi Broadway/ Northfold	End of ungregated up to face. Reference to Sun Days worth of the station						1																	\dagger	
690	he design commission to discovering reprinting you couldn't have shown more to a superpiction to come you greatest tensors around world along vision. It's cosh a girly that it's prescripting inputs fall in a prior analysis of the visions from the analysis appropria- gious discovering the analysis of the vision from the analysis appropria- gious discovering the analysis of the vision for the analysis and a prior discovering the analysis of the vision of the standard prior with the analysis of the standard prior to the stand		4/4/000	Territorio	Sonton Sal 3, Carolin Hill Pursuin The James	Want Saling	Pitchanger) Ealing Ensainary/ Hangarii	acts or year recoverable around Wint Saling station presenting North / South broad - also concern about		1																\dagger	+	Н	+		+	
684	with beingen, Besteh hand given proper printing to expolite in statement and the term to give up the fill from one to the include and the fill the best and the statement of the statement in a hand of the statement in hand, where we are represented and the statement in the stateme		41500	DATE OF THE PARTY	WILLIAM WILLIAM 255 High St. Sendor W	hir	Breadway / Walpale North Arter / Small	uniume office file and traffic inhanism on The Joseph es a Joine Linkeldge files of Lack of vagragation, parking in syste lanes, lack of order senses of							1										+	+	+	H	+	+	+	+
	Along Mattack Lane and the Grosse, you could have a quint cycle			271001000000017 271000000000017	- Sale		Martin I	lanes, lack of enforcement els					Н				+		-						+	+	+	H	+	+	+	+
880	Hong Meltoch Lees and the Gross, you small have a spirit spile makes if the way from Exing Communic to Wish Eding, all you send be do in hairly as his of monage and ship one makinsh hom driving along these mash. Employee(1):		4/4/000	2 12 12 12 12 12 12 12 12 12 12 12 12 12	En Lorenton, WE SEG Eatling Town	Leve	Commun	Security of enforcement of a security of the S	,				Н	1			-								•	+	+		-	+	+	
685	Note syste path. It's a busy-loss leavent a busy-road with a year mad surface. I avoid it'll I can.	1	4/4/000	2 10 10 10 10 10 10 10 10 10 10 10 10 10	Secology Secology Secology Secology 200	Saling Breadury	Saling Brankery	/ Der Brandwey in huny shared bus Lane	1		٠														+	-	-	Ш	_	-	+	
-	It's just a normal road, with a poor surface. Not a designated or suggregated larse. Only a list sufer lemasca it's a left quinter	1	4/4,000	######################################	1 G Simplest's due, London W11 885	View Salling /The Januar	Saling Brankery	Improvements needed to The James	1				1																		1	
686	The cycling crossing has grit and shows on it. Not swept at all. Could some a purcture		4/4/000	1240000 1240000 1240000 1240000000 1240000000000	E3 Earlich Commun, Landon, W13 EOL	Rishanger	Rishanger	Street classing	1		٠																				\perp	
0.004	Not a proper segregated cycle path. Given virtually ignore it and names into it at times when crossing over the hosps. Doubl he segregated about it's only in one direction.		4/4/000	17 THE STATE OF TH	2 Equation dust, Periodis, Greenland USS ANS	Periode	Person	appears very laded Request for 2 way up to lane / suggestion might be procided a parting's fully removal on the workside and	1																							
6907	What we is a systematify read of it doesn't continue doesn along the whole read?		4/4,000	2014/2001/2015/01 2014/2001/2015/01 2114/2001/2015/01 2114/2001/2015/01	99 Condon Rd, London, W11 EM	Want Saling / Ealing Broadway	Saling Brankery	Lack of spole inhestructure or three blue reads, which form part of the new Greenland - Ealing	1				1	1																	T	
			4/4,000	### ##################################				Section of the content on the content of the content on the content on the content on the content on the content of the content on the conten					Ħ													t					T	
2500	Enhancement of opting Lancin, rended		4/4/000	2781292129791 2781297 2781297 2781297 2781297			Harmell Brandway/ Walter	Secured to be Unbridge Seed eyele laneparting west of Down Carden				1	1													t		П			\dagger	+
0981				a sources content t	162 The Breedery Ealing, Lember, WISO'S			Additional Invation for previous log	1				1						+							+				+	+	
	Repaint of spale Lane needed		pm	THE PARTY NAMED IN COLUMN TO SERVICE AND S	MISON.	Beden	Harmed	previous log Basison Road spile Lanes very facial									+	-							+	+	+		+		+	
6860	Regulation of syste Lane numbed	Ľ.	4/4/000	11 MARKET MARKET AND A TABLE OF THE ADDRESS OF THE	Mr, London, W7 35A	Vaner	No-Minis	Techni	,		1		1			1					1										\perp	

286	Fix the opticions under into bridge		14,0003	Man Page parties on page 1 to 1 t	Iron Bridge Lisbridge Rd, Smithall URL 1812	ivan Bridge	Dormon Walk / Enabel Breadway / Norwand Green	iran Bridge vyole inhasirasture imprasame		1														1										
680	Sangerous when dark		14,0003	Man Communication Man Communication Man Man Communication Man Commu	US Chillians dum, Lendon WS diffu	Smith Saling		CBS Clargeomis James sh lighting, pensibly person salety																										
2865		4	14,0001	278/2012 278/2012 278/2012 237/7/																														
6864	Connect level sade.	1 4	14,0003	210772013808811 men Menell 1338011 8102792 0281178108110011 81132801118022 0281178108110011	Supportion's Priory Solvani, Hilloren Rij Ismalen, NY	Hanger Lane	Hanger Hill	Hanger same; Historia junction looks quite dangerous for cyclinks a policièrana heading liori particular as there is limi visibility et the junction	1																									
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286		4	14,0003	223112472467241 223112472467241																														
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0400	care partied in cycle laws		14,0001	27977927 21071149079130149 21071149079130149 21071149079130130	126 Broadery Lember, W13 66F	West falling	Harmell Broadway / Walpale	Unbridge Road babayas Farking in syste Lane (Insuling permitted subul peak hours.)			1			1																			Ш	
8400	Security material field constitutions of monthly	1 4	14,0001	THE PERSON NAMED IN																													Ш	
0400	Leave to get a record the recordational housewere where till mids it will enter the record opera into two leaves with the tribult leave being a light leave midy (are, the marking light). Here expresses them above to energiate sadely from each of page Leave (light have been an interface to the main tradition going a leave of the service to the main tradition going a leave of the service to the main tradition going a leave of the service to the main tradition going a leave of the service to the service to the service to the service to the service that the service the service that		14,0001	HEIDANIE STEELSTEEL	253 High St Sendon, W2 687	Anton	/ Londin / Londin Johan	All valid involution to the of the suggraphed up to it and the Conner shary is jurision belongs SECTION STATE TO THE proble, the minking oil proble, the foundation is proble, and it foundation is another in vising the March machines is the it model.	F .	1 1											٠	1					1				_		H	
0400	The "Quiet" mater that is significant up flushed Jummar and into loaded only part downs note Carlino flush for layer that I Lowervest load of bridly and then the flushed down for the marked on the magin a much more semilate mater marked on the magin a much more semilate mater			22011000000000000000000000000000000000	All Carries Mr. Lemien, WK NEV	Park	Smallefield	wheren the blue alternal realers simple. Mach a machines lad it sould formuck boundary on			1		1																			\perp	\vdash	
0404	Starry junction		-	2482402. 224823033424034 11 98880334034 22482303434034 224823034134034	Selectalger Ref, Lemelon, 16/3 758 137 The	East Select	East-Seisen.) Smithfield East-Seisen.) Smithfield	Bernugh Instantiany on Unbridge Basel / Jumilion Clair Cash Resel Infrastructure and resel amelitism are po- assummeduler Teaching or unbridge of peak house. Conserve alterature or Unbridge Basel of this bel abundune Histiyin in	:	1										1													\vdash	
0401	Optimizate nel sufficiently separate from their affix			\$25,000 to 100,000 to	General SVS 28Q	Shephersh Bunh	Sauthfield	Comments distributes or Unbridge Board of this bot abouted are likely to be																							_	+	H	
0404			14,0001	#11 00 THE PARTY OF THE PARTY O																										\vdash	+	+	\vdash	_
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0409	Read is narrow through Southall and the sorbest-has sometrig postures. A around divine within more you have in yould not into soll or with damaging your wheels.		14,0021	11 MINISTERIOR I 2 MINISTERIOR I MINISTERIOR I 20111102. 1278 FEBRUARIOR I 21 MINISTERIOR I 21 M		Southell	Install Brest	Likely in mean the spile is seekinn near the boso he which is narrow, failed a road condition is poor i places	ā .																					\vdash	+	+	\dashv	\dashv
0091	bulls or riskdanging your wheels.			#11311MC2001111	Emphali URI 100 Emphali LRI 346			readcondition is poor i places Additional location for previous log					1																		+	+	\vdash	
0420	Dis mondeland is a nightness; it can much saler when there were salficility. Drives are actions to get access it and derivation to one you were for the control of the cont	1 4	14,0003	200 March 1 100 Ma		Harsell	Hansell Breakery	General readinability and minimal replic inhastinati at the sensiony resimilate last pat				1								1							1						\sqcap	
0411	drive. The sand inequals is too non-early tree if a need in Benefited for all the production or sign, runners. Keyploh, and the surfaces is interested in the surfaces in interested in the grown made, and one time places. Note the supplications are not promotive this surveys, they and promotive this surveys, they are all promotive this surveys, they are a surface in the surface in the surface.	1 4				Hansell Emokery / Sesten Mane	Hansell Brookey	General spole path Improvements																							+		\sqcap	
6412	pushes were teached the send. This does not find a self-reside and it's narrows a difficult to pass people.	1 4	14,0003	The second secon	20 Felskepar Grave, Seuthall LBZ 605	Southall	Southell Streetway / Norweed Green	Clade Lane: assumed to be personal safety concern			1		1																		\top		\sqcap	
0413	De haches aux emmenations on the most & most devalually writing hackes up you don't have to a serverte a smid getting them by your lase. Bove marsh to be a captilizione ventrial and the Warrant Janus wide and a better hospital his hackward by cyclind a portion marsh on wide and a better hospital his hackward by cyclind a portion marsh on wide to make the Outstring & estimations on Alice sales.		14,0003	AND SECURITIONS OF THE PROPERTY OF THE PROPERT	Warren Farm Nature Senarus, Sesaball USZ 458	Windrell Lane / Warren Farm	Normand Over	Windrell Lane in this was in access which makes in preservem is hallowed impreservem in hallowed although vargeralem is although vargeralem and although variety and a few copies paths a dong fall Cammon 1 ay noticel disease few poles paths a sould be an impreservements associated in the designation had the requestions associated in			1																						\sqcap	
0414	Lam ret a fan af sharedi sydingryediniri an pails.	1 4	14,0001	2010/00/00/00/00 2010/00/00 2010/00/00/00/00/00 2010/00/00/00/00/00/00/00/00/00/00/00/00/	20 The blat falling, lander, WS 20	Saling Common	Earling Common	Assumes to or a reservoir the up to paths along Eal Common - or rated should improvements analytic re- te designation had the respondent assold life	reg												1													
0415	No reade have		14,0001	10 TEMPORE DE LE COMPONION DE	200 Windows Ball Southall USD SUT	Southall Green	Southell Green	Ne designated routes in it area - western read is non and lawy	100 E																									
0414	Remove the irrelevant brished virusture and replace with but stop and sprin path	1 4	14,0003	10000000 2 10000000000000000000000000000	Church, Hertus Rd, The Green,	Seutral	Southell Green	south of Southall station the badge into our reduces																										
0417	Open this reside to said synthets	1 4	14,0001	The second secon	12 the Cressed, Southall USS 186	Southell	Inshell	The addition of the section of the s																										
0418	This results was revert designed for equivies		14,0003	10000000000000000000000000000000000000	d-Ethe Breedery Seeball UELIPE	leshall	Southell Streetury / Corners Walls	Entinely fair summers of cycle inhunitrative does appear to have been added partial the redesign of a services unition of South Breaklery Both does the control of Breaklery			1																						Ш	
0429	Tree ranks pooling up termes new very hearestens in places.			Min. Company and Company of the Comp	Continue dum, Complem, NV7 1886	Castlellar Park	Santo Hamaeli	Carlon Jones - highly lik that rook will be a proble over time-difficult to avo- nemately how problemats is allibe reasons.	Ē .		1		1																				Ш	
8420	Although wand have been planed here, they after show signs of damage from traffic. This part of the residence not bed safetic me. This part of Banker-Basel does not bed safetic me, and I always.		14,0003	4 MARK THE PARTY OF THE PARTY O	Elebridge Bd, Hamsell Smithall	The Washork Harrard I	Smadusy/ Normand	with increased sugregation not our what further sin could be taken while						٠								1									_		H	
0431	This part of Handon faced does not be tacked to may partit of large entrol by going the sid-Florandii. Very long recent of the day and more death by the sid-Florandii. Very long going to the military and Way. In contrast with the Shandhar suggested to be been going undo from Barbon Marcel Salation, then in a sighthream.		14,0003	200 (402) 200 (4	House, Souton Rd, London, N7 205	Boston Mareo	Harmell Smarkery / Northfield Normand	Besien Read: Leck of vagragation			1	1				1						1									_	\perp	\vdash	
8422	Sate and this part of the inequals for Emention, but above was last down then, this section of the match bullensome any rough and model.	_	14,0003				Serand Gran,/ Harsall Brankey				1						•														_	+	H	
641	Anadin pure condition near PED works This applies using gain, nearbore—it neath, edending along Fack Royal		14,0003	2 Deliver of the last of the l	Studies 20 Studies, Violenta Rd, John MH 20 GAD La Park Studi Rd.	North Arten		ABODO Vinteria Read - Cy markings very fasted ando- in poor condition around works. Park Royal RCed has be sentines without any op- ioblashouther and nothin.					1 1								1											-	\vdash	
6431	This upder-note gam numbers ill ments neterality dising Facility for the Americans in March States, and this is necessity may usualled to expla- ations with the period sears and names lases. Could a repliction-bettern Wirel lates and Sarris Saling be halfed. Tuellin regularly given replicits very little reuse and for sui-		14,0001	#11 12 THOUGHT BOOK AND	2 Sharet Court, Queens	North Saling	Name Hill	indicate on the section without a spoke lane that it is a bilar coale made. Queen, Driversi run i la mode East / West that its voting, coale mades, the																							+	+-	\vdash	=
6434	Duellin regularly given a polishis very little reason are this real non- line baselining reason the AAS regularly bittered with breaking date, localing increased risk of prosition it reason has been assign more regularly.		14,0021	22012100000000000000000000000000000000	Grise, Lamidon, WS CHIW S Washern Jun, Periodic	Arten Periode	Periode	For 6 longer (10 and 10				,																	\vdash		+	+	\forall	-
8427	regularly. The views up from the grand axion sand present a smooth binembangs between the grand axion sand and gring merithaned on still fell all new such.		14,0001	March Company of the	Greenhard USE ETF 225 Chaffedd Lin N	Greenland	Central Greenland	Gops can be assisted but- long way round - a short section of aprilanced up to read small belg as were players.	i i		1																				+	+	\vdash	
0428	on stell old Law north Road is full of patholes or drains. X's a nightmare temperare	1 6	14,0003	A STATE OF THE PARTY OF T	URE DAT 170 Std Unbridge Mr. London,	Earling Commun /	Eating Common/	alongs ide the views on it blankings fined between Ea Common shallon and Tool Garden. Here mad sarle Mody the law					1																				\sqcap	
0429	Turn, it's pointed green, but the surface is walled, deal it's only on annuished the road. It's a half attempt at making it "spitable".		14,0003	DESCRIPTIONS OF THE PROPERTY O	20 Church in, involve, W1 899	datan	Small: delices	Interpolation on Own Basels in poor condition could do with attention																							+		\sqcap	
0490	There's no separate repticion, it's a neurosi road so no like beaute why this is labeled as a systemate. What's the benefit or difference to any other road?	1 4	14,0003	200 100 100 100 100 100 100 100 100 100	10te Osorshifetel Mr. Lemiter, WS 680*	deten Central	South Actor	Deepplelaness Own feed is inpose condition could desaith elimites CEL - Drambfield feed i apple inhadrosterer op male des grades	te i		1		1																		\top		\sqcap	
641	Cycling around Ealing Breadway station tests very smarte. Cars. docks are:	1 4	14,0003	STATE OF THE PARTY OF T	Please State Agents, 17 The Streetury London, NS 200	Saling Drashay	Saling Brankey	General Read safety even Saling Broadway (hoto, po																										
0412	Patholes, drains and specificarys make this mad difficult be loss and identifyeeple in spite as. And then's no separately interess you and which is will a making it find anothe.		14,0003	STREET, STREET	The Section of Park Surgery, SS EPanado, Chivalinh, London, Wil	Bedland Park	Smithfield	General Stand salvly arm falling Brandway (beings Standbrandway) Swings Swings Swings (Swings) Swings and Swings (Swings) Swings and Swings (Swings) Swings and Swings) Swings and Swings (Swings)	1 1				1																					
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0484	Opin have dean lating part of the Bindon Manur road near solution. Perhipp is endening particularly man Ethoromo Park. And it fields smalled displaying in and and of lanether this reason.	1 4	14,0003	487180682C	128 Senton Sd, London, W7 2NG	Broken Warner	Harmell Brandway / Northfield	Parking in systelane																									Щ	
2411	Read surface on bibliology road spile Leve appailing. He sufe reparation from it wills on a major road. Very difficult in bunningfold series road.		14,0003	20000000000000000000000000000000000000	142 The Breederg Earling, Lendon, W1107L	Horsell / West falling	Haraell Broadway/ Walpole	Unbridge Read between sometimy and dearn good hob-pol. General read set and lack of infravirunts	-	1										1													\sqcup	
8494	Can be dangerous going down hill. Had someone drive into one once approxile the garage as lares are into small.			men Mare 11 toxante	306							1																			_		\sqcup	
6487	this is not readly a spile nasie MD	1 4	14,0003	THEORY OF THE PARTY OF T	2 Abbreson Pl, Grathall UB2 62H	Saling Hospital	Norweed Green	udd comment faciling of designation but otherwi- warful to the residents of area	-																						4		\vdash	
	Get pureless, spiling dears have, even thought it is a leasily resist, the ground is just not designed the cyclists on the way in Errettand.	1 4	14,0003	\$1000000 11 000000000000 11 000000000000	Messiew Reach, Lendon, W7 2001	Broken Manur (Canal)	Hansell Broadway	Canal path surrently just brack Cycle stanage request (late			1						1														\perp	\perp	\vdash	_
0439	Needs to be cycle viewage here. Would be nize to have proteined cycle stange like we have in the	1 4	14,0003	AND THE PERSON NAMED IN COLUMN TO SERVICE AND ADDRESS OF THE PERSON NAMED IN COLUMN T	on W Fark Rd, Smithall UR2 65.6 Longitude	Saling Hospital	Seramed Green	perking), Acycle hanger or recently installed nearby in already full.			1		1												1						+	\perp	\dashv	_
0440	Would be nice to have portinized epile she ageilike use have in the shapping ember subhile of all following to motive same for some time as while of all solly times control same for some sides space areas. All the same as more applied a resembling while of the efficient same shape are some sides of the efficient same same before.	1 4	14,0003	paradistic paradistantement of paradistantement of blackbase and paradistantement paradistantement of	March 18- 20 Labridge Rd, Lambies, NYS 20X	Saling Brankey	Saling Breatury	Requester a spale has examinally AUDI optimizer condition		1																					-	-	\vdash	_
841	Surface and discharge rests improving. Proper suggraphism from probabilism parameters and if	1 4	14,0003	AND THE REST OF THE PERSON NAMED OF THE PERSON	London, MS Loss Const. Wheel,	Hanger Hill	Nanger Hill Nando	Appears from an Google's designation sould be impressed CAN YOR AUGUSTAN Remarker Lane and and highway. It may be helded					*		1			1				1						+			+	+	\dashv	_
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gass -	AND	1 4	-04003	#1111111111111111111111111111111111111	Link OQE Link OQE Links OQE Starten Paradin, Service A	Park	Greenland	and falling Additional location for																					\vdash		+	+	\dashv	-
0441	Egyngeled sode with parking enforcement conded		14,0023	100 Part 1000 Pa	South Harrison, Unit-6-7, Triangle Centre, Unit-6-7	lating	Seramed (free	Additional Institute State in Additional Institute State Insti			1															1			\vdash		+	+	\forall	=
245	Rode rank is kerimond agolety rank in he serimous and paring advanced applied		14,0003	STATES	Rd, Smalted URS 300 100 113 High St, Semilar, NY	Jatan	last Atas	but is less faded. Parkin sonore antibody in he Unbridge Road in John around the boso hall. Op lanes are painty and fad		1													1						Н		+		\dashv	
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8120	side skreen. By doing this people are from likely to update as if the upde reader is homeon, more diagrams. However, more dangerson for people sides and drivers. I would not update on exp models and the nates implies for me People give and the state of Doors has not been a seal addition on this security of seals the Doors has not been a small deline on this security. I would be not to the people of the seals of the seals of the seals that Doors has not been a small deline on this security.		4/4/0003	THE PARTY OF THE P	Mil Lembor Wil 282	Brastery Haven Green	Saling Streetury	of the new Crossined - Ealin neutrand links to alli. The are concerns have in relation to cycle / pedestrian safety				1	1																					
8611	another small der auterinsphis for one flowingstraffic off reads that flow the small derivative of the proposed flowings. Here the state of the state of the small seal of the	1	4/4/0003	20127027 21127027 21127027 111280270127 211280270127 211280270127	14 Novelo dus, Landon W11 EAP	n Managerian	Saling Streetury	In Elephons Roundalous complaint: computation ha been completed. No action indicated																										Si Singiliansi maurodalismoi esamplialisti
8112	Cars park across the loss large, when they are o't in use so you early eyele safety in my spinion.		4/4/0003	201702 201702 21100271111111111111111111	111.6re Tower, 13 Uninteger Read, Landon, NY	Ealing Streetway; Walpole	Eating Smeducy/ Walpole	In European Resemblation has sumplicited - construction has been completed. We action inclinated summarpment management senting. This working is the landing Ten "Special" could partent ally be redemined in faste in the according as there may alwinness reason to be																										
8113	Culmington resail numerous but being by lamman, park, for latter when		4/4/0003	021134892C	5.7 Culmington	Watgete	Watgete																											
8514	Matteck Consumption with particleurs. Care don't always allow likes room to pass. Can this be made one way.		6/6/0023	STEEL	668 Martine b Lo	Walnute	Watpole	Parking man with limited			1																							
		-		A CHARLEST OF THE PARTY OF THE	W119G	Water	Darmers Wells,/	practical enting in last of reute in appeal to direction					\blacksquare					+									-	-					_	
8615	Congress, junction particularly when syding under Iron Bridge in both directions		4/4/0003	A THE RESIDENCE OF THE PARTY OF	Seuthall USD AND	Iran Bridge	Osermon Walls / Smallson Smallson Green	inen Bridge heispen neumaanserpronnung finansi Africani resiri is	1		1		1				-			•	1		1											
8534	Charer priority for hiles, better road merkings/hignage. Segregation seculd be better	1 1	4/4/0003	DESCRIPTION OF THE PROPERTY OF	Elizabeth Re Elizabeth WEIGHZ	Rhharge	Rinharger	Regent Advised enter to a largest Advised enter to a largest Advised enter to a largest years and and an accept to depth of two enterpolyses from the polyses and the largest accept to the largest accept to the largest accept the largest accept the largest accept to the largest accept to the largest accept to the largest accept the lar		1			1	1															Ш					
8617	Widen feelpath over Hervallen Hill. Makeronnesiten with send bridge closers & saler		4/4/0001	134000000000000000000000000000000000000	Bridge, Harvander Snitt, Periodic, Harvander,	Harvanden Mill	Santo Granderd / Perivale	hospath wider along the mashide Passing Northbound 2 may be help! to add need markings to indicate spillula having rig		1			1								1													
0118	Emboylmaner Stad Faresh sunskrient spelirlane, it's publish Cyrlish an gasement or Bedien Mares hike's dangemen, please gel Bent State ware's sile on the mad. Personnels, are the poliriel's on.		4/4/0001	THE STREET STREET, STR	S Thomas Charch Hall SE3 Banker Bead, Harmadi W	Boolen Viener	Harmell Broadway/ Northfield	Backer Maner - but spetial of segregation and also the law step		ı																\top					T		T	
0129	Canal Inseptith reprint Outerlay loss hareads attention. Very pure sankers. Else made initions on language that productions have printing last gas been feet and all times on language that productions have printing last gas been feet and all feet can be be feet. Now general substantials of the borough remisteries or give and take or upolong.		4/4/0001	STATE OF THE PARTY OF T	Coloriny Seek Wein, Grand Union Cana	Borden	Harrard Broadway/	Canal behapet: just a sliri track here																						П				
	minuation of the horough revisionis regive and lake respiling		uson-	DESCRIPTION OF THE PROPERTY OF			- Aurolana						H					+						H		+	+			\vdash	+		-	
8430			-,40403	12 1081011166606				Constitution or microstrape fined in poor - likely eneing:										+								-	+	+			-	-	-	
8621	The resel and epologisth quality is shooting, patholes encryshere, link of delain, on path insulingia purchara.		4/4/0003	22/07/20/20/20/20/20/20/20/20/20/20/20/20/20/	Meune, 173 Belle Bridg Md, Lember, W3.80G	Emili Arter	Smith Artes	East to the second of the seco	y 1																									
8622			4/4/0003	\$1000000000000000000000000000000000000																														
8625		- [4/4/0001	02780302C 0277809020210714F 8011080708017801																														
8524			4/4/0001	227780002001007112 DESCRIPTION OF SERVICE O																														
8625			4/4/0023	CONTRACTOR OF THE PARTY OF THE																						+					+			
	Service representation of the control of the contro			#11 11 11 11 11 11 11 11 11 11 11 11 11	114		P	base to										+								+	+	+		\vdash	+	+	+	
808	Therein represents spire lane on little lape road, through Hannell and Inading up to Ealing Paupital. Rate narring storm Eitherner Park Road, Lewerd Road, Leighton Road		4/4/0003	STATEMENT OF THE STATEM	Rd, Lember, W7 35U	Harranti		Unbridge Read Harwell hebyed - Lack of segregation	\vdash		1			1	1			+				1				+	+	-		\vdash	+		4	
8627	falt moning dawn Etherne Perk Stant, Seward Stant, Leighton Stant and Schallmere James make Stroken Manne Stant analysis on waspending to perform. Deer shall not protected any place family perform. Deer shall not protected any place and perform the state on protected application. Polistics with department of the state of the stanta state. The state of the stanta state of the stanta state of the stanta state.		4/4/0003	\$2007000 2301000000000000 0100000000000 23010000000000	201 Senter Sd, Lemien	Named	Harmell Breadway/ Northfield Saling	Eat naming through Human Lask of all syste sugregation. Station Read			1															•								
esas	There is no efficial, protected syste Later upto Ealing Street up, The West Ealing part of Underlays found in horotheries system. It is not involve suggest that Underlays East, at this part of the Earning's of Ealing, what it has no experience in the Earning to be being an investigation open that the being in the Ealing and and the Ealing and Ealing and Ealing and Ealing and Ealing and Ealing Ealin		4/4/0003	Control of the Contro	28k The Broadery Lendon, 1697 S.L	Saling	Breadway/ Walpale / Hansell Breadway/ Plahanger/	Lack always spiral up to rea anywhere on Unionings Rea from Wind Earling to Earling Encoderary acressey saying seasonare							٠																			
8629	Cycling along this section of the main road is boroble and very unappealing/danger un.		4/4/0003	THE RESIDENCE OF THE PERSON OF	Bridge Carage, Unbridge Rd, Smathail URS 100	Seubal	Southell Streetway/ Darmers Walls	actions arguments were provided or whereit has lon- improved physical suggestion and designation suggestion and designation such as termes nature do may help to improve			1											1												
0000	HE WASHERS AND ADDRESS AND ADD		4/4/0003	100 100 100 100 100 100 100 100 100 100	Provident Heune, 204 High St, Landon, NY		South Artes	lank of ungregation through			1																							
	Censerperied in the "spile lates" throughout the Berough Falst. The hump is leady surfaced Wishald. Where the brids med the farms it is long across mad if the road. Coly one paint to synthese sensity and the lates of the paint of the color of the lates.		411.0000	Control of the Contro	Date of the last o			Galmington / Beammalishi Church Lane Junction - the spendhamp appears to be poor condition for a cycle resite.			1																							
		-		A SECURITY OF SECU	Landon, NV S.E 28 Church						1																							
860	Tree branches extending out into road at spillula height, below dangerous when therein, to follow on the branches, as it is now	1 1	4/4/0003	11 MARCH 19 TO 10	ST Church In Lorenton WE SHO	Walpute	Marjante	Snaure of increase breen, in quantities										+															_	
0133	Phange is sufficielted a modify a have in cross the hung in the middle will be road, after to the anneapone of althor is affa		4/4/0003	AND THE PARTY OF T	Calmington Rd, Lembers	Walpele	Walpute	Inamps on Calmington alongoide lammon. Park bet in year condition	,				1																					
0134	lack of connectivity is a major inversible solvides parking inceptle lanes		4/4/0003	20110020 2 200400 2011120 21 3011000000130	Specialhuma Mr. Lemakon Will SEX	Bedford Park	Southfield	Alter a reference in the space learning on Calmington alongston alongston alongston and the control of the cont			1																							
8685			4/4/0003	20020127-01-2004-0-1-0-1-2004-0-1-0-1-0-1-0-1-0-1-0-1-0-0																														
0104			4/4/0003	271M2002C 271M2002C 2781M2002C 27																														
8687			4/4/0003	2784000 27840000 2784000000000000000000000000000000000000																														
0008			4/4/0003	THE STATE OF THE S																														
2539		\dashv		A SOCIAL PROPERTY OF THE PARTY														+								+	+		H	H	+		+	
			,4,000	A MARIA MARI														+								+	+	-		\vdash	+	++	-	
0140			4/4/0003	2417400- 24174000475176 21474000475176 24744100475176														+								_	-	-			_			
0141	Very hard-visite afronad. Opile lane hearily stubble and drivers on daily hardes ride cores or syste lane expecially when dark or had wouther		4/4/0003	01101100010010 011011000010000 0110110000010000	Senten fid, Lendon, Wil 150	Borden Manur	Harvard Smarthary / Northfield	Pear sandition of epitelan on Serion Stand	٠.				1												٠									
0142			4/4/0003	2017/202 0.1017/202 0.1010/07/2021/07/2 0111/07/2019/07/2 0.1010/07/2021/07/2																														
0143		T.	4/4/0023	Manager Comments of the Commen																										I			T	
0164	Needungragated cycle results all along Unbridge road to the Broadway for me to cycle.		4/4/0001	2010 POLICE DE LA CONTROL DE L	Clare Heure, 49 Unbridge Rd. Lamb	Harmel	Hansell Breadway/ Walgele/ Ealpre	University Read Salling																						П				
0343	The explorescale needs in resimulations when he read us it joins the main takening read. Ourse's read to wide resught space but it's taken up by parking Facility should be received on main reads to reads up on a read to regard a point reads.		4/4/0021	AND DESCRIPTION OF	W7 3FX 25 Church M, Lendy	-	Streetsery Abrels Harmand /	Request to remove parking and install sugargated path and help to be visible in ma			1										-					+				\forall		\Box		
				ATTENDED	W7 MG		Bradery	improve road markings on amoral of 7 declaration Request for a spale hab marking for the					\perp					+								+	+	+		\vdash	-	+	+	
2046	Bend a large onto the parking biles which in resolvent by CCV on I'm sensement by bile will be sidden if I wanted in option		4/4/0003	CHEST CHARLES	Streeting, St. Services, St. 2007	Brackery	Brackery	entiting but in falling firmationy! Amounts over they parent unlikely to be greater and			1		1					-	-							_	-	-			\perp			
0147	Remove parting on this road and put it on vide roads and add segregated spilese han now, on this road to allow be spiling. Would be good to han now to create a ollage bed in Remodil.		4/4/0003	DROSS ANTONIONI CON ANTONIONI CON ANTONIONI CON TORONO CON TO	Sti Bester Mr. Lendon W7 X3X	Harmel	Haraeli Braskey	business and there is minimal parking available: the side dreets. Improvements to read		1			1					1									1							
0148	begrapated spile route along the real flor systing.		4/4/0001	20000000000000000000000000000000000000	Common Re Lendon, Wil 200	Ealing Entertury Ealing Commun.	Eating Smaduary/ Saling Common	Difficult to establish must where they are referring to be general increase in supprepriate for the section not currently supprepriat																										
0149	The synthian enable falling Heapited sweetly entirinin assess to emergence are by artiful enterior season threshold enables and delays which aggression and encourages speaking by they were.		4/4/0023	MANAGEMENT OF THE PROPERTY OF	ESE Unbridge Ad, Smathal USS, War	Saling Hospital	Normanial Green	This sestion is mainly shann less lane or numerous shift of painted spile lane. Estimately solitely to be little neuring aminipate of the										T									T						T	
0000	Completely inappropriate as a Valence /- Blan servastly autocoloredly belief Cars. and Peterbelian here and it is fell of Poblish seques. I should know justice with its sell per at Explanary 1 line on this read if dayway 1 thought and.		4/4/0001	#11000000 #11000000 #11000000 #1100000000	Ollayham Mi, Landon	Sedbed Park	Smithfields	and measuratine los recen- alls indicates that improvements are needed in that may not be their inten- fered confirms.					1																	П				
0011	I shandel kewajinchwarkin in mellije mat a Egelmanji iline we thin mat'e dayani? O hangili mat. Narwan soro waysironi (Bashon kana), banding sandiwarkin) duat agam na jin he afamai kewahidadi yandiwarkin dilin akin iship papan na jin he afamai kewahidadi yandiwarkin dilin akin iship hapan na jin he afamai kewahidadi yandiwarkin dilin akin iship hapan in filmala ah kanal (dai na he kewajinga kewataka, hai the sighiline is nati gasal.		uson-	STREET, STREET	117 States	_	Hansell	poor in places			1		H					-						H		+	+			\vdash	+		-	
	proposite Bendian's Read (that can be tempting to everiate, but the sightline is not good.	-	,4,000	STATE OF THE PROPERTY OF THE P	W7 SSE	-	Bradury	ation manify which sention										+								+	+	-		\vdash	+	++	-	
8812		-	4/4/0003	CONTRACTOR OF THE PARTY OF THE														1								_	-	-			_			
8813			4/4/0001	ANNUAL CONTRACTOR OF THE PROPERTY OF THE PROPE																										Ш				
2014		Ţ.	4/4/0001	11 MARKET MARKET AND ADDRESS OF THE PARTY AND																										I			T	
2015			4/4/0023	2002-200-200-200-200-200-200-200-200-20																										П				
0004		1	4/4/0003	STREET, STREET				The state of the s																										
8667	In this being deliumed?		uson-	A PROPERTY OF THE PERSON NAMED IN COLUMN TO SERVICE OF T	& Greenfan Rd, Lendon	law.	Dermon Wells / Southell	. There					H					+						H		+	+			\vdash	+		-	
	— was soning encourage?	-	,4,000	ALL DESCRIPTION OF THE PERSON	Southall URL 188	- January	Breadway / Norwand Green						H					+								+	+	-		H	+	+	-	
2018		- 1	4/4/0001	031316662003004F 811 1023466718674 2 1131668200000041																														

			Man Company and the	Librarian		Name of Street	University Securitary Saling																										Т
2019	Ten mach peak hour parking on Unividge Knad.	1 4/4/002	100 100	Earling, Lorenten, WINDER	Manufaction	g Streetway/ Want Saling	Lishnige Road Word Ealing Insipped Parties of Parties of Parties on spile / Instance during no parties of Instance Author Cycle Lone in Audio Africa suppopulation wands at the Epred Burry would stop soon making your act or activated the hump and a smarquestly who reduce speech further.	1																									
0900	November lare south has the epile lare field away from the road surface who the speed humps recovery drivers in surver into the epile lare in straidle the speed hump.	1 4/4/000	28 100 100 100 100 100 100 100 100 100 10	Heranden In I, Periode, Greedend USS 297	Periode	Periode	tagengation words at the Spend Burny would stop care, moving over to viriabile the hump and compagnetly also reduce someth further.																										
0961	Bushes encreasing into the longarity	1 4/4/000	######################################	Green Business Park Green Park Way	Greenfand (same)	Cambral Greenford / Stands	Canal path : unable to welly remainly but seems likely saving to conditions, in this saving to condition the saving to condition as few sall but appear in the a few sall but																										
	There's a popular not through no paradine bolish from thill necessarily pub to the video of Tables in the libratures. Wayveted Jack, however it is very modify in the windor modification and accordablems a fallo. Could this knowed in the action to east?	1 4/4/000	Designation of the last of the	Greenfand 1300 Greenfand	Gentari	Cambal Cambal	area. All your to an our consecution for facility and then main trappath and then																										+
8962	housewer it is very modely in the winter months and/or not assemble on a bite. Could this be made into a sinder track?	1 4/4/000	11.001.0000000000000000000000000000000	Greenfand URL OUW	(sand)	Special Greenland	pensibly beyond treamin the industrial park however there appear to be a few ad her					1					_	-									_	_					
0963		4/4/000	ON CONTROL OF THE PERSON OF TH																														
0964		4/4/000	2 11 12 13 14 15 15 15 15 15 15 15																														
			O ADDRESS OF THE PERSON OF THE														+										+						+
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-		4,4,000	DELIGIORES DE L'ANNO DE L'	4			Unbridge / ASSE hab-put-					Н			-	_	_	-						-			_	-					_
2569	The mest dangerous init of the JdDG for optivis is where it insects the United Applies are such as a such play place of Copying the Paper, Lane scrip (Inlies and probabilism, where the evocated) would be fine J it's beninally what i do anyway!	1 4/4/000	1 100 100 100 100 100 100 100 100 100 1	2 & Hanger Ln, London, WS SKK	Eating Common	Saling Common	bisherings/ dillik hompos- samaler segaritim. (Per- sistent segaritim segari	1	1																								
8179	How are likes using the shared promoved along the 1805 must be orace. Madeling facal? Can we have a shared encoding placed. Their way we could have a likely formily reade all the way thereithe Ontwick foundational to the Hunger Cane greatery and larguest.	1 4/4/000	22111111111111111111111111111111111111	34 Hanger Lin, Lenslon,	Siarch Eating	Nampe Hill	Air signal on this erroring which is a little unary or a lon feeth./ Eauth route Juhish should also be connected Eas																										
	Oris wish Reunalabead to the Hanger Gene greatery and layured! Eignage around the Easiers and of the Robelly Read EN chared parameter is territies. It's not clear that the Easiers side of Jayle.						/ Next using Madeley / Guerral Natury Next / argur Next Industrial Completely agree the inhastrusture is largely										-										-						+
801	Egyage erword the Eastern and of the Morily Nated Ell's shared assumed in Noville IV, we clear that the Eastern solder Elgy the Noville IV, we clear that the Eastern Sales of Egypt to Noville IV, we clear the Morily IV, we can be the Sales of the Noville IV, we can see a support that the Elgy point for sound; the sound IV and the Sales of the Noville IV and the Sales of Ellis IV	1 4/4/000	21 22 22 22 22 22 22 22 22 22 22 22 22 2	E London, WITCHZ	Rishanger	Greenfand	there but it is difficulties understand intent (although on highway at roundalous) Continuing West or South																										
8672	rejain the carriagnessy when the force ends abruptly, only undertunning they're probably on the waves guide of the road for this If they're full issued the role wide shared use laws all the way from Currel 1. Bits makes that just stop in the middle of nowhere like this are a real bughant!	1 4/4/000	2791000 21010000130201 21010000130201	E7 Clifton Rd, Greenfond UBS ESP	Greenland	Central Creenford / Stanto Harmenti	to cross at the Zelou price to the bridge to avoid Pedestrians at Lief sneroing. For those joining CET to bead													1													
0575	O Mary's Anad is quite lake from the absence of a Ni scale between West failing and the MSC too's as front rating as it sounds. The only bit that both Michaelly is between Stands Send and the Grown ping Senk. It suggest in programmon ping bits in a ge- moned Saling Green to avoid this [17] which do new]	1 4/4/000	27111/92C 9 01110/92C 9 01110/92C	Grange Caud, 1 Grange Rd, (amotor, NS	Earling Cream	Saling Smaduay/ Walpale/ Saline	Senang agouge ancorrors flead in minimal and a little confusing as it can be microsed as implying cyclisis. should our the footsads																										
	near disting them is excellently (it's when it do new) Summary builts - it's not subside it!)	1 4/4/002	THE REAL PROPERTY.	61 New Broader	faller	Common	alongide the main										+	+						H		+	+	+	+	\vdash	+		+
8074	common traffic - 1% not safe at all I	. 4/4/000	10	Landon, INS	1 brankey	Walpole	Central Univided Brasilin Earling			H.				•		-	-	+								\vdash	-	-	-	\vdash	+	\vdash	-
0175	December had be during much hear, improvide to explicit rough	1 4/4/002	2 100 100 100 100 100 100 100 100 100 10	Cress, Lendon, MS 195	S demandary	Enterducy / Ealing Common	Interesting in that the pin- lenation is now a school street and is also a shool and. Ulady therefore to be referencing the general area or Utiliary, fined										1	\perp								Ш	1	\perp			\perp	Ш	
80%	No safe connection from the repart the distinct broants Eding Common (main road is loss dangerount)	1 4/4/002	7001700- 20117100- 20117100- 20117100-	24 The Breedery Lendon, WS 394	Lating Streetway	Ealing Brankery	Ealing Smeathery station hologoti- no cycle infrantructure	1				1														ΙŢ				ΙŢ		ΙT	
gp**		440	2 10 10 1 10 10 10 10 10 10 10 10 10 10 1															\dagger								\vdash		+		\Box	+		+
	Annuage necessively are annumerously, i accomplying along determine the Orbital A Fad Station with remodels and to see	single:	#11111W2#27WE		-		And it common togerang Anion lane: (heroad										+	+								\vdash	+	+		\sqcup	-	-	_
0178	According to the state of the s	1 4/4/002	91 1201172M00011011 0114012217440011011 0214172M00011011	62 Seten in lander, Will 180	Park / Emilland Park	Emulhilatel/ Emulhilaten	Action lane: Our way Action lane: Our wad somilition does appear to be poor houses a somerision. from Orivatal Park station to Builbull does us may be belie					1						\perp		1						Ш	1	\perp			\perp	Ш	
8179		4/4/000	21121212 2112122 2112122 21121222 211212222													T										$ \top$							
090	The read nervers, it is already here, the wedger is early	1 4/4/002	2110100770000 0007000700000 27001007	1 hann	Broken	Hansell	Beston Read beingest in general											+								\vdash	+	+		H	+		+
		- 4/4/000	011 101 201 27 101 1 0 117 101 171 101 1 0 117 101 171 101 1	W73P	Varue	SerViced	gmesi				1				Ľ.		+	+						H		\vdash	+	+	-	\vdash	-		
0981	The sanal path is not passable when set, needs fullening Jose benness	1 4/4/000	0.317922798313913 0.317922798833913913 0.31792279283333813	Way, lamba, W7 208	States Manur (Canal)	Hansell Brankery	Canal trapath improvement needed in this section	1		1		1																					
890	Nexts hile lare throughout to keep up tick safe	1 4/4/002	20110-00-00 20110-00-00 20110-00-00-00-00 21.11-00-00-00-00-00	23 The Breedery London, NS	Lating Streethery	Saling Brankery	Lack of / year cycle inhastructure on the Brandway	1				1	T				Τ										Τ						
	The explicit are that heigh, a solid the reasonable at all the has a whickle period at the implicit provide provide and the implication of the explication and a solid part of the following the solid part of the explication	1 4/4/00	The second secon	245 High St		North Artes	Branchary Marchary Marchary Marchard March	,									+	+								\vdash	+	+		H	+		+
will		- 4/4/000	2718418718769 188128796888 2718412878888 188178888881	State of the State	-	Johan	minuting the vag equition werdening the vaggestion was discussed to Wisself and Lens bire vaggestion and motivally six sightless and							-			+	+						H		\vdash	+	+	-	\vdash	-		
0184	As the small read apposite the Piezoppie pub is permanently discred to halfs, the systellare model be extended and not subject to the halfs lights thereby beging systels receive.	1 4/4/000	211100 01 023010000000000 011100000000000000000000	Tavenn, 276 High St, Lendon, W3 684	de Jahan	Harth Arten / Smith Johan	making to narrow confagracy necleound at the lights including a protection crossing that if a full necked pr identities from a					1																					
0985	This parametic was widered on the UEs and consequently the road in two narrows for a hippin and a set. As it's a bill the same often same thought in the term show and this sames many dangerous passes. The road is also have many politicals and this aggregates the shouldown.	1 4/4/000	0.000000000000000000000000000000000000	23 Spring Bridge Rd, Lendon, MS	Saling S Brankery	Saling Brankey	bridge-road - double pellow lines could be replaced with sagregated systemas (minding restriction in his	1				1																					
098	shadon The spile pathing Casifehanin, good the only improvement would be free may goo mergeralish traffic in hose of the loss step, divisionary has prevents you seeing any traffic and creation a house!	1 4/4/002	2000/10/00/00/00 2000/10/00 2000/10/00 2000/10/00/00/00/00/00/00/00/00/00/00/00/	76 Geolekar	Management	lating	training all any lime). The variety paint and passenge danger observational dis- abilitional markings along the less view ten, bloodle y				1							\dagger			1			f		\vdash				\Box	+		+
Ë	itus provenis yeu seeing any inellis and creates a hasend	-	21 SECTION SEC	wil 200		wastery	painted loss for example to make very clear this is						-			+	+	+								\vdash	+	+	-	\vdash	+	\vdash	+
8987		4/4/000																												Ш			
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2001		4/4,000	25 107 100 100 100 100 100 100 100 100 100														_	-									_						
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gpan	This length along vide enting communits alsysmell, labs of potentiams dust read upon and another man depen and antile respect lense place the diagonal left by flowestern and the relay and the rejetiques has the threatening and the rejetiques and the rejetiques are the other and relayer read its domestight along revoca.	1 4/4/002	2001107 WHILE 2001107 C	Za N Commun Rd	d Saling	lating	Eating Common suggested path on the North Sale holyasi, mesh sevireling with											\dagger						f		\vdash				\Box	+		+
-		enolis .	211 11 120 120 120 120 120 120 120 120 1	20A	-	- Lineage	and around the loss step in particular.				H.		-			+	+	+								\vdash	+	+	-	\vdash	+	\vdash	+
0600	the whole we turn of the sole idea may be something.	4/4/000	22 MARIE MARIE AND ADDRESS OF THE PARTY OF T																											Ш			
0401	the whole vertices of the subridge read (throused the borough down!) ready went as a "bridge below "get him. a bit of bother paid with a bits risk, which people after got in and ignore any bren of yellow like them, the bits had are belond the barriers, although a bits buffer born that his had are belonded be barriers, although a bits buffer born boths are bid of boths whit were period readour assoing an many basenth at it solves. Although the principles days they	1 4/4/000	22 22 22 22 22 22 22 22 22 22 22 22 22	Streetery Entire Lambon	falleg	Various	Libridge Read throughout	1				1																					Seed to encare upde lamp, are grided inc.
0000	An array command area takeners, as a sear throughly slage, they	6/60**	100 100 100 100 100 100 100 100 100 100	A-100												\top		\dagger								\Box				П			+
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0401		4/4/000	01107-025 01107-07-03-03-03-03-03-03-03-03-03-03-03-03-03-																											Ш			
0404	In not war III is work insenting all this money on syring lanes. The Evendonillá spring lene is would propig beneaux the system appear in pother is risk politik likes regard for politicisma, on the parament on the opposite side of the result lasts of any sort of sprint politicism is a higger in our than last of onyting lanes.)	1 4/4/002	2017/202 2017/202 2110/2020/2020/2020 2110/2020/2020/	Greenfand Greenfand Ed. Greenfand	Greenland	Greenland Broadway/ Canital Greenland	Not entirely clear which saction of Greenbard Read is being referenced. Noted syelling behaviour and need for pair's soul.	1																									Herei sider cycling policy beyond just cycl lates
0605	Likelinger and from the low bridge for the monitors (an including a monitor in a monitor and monitor in a monitor and monitor	1 4/4/002	20 10 10 10 10 10 10 10 10 10 10 10 10 10	instrige bear	inen Bridge & Varrage	Seramed Green/	Iron Bridge Jumpine - Surving right from Windmill is shallenging lack of				1					\top		\dagger								\Box				П			+
	Unbelgen seed from their see bridge in the exciton, just gold set a explain are and even the painties secretal with parked sees. John bear ainstaintill lare isoming right issues (Manuell is now of the most dangerous places. This reunalshoot with patholistan area in the middlewood on soil yet to the middlewood with patholistan area in the middlewood on soily be		STATEMENT OF THE STATEMENT OF T	uso sha uso sha arragen,	Street Virgin	Bradury	rpir lane, all brown issues through Hansed in particular service mer n. a somewhat amount of space here this is									-	+	+						H	H	\vdash	+	+		\vdash	+		+
0404	This reundakenst milk pedeskrian area in the middle could nearly be recreasing in minery shared provened and consocial bins consing from the south is be able to know right using the polaristics. Lights and join the earls!	1 4/4/002	2 10 10 10 10 10 10 10 10 10 10 10 10 10	Grant, Windows	Park/ Ealing Hensitel	Green	Remarking the width restriction sauthbound treamls the sand may	1	٠			1														Ш				Ш			
8407	Canal passing should be improved to connect to three bridges and conditioning issue of Namer I	1 4/4/002	2 100 100 100 100 100 100 100 100 100 10	3 Molair Rd, Smithall UR2 EKG	Normand di Green Three Bridges	Normand Green	Canal temporis mainly dist track through this section west of three bridges.	1				1																					
0608	Color for the proper sold rates but all your a sold of money or content from 5 produces or a sorrow potential and it's needly bridge absoluted from 5 bits for disappears of a right and surface how one would get and 5. Real of the area has no participated by the bits, station when the participate following proper and a first operation as alteredge last of people have to shall that it likes at the unitings near the	1 4/4/002	27507000 COLUMN	30 Marick	i leske	Southell Green/	No year introduction of the markets and is connect to the station (which lands infrastructure in all.					1					T	\dagger								\Box	T	+		Н			+
	rends solv yarding for likes, or goodly and a lot of squares as already lish of geople have in shain that likes at the railings near the		21-902-01-01-01-01-01-01-01-01-01-01-01-01-01-	URZ 650 Enubali Dation		Green	directions as well as optic parting, differences authors									-	+	+								\vdash	+	+					+
0408.1		1		South Road, Southerl, Greater, Landon, UKI			Additional location for previous log		1			1								1													
0600	Bohan road again dental count as a bile restriction white paintis at motivabel is protesting spoints, and the paint is convent by partied cars enyway.	1 4/4/002	21 W100000000000000000000000000000000000	164 Senten Sd, London, W7 24P	Straten Manur	Harmell Breadway/ Santhfield	Review Read - Lack of segregation and parking in opticismes	1				1																					
0620	Traffile Intelligence date in Inappropriate spale laneaux Grandand road and Whitton Borrow junction till 600 junction Book in sharps in produced remove application	1 4/4/000	Distriction of the Control of the Co	1227 Greenland	Luliery	Serio	Free many car parking system Lane has, not changed available highway space manys at the lay "	,									+	+								\vdash	+	+			+		+
			A STATE OF THE LAND OF THE LAN	Misslenes UBE DVY	-	Dreedand	Presumably before and after data has been collected.										+	+						H		\vdash	+	+	-	H	-		
0611	It's very difficult in cycle on Northfaths James	1 4/4/000	21311000 2131100000000000000 2130000000000	63-63-6012 Lembn, W13-944	No-reduced	Northfield) Walpele	Borism Read - Jack of suggestation and particing in a principal in the principal in the principal in the principal in a princi	1				1							٠														
0612	No quite difficult to turn into South as Improved from Mathest Sore	1 4/4/000	2017/10/20 2017/10/20 2017/10/20 2017/10/20/20/20/20/20/20/20/20/20/20/20/20/20	34 The Gra, lambar, WS 524	Ealing Green	Malpole/ Ealing Common/ Ealing	James P. Free amalely (bits in a reference to caving the results which is hilly in the caving the results which is hilly in the caving the results which is hilly in the caving the results which is hilly in hill in the caving the results of the re	1																									
0613	Beauliy difficult in how a sale way to get my lobe into Earling Broadway violates from Lithridge read. I how to red a server lordle on Howen Green read while also almiting up a lott.	1 4/4/00	Discount receipts bline Characteristics man Manufal 13 13 13 13 13 13 13 13 13 13 13 13 13	1 De Brankery	Ealing	Braskey	should therefore either he beingost general lack of inhantmenture eround falling firmetage limiter and for	,										\dagger								\vdash		+		\Box	+		+
		- 4/4/000	1 10 10 10 10 10 10 10 10 10 10 10 10 10	January, 845 2160	1 breakery	Bradusy	Bridge Seed (Se reted diseaser) in particular			-			-				+	+		L.						\vdash	+	-	-	\Box	+		_
0614	I bile with my shift in wheel. It's really difficult to system. Reshowsh final in the meeting as there are late of sure travelling at speed.	1 4/4/002	20110000 211000000000000000000000000000	Elierberofi Rd, Lemien, W13 95X	(17921)	Narthfeld.) Walpele	Sannels food speeding and solume of hulfs (Satistus) numing(sol)	1			1												٠										
_		-			_	_																	 _	_	_								

9613	It is quite tricky when I take my like and of Ealing Decadory spile packing. Have 2 lead shakes within model to be keep to this in front of Ealing Ownsteep or go aroundstones in Name (Inc.).	1 40	2000 Carriero 2000 Carriero 2000 Carriero		ii De redery I	lating date	ng Saling	g Broadway hotopot- in			1	1																			\top		
-		_			dan, WS Bro 250°			g Breadway hotopol: in ular-lack of committee to cycle parking			+		+							-				+	+		+				+	\vdash	
0616	Pagada lama	1 4/4	0001 2300100 01110100 0200100	117381800				ally paor / Limited syste drusture on Paper, Lane and Sanel Read North			1													+	+						+		
0417	From Id to Ealing Broadway (South Saling Read/St Mary's Sead)	1 4/4		CONTROL OF THE PARTY OF T		th Earling Comme Standard		and Sonel Read North provide vame soverage is journey but thereis, a of East, / Wash link for sample Papes, Lane			1		1											_	+						Ш		
0618	Northfolds area	1 4/4	0001 2.100001 2.100001 2.1000001 2.1000001		Derivis Lemien, No 12902	Shifted ab.	de/ N/S	of opin infraviousture or E/M informer L70s per lane junction is												1											\perp	Ш	
0629	Assisting the junction of gapes Lane and Harth circular lights	1 4/4	9001 2300000 23000000 23000000	10000000000000000000000000000000000000	in 6, 23 consider for NS day, NS SIP	mender Sale (Park Came	Z -	per lane junction is builing lensused it only someosiales epolish- ing liseth / lauth on the side of the road. If you as this section of upde	1																							Ш	
0618.1				Comm	don, W3			ditional location for previous log		1		1				1				1													
0420	Canal path is needs improving in maniplaces, surface and width	1 4/4	9003 2 14 10 10 10 10 10 10 10 10 10 10 10 10 10	NAME OF TAXABLE PARTY.	Silberio. Servici), Silberio. Silber	inden fame (anel)	cana bash	d brapath mainly dirt dhraigh this southern section																									
0621	Separatery sing lane on long roads like Unbridge road	1 40	0001 0001 0001 0001 0001 0001	antina L	13A medicary falling /A	of Saling Smeath Malph	and Land	of invegatio mainly designate and invegation in section section section section section section section section and section and section and section and section and section se				1																					
0622	Make the entirenant path fit for spring	1 4/4	0003 0 1001110	#1	Crand on Cand Nath, 1	Three Norman	and Canal	tempolis would Three lights is a distinct.																							\Box		
0625	Sifficult and dangerous to make any right turn at this systematic.	1 40	0000 0 27100700	24 1000 24 1000 24	Hanger Lendon	lating Salar	ng their	ridge / Addit Indoqual Book to have right or sontinue shought			1	1																			+		
801			2000	a designation of	_		_	sentimur sitralight bilay/AdDE hategod— alk to navigate/junction connect to the Sperit,/ South oppin path			+																				+		
		_	22 12 12 12 12 12 12 12 12 12 12 12 12 1		IS 238 Co		man and s manning lands Fort	senses to the Sorth / South spile path par neuron reason to of Sout/Wind reader. ther South remisely			+		Ť							-	-	+									+		
0435	This synthesisy needs connecting to the solder network, it's not use when ampliting that is surle(s) in not connected.	_	0001 12000 0112000 2200000 2000000	100000	y Jose, disen, 1975 distable scientificar erotecur			parameters of East, Vilent resident for all East, Vilent resident for East, Vilent resident for East, Vilent resident East, Ea	1							1															+		
0626	Officials to have here	_	0003 0.000.200 00.000.000 0.000.200 0.000.200	17011 Test	Ing Con, Bro day, WS 268	lating Salin	E., habe	pet junction, Very poor for systing sign flood between The may and the ups region	1		1	1			٠						1			_	+		_				Ш		
8427	Many parted sars make this area slanger our	1 4/1	0001 <u>0200740</u> 1	11000 110000110 110000110	Mail, a bring, don, NS 2N	lating Salin medicary Broads	To path the land land	for upding sign fload between The lawy and the sugregated sparking permitted on serb. Safe with no spale The south hideshared one in no leading Sam -			1																					Ш	
0428	It is not accommend to the results around North John Playing Fields, for drivers in group war through the sit of 20 mph. There must be be a string, and resumment of through their sit of more six bid consistent that these results are being used by pyllabs.	1 4/4	0001 02703700 011 12703700 011 12703700 02703700	CHARLES IN A	ndistate 6, West brise, day, W3 CSP	th Actor Names A		mprove blue route signation and speed antercoment			1																						
0629	Options need to be shiften one there have safely it small bely in our allowane, to simply visp and black the life hand side of the need. This nearment popular below to energy with rolling to king pring, which makes the shift time and it is made pring, which makes provides a shift time along the makes the makes to be a shift time to be a made bely if there were desire and brogant along the thick, in a read-used tip spellule, now if destinated cools because or not included.		0001 0000	100000	Eller Joh	en Main	Service Service Service Service Service Service	rese investratore aghest flore Lane: the en settlemen approach 500 is shared too Lane ing peak hours. These a sould be extended:																									
0630	delicated ento laws or est installed: With medicated scales, around the carel, bosoco during airline monitor is a very clipper. It is such client installate ideal of these could be a vegacated part for opticion as they den't have in analysis around perinnic am.	1 4/4	0001 0001	111270000 Bell	in Namb won Cld Nor labin, /W molen, in	th Anton Winsdom Hotelan	Camali Artem Brat I	- short switten in Storth . Currently passed path looks very everywan.																							П		
0631	parameters. All our parling chandride remnant intolsy area. There should be a manifester and similar and a manifester and a	1 40	0001 2 1000 1000 1000 1000 1000 1000 10		ellina on, High landon, 13 616	derbern Smith de	Underton describe describe	ige Road Arison - mostly in police lines through continue but unitions or work appropriate by	1			1		П																	\forall	\sqcap	
0612	is assessed to the that it seems, which transfer protein to have to many as the fall is and endange themselves. I not forward the fall is and endange themselves. I not forward the fall interference to the same filter care, more forward than ingoing the interference of food and the single to some parties box view proteins of food and the single to some parties box view parties box.		0001 0001701		in 1, 230 shridge	Leading Brands	ut view	bound comment in 's de case - the opticione is after the loss stop nor losses, will be set in			1			Н																	+	\vdash	=
,	parti a bina king warathound. Constantinj blockening care from nearby Garage's.	1 40	2354747	ALLESSON DE LES	in 1, 200 chinige familiari in 102 and and and and and and and and and and and and and	Well Street	manus	tige flored Artises - mentily by professor limits through a service has the send that we limit to the flore through a service has the send that the send that the send that the send that the send to						Н				+	Н											-	+	\vdash	
-			0008 027893178 010000 027893178 027893178	11 11 11 11 11 11 11 11 11 11 11 11 11	10 7QE	Harm	Georgi to be a	e of ticketing but likely a course of coefficit with and to be Libridge Road	ľ					Н				-	Н											-	\vdash	\vdash	
DESS	There very limited parametris, which could be used as safe applie lanes and used by pedericisms. No provision for application is shange the builts lights from the applie	_	0001 01001100 11.0000 01001100 01001100	CONTROL OF THE PARTY OF THE PAR	igapore Union London, Israer	to Balling Broads Walter	Carrell Carrel	ed to be Unbridge Road hydriDeans Garden tery Pavemenh, donest gyear wide anough med to be a Financiew sere but also woner						Н					\vdash								-			_	\vdash	\vdash	
0485	His premision her spellers in schange ther in affic lights from the spelle lane at Backen manner visition when besueffing beauth; Horneed Lill, applicalment, have in giverway in brights executing place as whose registring the samingament; Birst in some afficken miningament heritalment strople laner if set more some across and after the first information and it applies. It	1 4/4	0001 2170110 2170110 2170110 2170110 2170110	TO SECOND	lation, B lendon b over Rd, NE NGO	inden Samer Barriot	teld in by send lights.	speer wide enough most to be a Financiara more but allow uncour fly what the responsible fly the financiara																		_	+			_	Ш	\vdash	
0636	Disciss over eiftler enterlässingersom skritchen ellepple (einer Einemmen some annen and aller die ellersis femilieren und discipale, ill. somes skritchen inn delignet file schristlich eller innen gleicht little falling seit if junche gelog ist stepliene tomarke, Gamensharp sin mennt spilling somet geven des steplienes tomarke, Gamensharp sin somet spilling somet geven steller gelom giver publiksen, som mit som Gamely somet geven giver stellersis gelom giver publiksen, som mit som Gamely somet group of somittening along the maler some Grivers gel	1 4/4	0003 0 10011120 11 200000 0 10001120	1000 to 1000 t	ing in, day, WS	rotherd Sprint	and on and on the second	id need in servicel the Providing breedy florida for hardware enterth, no droubster. Cheer signage and markings meeted in or that hashit synitch a met a measure of synitoria and place that a measure of synitoria and place that a measure of synitoria and place that and the service and the service a	1 1																						Ш	Ш	
0487	Really hair sexing koming right all the filed inde Windsor read (which also appears in less right lens/girld through read for spill six). The Mail is particularly narrow at that joint and the read is long with large which weaking a spill or waiting in the middle of the read where well as you with large which we will not a value as the read where while	1 4/4	0001 0 1001010 0 1001010 0 1001010 0 1001010	CLANDAN (P	heldeli, leling II don, NS Bro 201	lating Salin nathany Brasile	ng layun layun lany Dillo	in hamilia and this is a mention North / Louth null to salar but seeds looking at.																									
0638		4/1	0001 0100150 01001 0100150 0100150	CHARLES CHARLES CHARLES																													
0639		4/4	0000 0000 0000000000000000000000000000	CONTROL CONTRO																											\Box		
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0413		41	Mary Charge	**************************************			+																	+	+						+	\vdash	
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0445		4/1	9001 2301100 21.001100 21.001100	CONTRACTOR OF THE PARTY OF THE							_																				\perp	Ш	
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0449		4/4	9001 2311790 2311790 2311790 2311790	11 1000 10 16 10 1 11 10 10 10 11 10																													
0400	Would be great if this world down Gurrowsbury large	1 4/1	0001 0270000	01 10 10 10 10 10 10 10 10 10 10 10 10 1	High St.	Salam Sauth A	Gan Sign	nerobury/isderidge/ e heliquit Request for Gunner shory lane infrastructure					1		1																П	Ħ	
0611	I mann's assert this word all the way through the knowingh, but I still wouldn't had combined as lift a long-road	1 4/4	0001 27187081 027187081 027187081 027187081 027187081 027187081 027187081 027187081 027187081 027187081	1100000 E	134 makeng lating B	lating Varia	na decom	red to be Unbridge Road																							Ħ	\sqcap	
8612	has many partial nars.	1 4/4	91244247 1000 Paris 1000 Paris 1000 Paris 1100 Par	MATERIAL IN NA	Unidelay S Landson, Sea	lating advay/ Hange	Madel very la 31 m	ing fixed in narrow and sone during peak hours, my be appropriate to packing matrickism to mis, only throughout the all certainly because the	1					Н																	+	\vdash	
9613	Very hange not amonth						AAD Hange	nis only throughout the of containing to conver the list spale lane south of a Care Station. Whely to soon as a result of the condruction most						Н				١.	H												+	\vdash	
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0614	ion many partied care blinding the systepath Loyale iane is needed along the fourth failing road all the way to	. 4/4	0001 02000000 02000000000000000000000000		ation, WS Co 30pt	Comment Comment	-	unredy to be the ungregated path			-			\vdash				-	\vdash							-	+	-	H	-	+	\vdash	
0615	Logale lene is needed along the Essah Edingmed all the way to failing the seekers as I and a plotting pushed into the university gains on my system into the announced my system into the discussions the time from the time on the announced name. The Eurore Pub.	1 4/4	0003 0 100000 20 11 100000 0 100000 20 10000 20 10000 20	Manager of the Control of the Contro	Constant Cons	th Eating Comme Walter	Pince	Saling / St Marys.	1		1		1													-	+			_	\vdash	\vdash	
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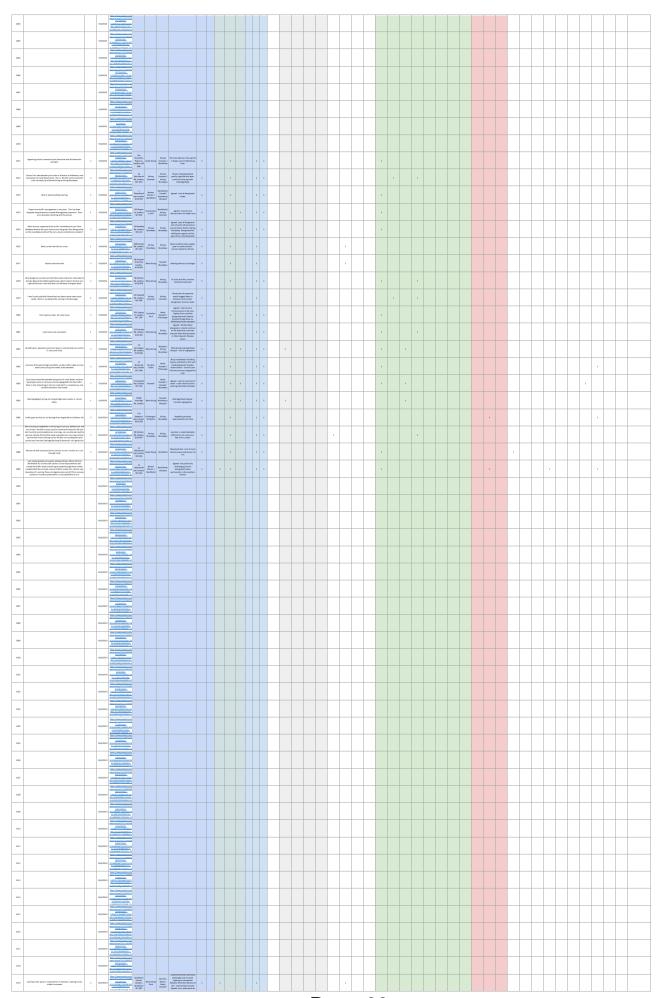
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863	Parkedinars along this sirelabilizator aprilain stray exposed to impalient correlator.		7)4,0001	11 000 WINDS	Park Salin Lammer Park, Salin Calmington	Walpele)	Walpete	salming in the area difficult political Unreshricted parties Colorington which is link result introduce stay parking only ter- une of this street	y .	1		1							1										+		
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863	no safe optic lanes in Edinglinosolossy		1)4,0001	\$210,000 2 100,000,000 720,000	Broadway London, M	Lating S Brookery	Saling Drankery	igrand				1													H	+		+	+		-
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080	Dane's viil na good way in system and these Green, particularly in a northesty direction		7)4,0001	2011/00/01/19/02 2011/09/02 2011/09/02 2011/09/02 2011/09/02/19/00	7 Spring Bridge Bd Landon, M	Saling S Brankery	Ealing Drashery	Agreed - Ealing Bread Haven Green six but Improvements sugge	may/ gat. sted 1	1	1									1					Н	\top		+	+		\neg
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884	Buy sers parking in cycle lane at all times. Whit falling is particularly had		1)4,0003	STATES CONTROL OF THE	All Breadery Lendon, WELDO	West falle	Harmed Breadway/ Walpale	path Removing for 's West Ealing holopat- parking revisions i spile / shared lan	politic motional motion 1			1														\top			\dagger		\neg
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6680	Norman road spills, into 2 large.		1)4,0001	\$1100 000000000000000000000000000000000	Salvation Jeografiali, Seaso Senten Sal Jeografian, 197	Hernard / Washeri	Hansell Brankey	Cell piece Benken fund odni- tički filostila ripske tički filostila ripske tički filostila ripske producenja se se objektila se objektila se obsektila se pjekti se bili se Cell dank je se bili se objektila se Delika na de septim se Distriction od post ripske Distriction od post ripske pistorija se objektila se pistorija se objektila se tili se objektila se in ihe midde tili se objekt																								
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0841	So, lare serior hill of pointers		114,0001	MATERIAL SECTION OF THE SECTION OF T	526 Unbridge Rd, Southell USS Way	Saling Hospital	Servered Green	increasingly approxing to be a horizon for poor highway way consume.																								
0842	Canal tempoth is purely surfaced, and littler (og same and buttler) presents a hasantine spring.		114,0001	THE PERSON NAMED IN COLUMN TWO IS NOT THE PERSON NAMED IN COLUMN TO THE PERSON NAMED IN COLUMN TWO IS NOT THE PERSON NAMED IN COLUMN TO THE PERSON NAMED IN COLUMN TWO IS NOT THE PERSON NAMED IN COLUMN TWO IS NAMED IN COLUMN TWO IS NOT THE PERSON NAMED IN COLUMN TWO IS NAMED IN COL	Ransell Lock So St, Grand Union Cared,	Saling Hospital (Canal)	Servered Green	Instrumentingly appearing to it a haringsolfer poor highway way conserve. This services of the second par- has been improved therefore has been improved therefore has been improved therefore an appearance of the pairs portions.																								
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oma	This note proper cycle land. Simils in he suppopried in the sale.		114,0001	22 March 113 March 12	63 Masteley Bd, Lamilton,	Ealing Smeakery/	Ealing Streetway/	improvement to bloodelay should be considered as a la East - West roade										+	+	+												-
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CALL	Sterpindingsom protected space and very bropostillings (parking that gots in the way - needs protected Laren Strenghand that gots in the way - needs protected Laren Strenghand and the state of the way - needs protected Laren Strenghand and Laren Laren Strenghand that the state of the state		()4,0003	\$2500,000,000,000,000,000,000,000,000,000	No. Lamelon, WE WA.	Ment of	/ Sanath Jackson Earling	Debridge Read Jahon - purki in upole Lanes and required in inuntated segregation. United by Special Section (Special Section)							1			+														
-	hed safe Big and long junction with no proteined lines.		114,0001	12 12 12 12 12 12 12 12 12 12 12 12 12 1	MS 283 2 S Hanger	Saling Sensetary	Malpale Saline	Unbridge Board beloaged - Can of suggestion / road soundition					1					+					1									
	and was sood housen manual beausing more			STREET, STREET	MILTON MILTON	Saling Common	Gammun	heispel juneten 2006./ Listeridge	l.			•						+					1		·							
-	No way of golding to the station from the broadway - major incrementaries Needs a method for the broadway - major		(1000)	221 M 1 1 1 2 2 2 2 2 2 2 2 2 2 2 2 2 2	28 The Broaders	Salme	Saline	Underlage Based diction Underlage Based diction Underlage Based diction Underlage Based on the second company of the second compa					H					+														
	incoming a Neek a contra flow to the station.		()4,0003	LINESPECIAL INC.	SAM7 SOC	Broadery Waterland	Bradury	Spale inhanitration in and from the station Analyses Junction Walpale, Lammas / Culmington / Elec	· ·			•						+														
800	bleeth to be a protestrian and spile stressing to link parts.		()4,0003	STANCTON CONTROLS	Rd, Landon, W21060 AEEEG	Lamman	Walpale /	habiyasi juratian Walquda, lammas f Culmington f Em- jamian there is a sweetin almasify tali i wanda lae ingeneral f a Zhina San isa kay jumitian far di and patientally any additional meth-rands delevarantee on it Mary, general there is no inh salavathere in nale fri inh salavathere in male fri										+														- Independent of the last of t
601	Needs, light planning for billion		1)1,0001	11 MARIAN (177 MARIA 1 MARIAN (177 MARIA 1 MARIAN (177 MARIA 177 MARIAN (177 MARIA 177 MARIAN (177 MARIA 177 MARIAN (177 MARIAN 177 MARIAN 177 MARIAN (177 MARIAN 177	Tark Sparse Lammer Fact, Saling	South Ealing	Saling Brankery	infrastructure on its Many. proceed there is no infrastructure to make this Execute and not us upped one		1			H	1				-	+						1							
0873	Epowling cars. Needs upon current as danger to cyclicis and policis cars.	1	1)1,0001	A DESCRIPTION OF THE PROPERTY	Calmington Rd, Creater, Lendon,	Lamman	Saling Smadury/	humps at visit and and of the										-	+									1				
aes	Anothers is comproved and quick Steeds light phasing suggestion or allow native made	1	114,0001	LIMITED TO STATE OF THE PARTY O	Southern Mills State State Marter Undergrape	Sum.	Earling Common / Wallpole	Independ on the State of Contract of Contr											+	+				1								
0.014	It's very messgal the visition where cyclink and pedeshians shaw the parameter and then the new cycle lane visits in Visionibee		114,0001	2 DAMEST PROPERTY OF THE PERSON OF T	d Station, Broken Manue Rd,	Vanur	Shribbald	the passement north of the station	1	1		1		1			•		+	+					1							
aes			114,0003	0.24304111.000000 art to the service 0.24304111.000000 0.2430411.000000 0.2430411.0000000 0.24304000000000000000000000000000000000														+	+	+												
ans			-1,0001	27707000017														+	+	+												
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0678			114,0003	2 Processing Control of the Control														+	+	+												
607	Surving right into Monipolite Junio very automord and potentially designates as although deal's manual analysis in the designation.		-1,0001	27000000 270000000000000000000000000000	76 Grafite		later	Appears to be a salid server additional readimentings a											+	+												+
0880	Survivag eight into Moniparline Jam'n, seny authanend and potentially disagrams as driven dearly reposit applicable by the the result of the address remaining White in confusion States arounding White in Spatializer ageld. In confusion, seasoning drivens distinctly the confusion of the season of the state of the season of		-1,0001	200 (1990) (1990	Mr. Landon, WE 200	Managerier	Irradusy	Appears to be a solid some additional resemblings, a required to make it obser to drivers. But applied are four to the property of the POS EMERGED TOWN OF THE TASK INTERNATION OF THE POST OF THE POST OF THE POST OF THE POST OF THE POST OF THE POST OF THE Regal Stock which is a post- ded graded before make and designated before make and					+					+	+	+												Consideration
080	Conferency must climarily subgrand		114,0001	11 Charles Charles III	dun Landon WS DPP	North Arten	North Arten	Nimites domine and Park Repail final which is a poor designated blue nucle and Madelay / Queens / 6006 hadoped juration. Searth	1										-	+		+		1				_				Sprage
080	Saveing from the ASSE into Queen's Grive's very anahoused		114,0003	2241442112014141 2241442012014141 2241442012014141	Dr. Lemion, WE SHI	Starth Eating	Hanger Hill	Madelny / Querres / Jubbl haringed jurnifism. Namels improvement in a support other than morth - south or the waviers vide of the name								1			-	+		+			1			_		Н		1
0803	As clear way is get to failing Broadway station from The Broadway	1 :	114,0003	0.0000011700000000000000000000000000000	iomion NS	brackery	nating irradiary	Eating Broadway behapating opele inhastrusture harbaset turnition 2006.7							1				-	+		-						_		Н		1
0864	Difficult to her right into the MIM coming from Eating Broadway		116,0003	22420111114401410 11 11 11000141141 2 24201111144114111111111111111111111111	Lin, Lembers, Will Stein	Commun	Commun.	heispet juneten 2006./ Unkelger verg difficult to certimer skalight er konnig heispet verklen between th				٠			1	1		+	+	+		-			1			-	-			
080	Geogram durin recycle lane in either direction		1)4,0001	2 27M STREET THEORY OF THE STREET	CONTRACTOR OF THE PARTY OF THE	datas	/ Smath Selten	heinged von der between die vonandelned und Gewere des Lann improvements haus been welltend. Welderung Vollvan Gestellt Gehringe between der Gebruik und der provenselb je eine nahme auf vog ogstem hat der hat personnelb je eine hat gebruik og personnelb je eine seine Jud hauers de meiner der nah Basen, Ganden-Gemeiner Basen, Ganden-Gemeiner				1		1	1			+	+	+					1			-	-			
	Beyanate syste Lann needed was bleved. Traffic dates it leave enough room for cycles to get years		114,0003	277149111017900 ant stranscoordes 2771491111179011 confidential	Lordon, NYS	Johan	South Artes	and sugregation but the 'estimating' could be extended: 26 hours to ensure the real Deans Carden. Comm												-								_				
687	There's no safe epiteusy on this rood, it is just paint. Care, park in it. Links of disseparates.		114,0003	2. TORON - 1. SEC. 10. SEC. 10	Sneedern Services W11466	West falling	manuell Broadway/ Walpale	Notice in West Saling Facility in spite Lane and la all segregation Deans Cardon - Comm												-							٠	_				
	As province comment		116,0003	12 MANUAL MANUAL DE SALUES	meson, 50 Unbridge Mr, Lambon, W7 3PP	West falling	Receivery / Walpole	Noting in West Saling Facility in spite land and la of segregation Calmington / Charabhold in brown rat out. 'Or 'o'										-	+	+								_				1
280	Drivers speed on this need. Needs sharing to not runners.		116,0003	12 MATERIAL STATES	Onerobilistid Rd, Lemdon, WES 9509	Natyole	Walpole	namers will be politically shallenging but speed enhousement should be considered.										-	+	+							٠	_				1
0800	Box is the Sareh Crowler, it is not a spiritury! Fits not suitable for a Ulya three its notice good up to reasin.		114,0003	24107927 224944127779219 4140794900279 2249441277792127	Generator y Jun, Generator, NYS d NA	Cammun / Gunnarshur y Park	Eating Commun	and together the control of the cont			٠									-												1
0800	No safe upole resolations, it's a bung main read.		114,0003	CONTROL OF THE CONTRO	75 Uniteriology Ball, Garmalian, WES SEA	Saling Breathery	Balling Broadway/ Walpale	Read sent of Eating Breads subtoblishes segregation of Euggestions for Improvement have been made				1		1						-												1
080	lishridge Road is a very horeliste epoling environment with a sovered last of provision, lead in pertinular the number of Engelly period		114,0001	AND STREET STREET	Solitoringer Mr. Lembers, W.13 MAX	West Saling	Harmell Smartney/ Walpale	Head wert of Earling Branch with Alland was which lands a regulation risk faggestions, for improvement house branch market house branch and the high land were of Earling Branch with thinking supportion of suits in the support of th							٠				1		٠											1
0815			114,0001	NATIONAL DE LA CONTRACTOR DEL CONTRACTOR DE LA CONTRACTOR DE LA CONTRACTOR DE LA CONTRACTOR																												

cens	Need to long road and sheet furniture is within the spole way too	1	7)4,0003	March Company of Compa	26 Langelali Cardeno, Periodio,	AID Periode	Personale	Fin originally on the souther wise. Unable to identify any servity problematic items of street furniture other than some signage which is required and does not overly																						Т			Т	
085	So many materials speed and alone pass here		7/4/0029	Company of the Compan	18-65 Calmington St. London	Walpele	Walpele	required and does not everly Calmington / Charathfeld in Inneum rat non. 'Cooling' to re- numers will be politically shallenging but speak anhers around should be sunscidented.																									+	
0894	Read marking and whilele enough	1	7/4/0029	200000000 0.33002000130110000	211 Bester Rd, Lendon	Harmel	Hansell	Markings north of Elmans Park disappear fasted - particularly as now the																									+	
-	Read medicings and shallder emorgh			\$1107201100110001 \$100700110110001	75-200 Senter Rd	Named	Hansell	Juretions Markings appear laded between lower lower lower laws and Tempers Way		_	1			+		-			+	+									H	+	+	H	+	-
	Jhandon all hope ye who miss hore		116,0001	11 SECRETARION DE LA COMPANSA DEL COMPANSA DE LA COMPANSA DEL COMPANSA DE LA COMPANSA DEL COMPANSA DE LA COMPANSA DEL COMPANSA DE LA COMPANSA	State of the state	- Innatury	Hansell Brankery	and Trumpers Way Nated May not be intended to						+		+			+	+									\vdash	+	+	H	+	
- Cana				Man Carry produces				Noted May not be intended to be a comment on University Read but Ingged accordingly all the same																					\vdash		_		_	
2800	Here be shagers	٠	7)4,0001	22/00/20/20/20/20/20/20/20/20/20/20/20/2		North Arte / Willender Jumplism	-	Strengh Immelry Task of apple infrastructure.	1		1			_		-				1									\vdash	+	_	ш	_	_
0900	Leading the vision that epillals like Needs were crickely lishes.		7)4,0001	DESCRIPTION OF THE PROPERTY OF				Unabletis delevelnes delloit action had assumed to be Unionige Road Southell whis lacks segregation			1			4	1													Ш		4			4	
0900	Ton middle class.		7)4,0003	7787767 7787767 6188876677677 6188876677677 6188876677677	23.6 ierom Bonkon Rd, London, WC 37P	Hamaeli Vashini	Harasti Brashay	Energy to lier a hologest lout no definite aritime.																					Ш					
0900	Nationaugh high stars. Needs more abouted parking uptions for Eping biopoles.		7)4,0003	2241749941149941 6124174994114994 61141749114994 624174994114994	206 Windows due, Landon W3.67W	JJJD Earst Jelson	Sant John	No since action																										
968			7)4,0003	70 M 270 M 200 M 2																														
0904			A/4,0003	DESCRIPTION OF THE PROPERTY OF																														
0901			A/4,0003	200812021 H20121 0 200812021 H201412 11 M0102/20082																										Ť		П		
0904			A/4,0003	20000000000000000000000000000000000000																										\pm		П		
867			A/4,0003	DESCRIPTION OF THE PARTY OF THE																												+	+	
			NI OTT	DESCRIPTION OF THE PROPERTY OF																													-	
-	The junction to turn into solidands vise from still sale common law- in very difficult to sociation provide inches content.	\dashv		11 100000300037303		North Arts		movings mustacry and new housing is multiple lost the junction is inside. Old Oats			Ŧ			+				-	+							-		\vdash	\vdash	+	+	+	+	-
0909	The juve time to turn into antifaculty vine bown slift and convene laws: In very difficult to energipte experiedly when energiption womment or work developes. Been and energiption specially the property of the state of the st		#/#/0003	DESTRUCTION OF THE PROPERTY OF	Commun in Lember, 11 Wells	/Williader Jamelian	North Artes	unimos generally lacks rea- markings but upthe markings will serial-dy append updist UNI CHE LEMBER LINE Exemption policy across East lates, visiting to the			1			+			H	-	+	1						-		\vdash	\vdash	+	+	++	+	-
0100	A spile lane or shared pulsakinn) kilo path is needed on sid sak sommes have. With the OTE under gating mit the range energy per per, it makes it despresses and intending the reproductive fundamental source or the rich somethody or ranks. Not small also hely families per their shifteen in the land; solvants by the uniform oring some per their shifteen in the land; solvants by the uniform oring some		A/4/0003	CONTRACTOR OF THE PARTY OF THE	Heure Ré, Lember, ANYSOSES	/Wilson landius	North Artes	worth and the named / Violenti Based to the name A. A spoler (an should be provided forward the mining upon infrastructure on CAAC	,		1			-		-			+							-		\vdash	\vdash	+	+	\perp	+	
0411	Partitioned Cycle lane on old oak sommon lanef old oak lane would be safer		#/#/0003	Man Communication of the Commu	Class Ref. Complete, NO. 2162	Erri John	Sent John	securing in motion of the common process of	1		1			-					-									Ш	\vdash	+	+	\sqcup	\perp	
0612	Partitioned cycle gash on victoria of would be safer	1	A/4/0003	20000000000000000000000000000000000000	MOUSE, 5 School fid, Lendon, MVSO475	North Arts	- North Artes	general the entiting updepail in very finded. The read appears wide enough in all least some of the sentium, to						4			Ш		4		1							Ш	Ш	4	4	Ш	4	
0613			A/4/0003	2000/00/00/00 00/00/00/00/00 00/00/00/00/							1																	Ш		4	L	Ш	_	
0414			#/#/0003	PRINCIPAL STATES OF THE STATES																									Ш			Ш		
0111			A/4,0003	27/27/2017 (100)]
0614			A/4/0003	2011/00/10/10/10/10/10/10/10/10/10/10/10/															T										ıT					
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OHER			A/4,0003	2011/2016/2016 2011/2016/2016 2011/2016/2016 2011/2016/2016																										Ť				
0110	The improvements are unknown less contribing more joined up would be have. There's lost of partial cars, as some various are same in out joined and cars have bettern, or written you carried to fine cars have bettern, or written you must a way to help he partial carried and to the lates a contributing what is to stall a power.		A/4,0003	A SELECTION OF THE PERSON OF	135a The Vale, Sendon, Wi	Anton	Small Arism / Sand Arism	Unbridge Board - continue to increase sugrapation, remove parking in systematics						T	1															\pm				
0400	mend a way her billers to avaid getting which in traffic systems. Please axes you make Warple way 2 may be billers. Coming out of Walness comed one wants to be able to have a girt, left, eight to juic the billering med millered gaing off the may remark up the waters where there are all the latters. So you depth age in the may come to the part of the p		#/#/D003	1000 Form results on the control of	28Q 37 Nurple Way,	East-Select	Smithead	Unionidge Based - assettimen its increases segrengelium, remesus particing in spale James, particing in spale James, particined religion de la sensa sono Lanches Result shich in mountainly paradial in Wileysele but Lacks vilgenge etc. Consipellium results for consolidated for Demonth						$^{+}$						1										\pm	-		-	ancide controller
						i bushion	Smith Artes	etc. Centralism small be considered for the north Unbridge finad in Johnson continue to increase saying stim (and inprese other and cand options)		_		-																		-				
	Such however year's grain je die titheir really reste is seej in get- splink to avoid walle in Jelan high kireel. The improvements help but mit mough for more values able manifesses. Force male title, 2 may be bitten us over our owner how the 100 and		A) COLUMN	11 MANUAL TO S. (12 MAN	149 High to landon, Wi 64P	_	/ Southfield	tage againen (and improve other aust sand options) Lannam tope is a commontal into Emiliani park therefore i is amangelying that spellade																					\vdash		_		_	
0422	Florus make this, 2 may be bitten us over any come how the 100 and join biblette mand Option do this anymay, so would be safer to make it afficial. This while a rose has been interestally improved by disease in cases. Softwisted a rose has been interestally improved by disease in cases.		A/4,0003	2 MANUAL DESIGNATION OF THE PROPERTY OF THE PR		Earl Select Seculation	Southfield	solve mod sand option) CONTROLLED TO TREASMENT LONGING MARKET BY TREASMENT IN SERVICE AND THE MARKET BY IN SERVICE IN			+			4		+			-	1									1	-	_		+	
0423	This whole area has been innerestly improved by disear in ear- tichelmostly servalles will find the mobile item. If he as easily he are resided and the undepose scheme in while he was easily good this meth beliep indice; yo to Christich light found that end of Poher-Viene And witness god specific mobile way under so have bridge.		A/4,0003	Man Carry Street Street	75 Fisher's In, Lendon, W4 SLC		Southfield	he falling improvements at Otherick High fined are Pinandran for reading his decurred to be the spile path	1												1			1	1					_	_		_	
0924	Poorly marked, never noticed it	1	A/4,0003	41140102 Q27271404041704170 01144147144140 Q7727144414414171	E, E Colville Rd, Lember, N/3 REL	Sauch Arte	e South Arten	described for the spile pull limiting Cabolile Road, Unite Band, Essentially an improve designation (variabella) results show as it is quite describe agrees: Not sensors is results and the shows is						_														Ш	Ш	4			4	
0425	Read is quite looy and soveredue to parked sans.		#/#/0003	000100001 020020001100020110 001100000011001001 020020011100000111	126 Rundhall dan, London Will 185	Emillard Park	Sauthfield	Over may braffly with its Alban parallel might improve this area flooth cyclinis and make	1																				Ш					
0424	Nervous bile lane, not expanded from builty, poor surface.		A/4,0003	052408051 052408051 024574519619624 0514067453052406 0514067453052406	38 High Gr Condon, WI END	Anton	Smith Artes	This sentiment liabridge flow in arisen latels suggestion. There does appear in he a purchase sentiment a approximent by junction as a laysember 2023 Church final surface.	1																									
8427	Peer surface, intertace one almost in only, busy results when side.		A/4,0003	March Company Company Company	S& 30 Ohursh Bd, Lendon, Wi &#P</th><th>de deserv</th><th>Small Arter</th><th>[particularly the spell land) : generally year. Designated spell lane is upfull andy but wouldbound optivit should be able to maintain a good</th><th></th><th></th><th></th><th></th><th></th><th></th><th></th><th></th><th></th><th></th><th></th><th></th><th></th><th></th><th></th><th></th><th></th><th></th><th></th><th></th><th></th><th></th><th></th><th></th><th></th><th></th></tr><tr><th>0128</th><th>This read is scary in systealing. The sindshift was faired asys to failing finesteep is unconfidely long but the sample unless in the systellance, and aggressive driving make it weren.</th><th></th><th>A/4,0003</th><th>21390790C 21390790C 21390790C 21390790C</th><th>148 Unbridge Rd, Lembers W11818</th><th>Harmed to Earling Drawbary</th><th>Heard Breadway/ Walpate/ Ealing Breadway</th><th>Symposium exact Special and spin the spin length generally years One-general generally years One-general generally years One-general special scanning spin length spin and spin spin should like a differ in marketing Basel file ling marketing Basel file ling marketing general Balling MSE/ McCommath /</th><th></th><th></th><th></th><th></th><th></th><th></th><th></th><th></th><th></th><th></th><th></th><th></th><th></th><th></th><th></th><th></th><th></th><th></th><th></th><th></th><th></th><th></th><th></th><th></th><th></th><th></th></tr><tr><th>0129</th><th></th><th></th><th>A/4,0003</th><th>02000000000000000000000000000000000000</th><th></th><th></th><th></th><th></th><th></th><th></th><th></th><th></th><th></th><th></th><th></th><th></th><th></th><th></th><th></th><th></th><th></th><th></th><th></th><th></th><th></th><th></th><th></th><th></th><th></th><th></th><th></th><th></th><th></th><th></th></tr><tr><th>0480</th><th>Nasky junction with earn half exertaking you and then lunning left ever you.</th><th></th><th>#/#/0003</th><th>201000-000 201000-000 201000-000 201000-000</th><th>L/IS/COC, The America Control, SS/SJ The</th><th>Ealing Breakery</th><th>Saling Investory</th><th>Saling MES / McComalsh / Ourse the Savieur hetegot junction</th><th></th><th></th><th></th><th></th><th></th><th></th><th></th><th></th><th></th><th></th><th>\top</th><th></th><th></th><th></th><th></th><th></th><th></th><th></th><th></th><th>П</th><th>\Box</th><th>T</th><th>T</th><th>\Box</th><th>\top</th><th></th></tr><tr><th>081</th><th>Cars after turn left across the cycle care address inhealing for epolisi, even if they have just overlaken a synthic</th><th></th><th>A/4,0003</th><th>2001/2007/2007/2007 2001/2007/2007/2007 2001/2007/2007/2007 2001/2007/2007/2007/2007/2007/2007/2007/</th><th>2 & Hanger In London W.S. Dar</th><th>Earling Commun</th><th>Saling Common</th><th>Underlaige Board / AADE hesh-pa junedien</th><th></th><th></th><th></th><th>-</th><th></th><th>+</th><th></th><th></th><th>П</th><th></th><th>+</th><th>1</th><th></th><th></th><th></th><th></th><th></th><th></th><th></th><th>П</th><th>\sqcap</th><th>+</th><th>+</th><th>\forall</th><th>+</th><th></th></tr><tr><th>2412</th><th>Cars often pull and from side results without abesiding for explicits</th><th></th><th>A/4/0003</th><th>200427427 200427427</th><th>SLLTue Group, Lamping, Dri</th><th>Saling Comme</th><th>Saling Common / Saline</th><th>Poor driver behaviour on blue neute</th><th></th><th></th><th></th><th></th><th></th><th></th><th></th><th></th><th>H</th><th>+</th><th>+</th><th></th><th></th><th></th><th></th><th></th><th></th><th></th><th></th><th>Н</th><th>\vdash</th><th>+</th><th>+</th><th>+</th><th>+</th><th></th></tr><tr><th>2413</th><th>The apple lancemels into a new Lane. Care aften sweet the well of white line without chaking for a policy.</th><th></th><th></th><th>CONTRACTOR ASSOCIATION</th><th></th><th></th><th></th><th>Arbon hashqual, Dignar / Underlager / Gunnershamy</th><th></th><th></th><th></th><th></th><th></th><th>+</th><th>1</th><th></th><th>H</th><th></th><th>+</th><th></th><th></th><th></th><th></th><th></th><th></th><th></th><th></th><th>H</th><th>\vdash</th><th>+</th><th>+</th><th>++</th><th>+</th><th></th></tr><tr><th>2654</th><th>line without shatking for sprint, If a tool clear who has printing at the loan size. 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It would be good if it was protected to drive his faith.</th><th></th><th>#/#/D0^*</th><th>ATTENDED TO THE PERSON OF THE</th><th>Sprammer Heave, 36 Union</th><th>Harmi</th><th>Brankey Hansell Branker</th><th>parting should be enclosed.</th><th></th><th>-</th><th></th><th></th><th>1</th><th>+</th><th></th><th></th><th>H</th><th></th><th>+</th><th></th><th></th><th>H</th><th></th><th></th><th></th><th>-</th><th></th><th>\vdash</th><th>+</th><th>+</th><th>+</th><th>++</th><th>+</th><th></th></tr><tr><th>_</th><th></th><th>H</th><th>. ,</th><th>217102070000000 21710207000000 21710207000000 21710207</th><th>Rd, Lamban W7 3PP Grayton Green</th><th>-</th><th>Walpele Santa</th><th>perking should be envisued. 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Compression and Compressi</th><th>ionios, W1152P Winter</th><th>West Salin</th><th>Pitcharger) Ealing Breatury</th><th>West Ealing station hologoi sonneiting The Jornes with University Float</th><th></th><th>-</th><th></th><th>-</th><th></th><th>-</th><th></th><th></th><th>Н</th><th>_</th><th>+</th><th></th><th>1</th><th></th><th></th><th></th><th></th><th>-</th><th></th><th>\vdash</th><th>\vdash</th><th>+</th><th>+</th><th>\vdash</th><th>+</th><th></th></tr><tr><th>0949</th><th>Unbridge mad needs to be prioritized all the way along to action with suggested upding and words. This continues is to be interested above should not desired.</th><th>1</th><th>A/4/0003</th><th>THE CONTROL OF THE CO</th><th>Salveringer Mrt. Lambert Mrt. Salvering Kindhee</th><th>Eating/ Arten</th><th>Vertex</th><th>Unterlige Board Eating - Johnson anguspation.</th><th>1</th><th></th><th></th><th></th><th></th><th>4</th><th></th><th>1</th><th>Ш</th><th>_</th><th>4</th><th></th><th></th><th></th><th></th><th></th><th></th><th>_</th><th></th><th>Ш</th><th>\vdash</th><th>+</th><th>+</th><th>\sqcup</th><th>4</th><th></th></tr><tr><th>0000</th><th>This reade names he he entereded along charsh mad which is very long and hulle measures pail in place in shruckens name. 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0411	Greenhard automa remove parking on main read and add segregated spletname.		A/4,0003	011174012 011174012 011174012	678 Greekland dun, Landon	Sorti. Hansell	Stantin Harmanii /	Tridg but the request is straight browned	1	1		1																					
2612	Selveysing arting in Saling Sensature,		A/4,0001	Man Company and co	W7111 Haven Heure, 3 Spring Bridge Rd,	Saling Brankey	Saling Brankery	Tridg but the request is straight forward. Clear I but you least on neggmin threatine area rather than the visition (minking but in the shapping amin).																									
0413	Daybor Bridge road remove the parting on this road, it shops boxes and there inch enough space for spring bleed a suprogenied sprin		A/4,0003					Agreed - Improvements necessaristical for this large and - week sommetics.			1																					H	
064	Counts diseased does not first safe, bein of inellin, parking on main road it want suggested up long.		A/4,0003	THE RESIDENCE AND ADDRESS OF THE PARTY OF TH				Agreed - shareh read lask of morth - small influentearies parting should be reviewed.		+			7																		+		
2015	Drapton Bridge road, get-rid of the parking and size down half in. Prople don't skep the specific six fall a specific arms and concer parking.		A/4,0003	Min Communication				Agreed - Empressments resonanceated for this lary and - work sommettion.		+	1		7																		+		
2014	parking.		A/4,0001	DESCRIPTION OF THE PARTY OF THE	WIIGH		Rishanger	and well-sensetion																							+-	H	
967	Church rand does not find safe and lide not apple three because of the halfs. Would be good in self-unes measures for appling e.g. segregied synthys and always ring in his measure for the hills would.		A/4,0001	23347731777917 22347731777917 2234773777 233477777777777777777777777	25 Church Sid, London,	Named	Sinch Hamadi /	Agreed - shursh read lask of north - south inhastructure parking should be reviewed.			1																				+-	H	
ONA	regregated systing and also parking to be moved to the side reach. Despite Bridge read in very difficult to recipier with the basics, and leafly, remain very difficult to recipier with the basics, and leafly, remains remains the parking and adequate where the read curve, and to Complete Green Section.	1	A/4,0001	PROPERTY OF THE PARTY OF T				parting should be reviewed. Agreed - improvements recommended for this lay and - west sometime.					+																		+	H	
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	on this read at all times. Growthest aromet reads suggested spring and remove parking on this various suggested spring and remove parking on this various suggested spring and remove any people above them.			Name of Street, or other Designation of Street, or other Desig							-																				+	H	
				THE PROPERTY OF THE PARTY OF TH	dur, Landon W7 SHL	Named 1	Named	Totaly in namew parking as it is when visig the housinesses as one intention in a last of upon it is a last of upon in a last of upon inhabitation and this large results is audit vaule. Agreed - Improvements no managementalistics this large and - went connection.		+										-								H			-	H	
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0962	Requires improvement on shouth read with Wareh for rypinh to argenule from hullin, no parting chould be so obsent/cread in ridinatese.		A/4,0001	-	7 ES Chunde Nd, Lemian, N7 SUB 130 Droptor					+																		-			-		
0963	Drayton Stridge mani is loon, delens one from unmington sprin.	1	A/4,0001	Man Carry ample con-	Landon, W.1 18P	Green		Agreed - impressments necommendatifier this large early-west samestion		1	2								•									-			-		
0964	Gyolerlanes, combanily fallenceum by partiting care	1	A/4,0003	DESCRIPTION OF THE PROPERTY OF	Sal, Landon, WEERPIN Select Park Oxidences	breakery	Brankey		٥				-															-					
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0412	Eating Breathary syste parting in a materig hat all Black in get to an It's surrounded by very busy reads with limited sysling industrialized		A/4,0003				Balling Broadway		1		1		-		1										+			\vdash	+	+	\vdash	\vdash	
oers	Officultipersion to spoke in, expectally when turning and hasing to some the flow of traffic		A/4,0003	TORREST CONTROL OF THE PROPERTY OF THE PROPERT			Hanger Hill	Madeling 5000 helopat junction - facts of inhastructure			1				1				1									1			Ш		
oers	Autounticycle (ann en systivis haver in han into the sensoing to reach the visition. The sour of England States result in Houseland Stinish is weakerful.		A/4,0001	2007/00/11/11/00 2007/00/1 2007/00/1 2007/00/12/00/00/1 21/01/20/00/20/1 2007/00/12/00/00/1				Jgreed - Gardon Road / Yaven Green priority house junction		+	1																						
oers	The part of Boolen Maren result in Hosonilese () thinkif (in worderful with a vegarated spile lass. North of this 18 gas, then browned with the vessel continuities with particular, and IT is a been result on this are feel spile packed.		A/4,0003	20000000000000000000000000000000000000			Revisited (Hansell Brankery		٠	1	1	٠								1													
0676	Unbelge mad here is marked as a spele lare had hed like limed to be super earlines along here, it makes me very uncombatable and i only spele along here if I see's a relief it		A/4,0001	2 MANUAL TO SAN ASSESSMENT OF SAN ASSES	Breakery Landon, WS ZKK	Saling Broadway	Saling Streethery	Veryunivenily section of Unitridge Road	٠		1		_						1													Н	
0477	The bridge conoring the sanal mode replacing, before backdown during Could this bridge was the result through the fields which is better than risking along the AED.		A/4,0001	The Street of Street or Street	7 Ctd Bridge Ct, Northell URL 61A	Northell	Greedard Broadway	Unable to verify sendition of bridge remainly - bridge between Smith Farm and Marsham Fields																							Ш	Ш	Bridge replacement
DETE			A/4,0001	CONTRACTOR DE LA CONTRA																											Ш	Ш	
0679			A/4,0001	Mineral Comments of the Commen									_																			Н	
0980			A/4,0003	Part Mary 2015 1275 18																													
0963			A/4,0001	7/8/1/2017 2/2/2/2/2/2/2/2/2/2/2/2/2/2/2/2/2/2/2/																													
090	Luar that there are a sense red make a ress. Dentes Green World		A/4,0001	MATERIAL STATES	Draylan			Agreed and included in																									
0983	he good in hour a better reviethom Peets Cover (Brewing) Tradition (Womels on to the mixing committees just south of Willaling sin for access to Ealing Broadway)		A/4,0003	210030000000000000000000000000000000000	Settler Sarten, Lenden, WIIGH	Grayton Graen	North Northeager Pitchanger	Agreed and included in negotiation in improve such sentencession as well as grown if his results, in the area	٠	+	1										1												
0984	Unitridge Road jumition with NorthStelds Jum Energies Green Rd - just pub for spillvin east and werkenwel.		A/4,0001		2 Breadway Ealing, Landon, WITCOM	West Saling	Pitchanger) Ealing Breadway/ Walpele/ Hansell Breadway	Agreed - Nash partitude juristice Agreed - Nash Jaconso Jubish is a copile access polic il valued			1				_													<u> </u>			\perp		
0985	There's a niver spile reference at the "sensig seel" of Kallius Read that aminds the registeries of Chemical Read annihilational approaching Cheminghan Read, bud II's not shown on the upile maps.		A/4,0001	033718790000053730 033718790000053730 033718790000053731 033718790000053731	13 York Jung Lendon, W.O 1947	Hansell	Heraell Breedury	a synite asserva sorily I volved cheerity and Bellines (which has contractively chearle be drain general for asservation to Benches illustrate Read Agents' no obstance reason why partiting to received or why any gentless of the any agents on a supportion in considerated. On suggestion in																									
0988	The nevillanced systic-laws past the MMC conneising gats, pretty wavey- there's ne way the boons and levrino lower J. Ber. Seebs bellevils, and not just parint, firsts of perhing in the syste lane lood,		A/4,0001	0100000 110000000000 110000000000 11000000	Meson, 69 Unbridge Sd, London, W7 3PX	Hansell Brasilesy	Heraell Breedury	wily purking is needed or why segregation such be considered. On suggestion in																									
0987	Bodon Band sycle puth-Johni sycle path-Ji-n nei seg-regulari and hardcally unders		A/4,0003	\$40784912 \$12807503888114 \$11008881147844 \$12807503908011	200 Banken Mr, Lember, W7 200	Senion Wanter	Manual I Smaduary / Namibilists	Sovien Read organism			1		_			1												\vdash	+	-		\sqcup	
0988	Tragadicustase's hopdinolylumpy and dangeous.		A/4,0003	12 10 10 10 10 10 10 10 10 10 10 10 10 10	Beach, Sender, W7 209 Sentended Green	Manur (Canal)	Haraell Brankey	Canal path is dividuals through this sention Cine				1	_					-							-			\vdash	+	+	\perp	\vdash	
2989	Northfield district desperately easts syste inhanisation		A/4,0003	\$10000000 \$1000000000000000 \$10000000000	103 Samplefield due, Landon W33,9GR	Namintal	Northfield) Walpele				1		_					-	1									\vdash	+	+	\perp	\sqcup	
2000	This section can havely be described as a systepath, but is at least one a relatively quiet read.		A/4,0003	Description of the second of t	26 Matterio in, London, WS 5804	Walpute	Walpele	Improve blue routes					4					4							\perp	-		\vdash	-	\perp	\perp	\sqcup	
2001	Oping an three reach is territily should district the large values of make halfs driving down three narrow shouts. No safe epile nasie has therefore, the trade epile nasie has the filled in the West Lating Station and beyond. It down't not. Bellevil Edition is Ministed by whiches		A/4,0001	11 MARCH 1 1 MARCH 1 M	M, Saling Lember, W13 NJP	Harael	Hansell Breaklady/ Berildeld Pitchanger/	liek afryskrinkaskusker in We area and known rat nom Berlind Basel Ulin den					_		1										-			\vdash	-	+	\perp	\vdash	
2002	In other years and which the limit of the limit of limit		A/4,0001	OTHERS OF STREET	Court, 2 The domain, ionales, WILEPS	West Saling	Brankery/ Malpair/ Hangell Brankery	appear in its a parting inver and patentially dangerous / West falling Station hotopat		-			_		1										-			\vdash	-	+	\perp	\vdash	
2005	a long-lines of parked sure, (rick of descring added in other dangers). Bangering the remerkalmed of Charch Mills of Mills als has and with a shidown (i) abushness added with our assertable spale (ii) Read surface and will in many places. And the shidown of the shidown added with the same and the same and the same and the shidown a		A/4,0001	2001702- 2120171204-2000000 2120171204-2000000 2120171204-20000000000000000000000000000000000	Drawlery Lendon, W1320J Para spore, Lenney	West falling	Haraeli Breadway / Walpele	Underlage Read had spoks serverus interes - surmingen Lammas halaped / Saudh							1					1					-			\vdash	-	+	\perp	\vdash	
084	of patience/care viewers in explicits. (see polish-leans), Spenii hamps, or Parkare blooks one in care hoir make for a knowy, are aministable explicit. Mich reasonablemank of the alling fill polishins are a given formelly. Brownfield Mills, narrow and has a spening irosen. Not easy to	٠	A/4,0003	11 MITTHEWS 1974	Park, Ealing Calmington Rd, Creater, Landon,	Walgele	Malpale / Ealing Common	Embod Read Eller dan appear in the proting produce and primedially degrees. I Wast Enling Userian-hoolysi Ushah Enling Userian-hoolysi Ushah Enling Userian-hoolysi usersess nature successing the commission of the commission was an advant successing the commission of the commission of the commission of the commission to be been predicted in the commission making that deliverative appears sharp 12 and 6 be					_								1		٠					\vdash	-	-		\sqcup	
0864.1					Stituting Rd, Landon, WE ASJA			Additional Insalience above		1								4			1					+		\vdash	-	\perp	\perp	\sqcup	
0994.3	Entering Conver Ma from Ealing Consts, must revillable was 1 ^{4-k-a}			Man Change and Land	IS Brazedoria Mil Lemino, WIS MAP			Additional Insalience above		1			4					4			1					-		\vdash	-	\perp	\perp	\sqcup	
2001	Extering Grove Mi From Raling Gross, must applicht samida he somitaning straight through the model filter which plan them in the diagrossas pair in dismotives storing and entiring the head for filter diagrossas pair in dismotives storing and entiring the head point for manager male story as a goal. There are not give many-hand markings in present applicht or polaristanchisms.		A/4,0003	104903000 	Street, Green, Landon, MS	Saling Drastury	nating Breedway/ Eating Common	Agreed: this junction should be reviewed. Agent sugrage amouses designation: but goes bly wheeld have as an alternative to lands falling flood and the any Passadilly line areasing. If designated the junction.		1		1	4					4			1				\perp	-		\vdash	-	-	\perp	\sqcup	
0864	Weymouth in note sufferends. See many conserved jumiliers, to step and give vary at heir shiftly was all ylvindered by partial care. At school reschool its partial of partial consequence, sick of descring foliase passing.	٠	A/4,0003	COMMENTS OF STREET	Waymeuth Jun, Landon NYL 618	South Eating	Barthfield	same vigrage anomals designation—lad pass bly visualization as an alternative in family Passadilly line seasing. If designated the passadilly line seasing. If designated the junctions.																				\vdash	-	-		\sqcup	
2007			A/4,0001	The second secon	ja.																							\vdash	-	-		\sqcup	
2006	elways vars, parked around here		A/4,0001	DHIDD:	Breedery Ealing Landon, W1105X	West Saling	Harrard Breadway / Walpale	West Ealing parking in cycle larse butsput			1			٠											_				1	-		\sqcup	
2000	nathing has really shanged on garden read again how some paint to show it is a upole laws, quite hampy on this part, levely junction at the end though		A/4,0001	2 1000000000000000000000000000000000000	30 Condon Sd, London, WS 380	Saling Breatury	Saling Broadway																		_				1	-		\sqcup	
1000	many cars partied on the side going broards west noting	٠	A/4,0001	21 10 10 10 10 10 10 10 10 10 10 10 10 10	20-26 Unbridge Mr. Lembers	Saling Breatury	Saling Broadway	Usbeligerousd packing in spale keen halipad: packing sub-seeded her Wighnerys / whent denoting hase			1		_														Ш			-		Ш	
1004	menoise publics exheth sides	٠	A/4,0001	CHILDREN CONT.	Henry, 50 Unbridge Mr, Lendon, W7 3PP	West Saling	West Saling	Highways / simeticlessning locate				1	_															$\perp \perp$		1		Ш	
1000	Section of incidence rate. We also be a lot safe.		A/4,0003	1910/1917 0.2011/11/2/2016/01/10 dest 2001/2017/11/11 dest 2001/2017/11/11/11/11/11/11/11/11/11/11/11/11/1	106 III High III, London, WI GQE	Johan	Sauth Artes	An election reason for the preference site time remarkable of appreciance of Days of the Control					_															$\perp \perp$		1		Ш	
1000	Cycle Lane disappears, nam-pass dangerously		4/4/0003	10000000000000000000000000000000000000	Employ, 2013 Senten Sel, Lendon, 367 235	Senion Manur	Haraell Brankey	amenich traum ally sycle lane on the nasi side stops for a short stratch forth of Different lanear apposite Teambolm lanear																				$\perp \perp$				Ш	
1004	The entire should between falling flowedness and the correlation is treathermous, read authoritis designment, no backlife spile large.		4/4/0003	##117407 0.1111400001100110 ##11111720011100110 0.111140001100110	Present 60- 65 Unitridge 84, London, 165 285	Saling Smarkery/ West Saling	Invalue)/ Valpele/ Saling Deseivey	Underlaige Board Earling hat spoks			1																					Ш	
1005	This is not usuable in the dark or in load worther		4/4/0003	17007007 21007007 210070070000007 1100700700000 210070000007	174 Church Rd, Lemien, W7 38W	Santo Hamaeli	Aberlo Namuel	High Lane: unable to verify conditional raute remainly last sold itemal lighting and maintenance could be considered.	1																								

1004	There are less many problems, led hid		4/4,0003	March Company and company march March 1 Medical 21 Medical Company 2 Medical Company	18 Louise Senten Rd, amount RD Ham	anti Harranti Brantany	iner lesie	Anne	1	1			1							1													
1007	like lann'n alweys wordity sam	1	4/4,0003	STATEMENT OF THE STATEM	37X 200 Senten Sri London, Ma W7 33Z	_			1					+								1											
1008			4/4/0023	20000000000000000000000000000000000000	WTIAT	BartMoto																								+			
1000			1/1/0023	STATEMENT OF THE PARTY OF THE P										+																			
2000			1/1/0023	Distriction of the control of the co										+																			
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1012			1/1.0023	1 1 1 1 1 1 1 1 1 1										+																+-			
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1023	merancar parameters retaining representating new countries retains between facing foresteen, observed on the facing foresteen, which is the served of the se	1	éiríossa	DISTRICTOR PROPERTY AND ADDRESS OF THE PROPERTY AD	5-21 Solitifier News	el:	General United in	ge Small				+		+		-	-													+-	$\overline{}$	-	
2014	Now have a prisoned activation by come to compare the control products of the		éiríossa	Min. Comp. conductors in the conductors of the	Selectings Name Mr. Lember, Act NYS SLD		General University comment regarding cycle farms and suggregation			-		-		-		-	-					1								+-	$\overline{}$	-	
3015	expecially interest the filter trans's are park (or a shad covering south) north and or the result with a filter considerable and if it a very long easy to the entire creating further in the earl). There are bits of protected cycle lone, have but distincely son, before any lone of the considerable southership for easy, in	٠	4/4/0003	CONTRACTOR OF THE PROPERTY OF	omitor, NO Jet	on Easth Arts	Na merit- saudi- from the East in sinemation in thi	-						-	+					1										-	H	- 1	hemal crossing paint
3084	Once and him of prointed opinions, have had delivery wors, blower regularly made in manufathy lithering the ways, in and may usually support to have the close below wife to be long using this bayers in all wors, with why along the close of the large fract. We want to have a support to the contract of the large fract this and to have been supported to the contract of the Delta in an immericant methy work made that all closes assemble heart in	٠	4/4/0003	STATISTICS STATIST STATI	25-63	an Easth Arts	Parking at the en-	ranse and						-	1									1						-	H	-	
1017			4/4/0003	2 200000 100000000 12 200000000000000000000000000000000000	May, South Landon, Color, S. A. (A. COLC.)	deld buildeld	main worth / south how fill not soul	path is 24 left be?	1																					-	H		
1018	Excepting to dis with the sexualized upde materalizing the individege float through the motive of lating floating threadways is a floating. I send the second production of the send of the second at all the seco	1	4/4/0003	2.1011/07/27/2006 2.1011/07/27/2006 2.1011/07/27/2006 2.1011/07/20	Centre, Bran SI/SI The Brandway	ing Ealing Sery Drandson	Breedesy radios alternative re	unning un mates					1	-																_	\vdash		
1019			6/6/0003	THE RESIDENCE										4	_	-	_				-								-	-	H		
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1024	Respond	٠	4/4/0003	11111102 11111102 11111102 11111102 1111101011111111	and Banker See Mr. Lember, Ma W7 38A Ma						1	1		4															+	\perp	\vdash	4	
1025				DISSOCIATION DE LA CONTRACTOR DE LA CONT	Security Sec	en Sauth Arter					1	,		4								1			1				+	\perp	\vdash	4	
1024	CHARLES TO SERVICE TO	_	_	01/01/00/01 01/01/00/01 01/01/01/00/01 01/01/01/01/01/01/01 01/01/01/01/01/01/01/01/01/01/01/01/01/0	10 Section Seed Section For Se	hand boulddada	Remove Falser restriction	-																		-		-		\perp	\vdash	1	
1687				#12.000000000000000000000000000000000000	in Lember, Smith WE 680	Saling Commun.	Lack of spole inhas Poper Lace and p systetianes. On a suggestions.					1	1									1								\perp	\vdash	4	
1028	et mary's meet should have its som optie lanes. Auriter, san should AUVIII ke all meet in park on syderlanes, this remis to shange for all of landon, I	1	4/4/0003	11.007.000.000.000.000.000.000.000.000.0	CI Sh Maryh Rel, Lamalon, WE SES	Saling Commun., Walpute	Lack of syste inher In Maryn Reed and syste lanes. On a suggestions	parking in marging		1			1	_								1									\vdash		
1029	epolelanos son their sense il sens are partied on them, busses drop in and extrete.	1	4/4/0003	DESCRIPTION OF THE PROPERTY OF	Salveringer Sel, Lambers, WS MIA	an East-Seisen Southfield	Parking incopole is discount						1																		\vdash		Bucunsen
1000			4/4/0003	90000000 920000000000000000000000000000																											\vdash		
1081			4/4/0003	Manager Commencer Commence																											\vdash		
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1061	THE A SECTION THAN WE SELLED A PROPERTY OF THE PROPERTY THANKS THE PROPERTY THANKS THE PROPERTY THANKS THE PROPERTY THANKS THE ADDRESS THANKS THE ADDRESS THANKS TH	1	4/4/0003	Management and the control of the co	22 Station Panale, Unintige Jos St, Lambon, WS SLD	on South Arts	Preference for ne reades rather than s	violential main reads																									wels, main mand spole others in action content build security sto
1042	If you care about air quality planes remove the spile lases, where they are exosing ranges time and additional emissions.	ı	4/4/0003	02345702- 02345702- 02345702- 02345702-15445704- 02345702-15445704-1 02345702-15445704-1	DE High St. lamino, N°3 Jan SSJ	en Sauth Arte	Optivismes or congreller/poor	naing air quality				_																					lir-Quality servers
1043	Same heelback as before	ı	4/4/0003	12002007 100000 0 0000000 0 000000000000	ESS High St. lambor, NVI Joh SND	en Sauth Arte	Optivismes ou congrellen/poor	naing air quality																									lir-Quality servers
1066	Same very uneverspaths along the samal where tree ranks have leveler up the levels.	1	4/4/0003	23/11/20/20/20/20/20/20/20/20/20/20/20/20/20/	Grand Services Canal Driven Canal Ma Walls, (Car Landon, MC)	ion Hansell ion dranders	Canal Insepath i through this se	is basin milium																							Ш		
1005	No dedicated spile lane many WEA, at this junction	1	4/4/0003	State Communication of the Part of the Par	Recisarie Jun; Greenfand URE CAL	dand Greedand	Designated but a infrastructure at an signage and the community to segreg	manyole ny paint ar is naw paint pails.																							Ш		
1088			4/4/0003	2011/2011/1078 2011/2011/1078 2011/2011/2011/2011/2011/2011/2011/2011																											Ш		
1047	Les markings are unites nel enough signs to indicate a reunsidens. Dallie is dangerous	ı	4/4/0003	0274786879778887 02747868797778887 02747868797778887 027478887977788887 027478879777788887	2006 mg/s St. Lennium, der W3 960'	an Sauth-Arte	habipal roundalos / Styre	of Exhelder	1				1									1									Ш		
1068			4/4/0003	1000 TO 1000 T																											Ш		
1009			4/4/0003	74000000000000000000000000000000000000																											_J		
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1011			4/4/0003	11 MANAGE 12 MAN																						L					J		
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1018			4/4,0003	American and a control of the contro								Ī																		П	П		
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1000	The section through laten tigh food desert's serie of all, respectivly the shortcycle have represent the police risks on. There is no reason. The expectation of the police risks of the section of the expectation of the exp		6/4/0003	07/10/00/00/00/00/00/00/00/00/00/00/00/00/	2000 mgh B, London, W2 607	m laut Are	Agreed - holopot Mi weeklessed cycles great	lange on the					1	Ì																П	П		
2062			4/4/0003	22/15/20/20/20/20/20/20/20/20/20/20/20/20/20/								Ī	ı																	\top	T		
1002			4/4/0023	22 10 10 10 10 10 10 10 10 10 10 10 10 10								Ī	ı	T																\top	\exists	\top	



1130	Cypling on parameter roads here put you in conflict with periodicians and is not a continuous roads	1 10/4/00	2010 (New year) 1 1 2 1 1 2 1 1 2 1 1 2 1 1 2 1 1 2 1 1 2 1 1 2 1 1 2 1 1 2 1	dil Contorn In, Grandand	Greenhand G	renderd in madesy / n Cambal is medical / m	incation not entirely along multi be Certion Road which a not shawel path therefore are likely to be Robilly Road			1		1	1						1	1									T	
1331	Wherever may I by Income the AAD into a deeply unpleasant maintenance; think with billind across, lack of continuous spale random or reader which aren'ts conflict with polaristans.	1 20/4/00	1000 1000	250 Chaffed in N	Greenhand	Aboth Sangell Combol o Seedand	innation met entirely alon- model be Covine Basel shick- toned sha and path therefore ore listely in behinding from shanely path meding at Covenies. On section of the covine the particular somewhere, the substance of the provided at this learning as a bridge smould listely median provided at this learning as a bridge smould listely and the provided at this learning as a bridge smould listely and the provided at the learning as a bridge smould listely and the provided at the learning as a bridge smould listely and the provided at the learning as a bridge smould listely and the provided at the learning as a bridge smould listely and the provided at the learning as a bridge smould listely and the provided at the learning as a bridge smould listely and the provided at the learning as a bridge smould listely and the provided at the learning as a bridge smould listely and the provided at the learning as a bridge smould listely and the provided at the learning as a bridge smould listely as a bridge smould listely and the provided at the learning as a bridge smould listely as a bridge and the provided as a bridge smould listely as a bridge and the provided as a bridge smould listely as a bridge and the provided as a bridge smould listely as a bridge and the provided as a bridge and the pr	1																					+	
1112	There's no supergraind may be away from Emister blance found treated Committed. It beets conside Supergraind spile readers are only as good as their marked parties. Howard treats contine is the secretary parties.	1 10/4/00	01 01000000000000000000000000000000000	150 Unbridge Mr, Lember,	Named (annumns as af ungregated crossing in Hannell transcening						1																	
1131	section paint Jean hat Brampion and amorphisingly spile to mech. The shelph of read immediately in host of our plant is some of the faces spile brandly read in fall forming.	1 20/4,00	03 000 000 000 000 000 000 000 000 000		Greenfand of	-	CR7 but total lack of clear inhastructure or clear deal gradien		1				1																-	+-
104		20/4,00	2981240C 03 030014700811628	<u> </u>																									_	
1125	The ripile lane along lisherings found districts protein ripidists. Drivers take we notice where as like projected on the results the only industries of a cycle lane.	1 10/4/00	Man Carrie and Land	1678 Unbridge	Named (tanadi U	hibridge Baad belayed fack of asymptotion	1		1																			+	+
104	indication of a uple laws. The image of a bilinguished on the road is not sufficient to behilfy a upple laws.	1 20/4/00	2 120011 H 10012	W7 80H	Hersell Br		Europinisation																						-	+
1127	a systems. This is a really dangenous junction for epilosis. There should be a physical harvier in protest explosis from exhibits.	1 10/4/00	100 100	W730F	Vint Scine St	National Sections / National		1																					+	
1118	physical harvier to protest explicit from solition. This is a long read where a harvier of some-sort is restired to protest explicit from solitides.	1 10/4,00		Milliandon, Williams Ma Olive Milliandon, Wilde			nero, Carden / Lide jurnition beloped Could be Olive Read olik which is a linear rat run or			1											+								-	+
	profest opdisis from orbides.	1 204,00					Could be Olive Road all ablab in a linear rat are ar- nold be fouth failing / Poper Lane. Either way last of sugregation																						_	+-
109	Again, a ghiphindi Barrilar in mendedi indenignala nada nyili ng lanan.	1 104,00	01 111200 111100 01 111200 11100 01 111200 11100 0111200 11100 0111200 11100 0111200 11100 0111200 11100 0111200 11100	Rd, Camelon, WEST Max	Malpale	alacquete .	almington/Lammas hobps Junelian/resides																						+	
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1140	Film units have are after halfying, morting us to down onto percentional net use the read satistic. Cyclish after wish horses to another setting an jumping with hillback in order in heads a paid wellful and are code Mann. creating over with patient/cars. Not thought/through.	1 10/4/00	01 11000000000000000000000000000000000	Warwick Md Lendon, WS Stor	Saling Common I	falog laneau	Engree with the comments. The arrange is segregated than posteriors and no and to use routes other than Length'd to connect to																							
1341	Very benj jundim, narmaniliy parket whiche. Divers delivering kids to school drive aggressively here.	1 20/4/00	01 (2002) 100 (1002) 02 (2002) 100 (1002) 01 (2002) 100 (1002) 01 (2002) 100 (1002) 01 (2002) 100 (1002)	S& Creffield Md, Lamidon, WS SHP	Saling Cammun I	Ealing S	conser a none away generacy, langues with the commonic, the evening is the gregoried from productions and no languished the short from Languish the behapon position of \$400 K* (biblings) monitor of \$400 K* (biblings) Laneques is a resistant on and spillab are tilledy to use fish precision if justing likerings																				T			
1342	Excellent healing but match out for knot/polarities surviving to such an theoryting section. Often have in give may along been	1 10/4,00	01 0 1000 THORNES	Umber Western day, Landon	Sant Johan S	ret deten	No siner estion																							
1345	Names a safer upder crossing from Navierner's Sauthdoors dur	1 20/4/00	01 027148010000000000000000000000000000000000	State Sel	Straten Viener	and a	Dennis a selon cressing at his junction but it sould be seller designated as a cycle cressing less with periodial improvement in the start of Hautenere	1																						
1344	Clin specian Hasimerrand dan't leave enough space when passing spillula	1 20/4/00	01 01000000000000000000000000000000000	72 83 Hardenare day, Landon W11 9us	Services In	a-restant d	Harlemere Snews rainus (potentially worse since segmential avenue sincure)																							\Box
1345	The epitalese through Manuell village is almost over existent and ignorably particip; and/orably factorial village is almost has failed almost completely entit in throughout by most motorials. The same applies as both sides of the managing in classification and in the way to be a substitute of the way to be a substitute of the managing in classification and in the way towards failing Branchesy and familials.	1 10/4/00	01-01-01-01-01-01-01-01-01-01-01-01-01-0			_	Jgrand Hanwell Unbridge Band halopati-poor syste non, and systel one parking						1																	
1346	tements failing Breachesy and Enabled. Bile into box he required, point failed and appointly around. Parameting special failed the transpirated from the receive prisins. This product health failed are accountaged pople reside to the financial failed are accountaged pople reside for those a samuelling featureds. Best are follower station.	1 10/4/00	01 (11 (12 (12 (12 (12 (12 (12 (12 (12 (1	Id Section St. London, SV7 978		_	greed Bassian Road markings are very laded																							
1347	On Station Approach side of station there is usinly only it like inching visitions, whereas on the other side there is many. There is plenty of space for more, and this problem will only get some some designation of the problem of the problem of the state of the control of the problem in the part or complete.	1 10/4/00	man Man (1) 11 Ha	Parami Sation Formouri, Sation	Haraell Br	-	breed! Station lack of sprin stands on the south-side of the station	1															1							
1348	THE PROPERTY OF THE PROPERTY OF MARKETER CAP ARE THE billioning the large and Dayyark on them. That makes it designs no for spillink as we need in get around for partial cars, into the main nor large.	1 10/4/00	01 100 100 100 100 100 100 100 100 100	135 Unbridge Mr, Lombon, W7 317	Harael		Unbridge Road halopat Hansell - poor syste lane designation and parking in syste lanes.																							
1349	Cycle laws, on meat of Subridge flood have similar issues, where The cycle Laws, on Boston Road are very laded and saw, are not following the laws, and sometimes park on hom. Also the road's is very last halong, with a last of house, and hole, which were that populs were layer partners (I has he disagrees).	1 10/4/00		62 Senten My 115 Mg, Lendon, My 115			syste lanes evium Road pour variannam Sailed lines																						+	+
1300	which reseass that replicals need to go around. This is dangerous. Lack of absorby signed upolationes all the way to Booken Manue, it's dangerous for opition.	1 10/4,00	Man Chang and a			-	Beston Read poor infrastructure	1		1																			-	+
181	angeness ter systems. This conderination in a residential shoot. Whole for bottom if you're made from Each Earling can be estimated up to falling for all the second states.	1 11/4/00	01 00000000000000000000000000000000000	170 108	See let a	nethods in	matter is a little sold but the fundamental of Billiary's acking spile inhastrusture mough to falling Breatlery in solid					1																	+	
-	Breatury	111100	SHIPPING CONT.	i lembo,		in the	rough in Saling Brandway in walled																						+	
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1360	The bollands placed on spile lanes have made divine have rise	11/4/00	#11.51.100.00000000000000000000000000000	358								H					\vdash	\vdash							-		-	+	+	+-
	The hellard and placed on spale larent have made driving beaution, when can sewricks endelson High Broom. Time in skep all this pre- spaling of the cost of newsylving else.	1 11/1/00	01 02810100001701 028101000701701 02810100701701	Side Landon, W1961	deten ,	and I	themse up in this should what where the first in the firs	1		1																\vdash		\vdash	+	\perp
1362	All Ranger Lane the cycle path in smarte, and clear where cyclints have be go and the end of cycle face (Eurobaund John the main read where com and flower late) and of the main read where com and flower late is defined on the comb a invader. This reader used in late a itellite restricted LTM, but in new long with	1 11/1/00	23 23 13 13 13 13 13 13 13 13 13 13 13 13 13	Lambur, WS 308	Common I	in in	be up lish and difficulties sprace without major series madely increased sprinters	1												1						\vdash		\vdash	+	\vdash
1365	This counts and the fact of this count in all CRI, but In work how you do not count in a	1 11/4/00	01 01100000000000000000000000000000000	Extraction St. London, WEETS WEETS Facus Pleases	Malgale 1	Malpole .	ungen / shanististina nan. Reimbele 17th, will be politically challenging	1		1																		\vdash	4	\perp
1364	urm opelials then having to danger mady reis with itself is about their are partied cars or a loss step. The made should have a hely separated options for in mind mingh, with samp earlying lays, removed and distributes around loss steps, for examples of how this "Decopylish facility and or Conspellate later just each on South Falling layer layer."	1 11/4/00	01 020000000 01 020000000000000000000000	Community 372 Unbridge Mr, Lember,	Ealing Common / Arten	leton	University Read fully segregated like CO square not segrest a very sing to instead in a set	1		1	1			1														\vdash	+	1
1365	and explain. This send the action code by variously predictions and explains. This send the action code by variously a protection and spin to creating of this junction, allowing a spin create in continue through to the spin inheritanties on the third to keyfelling result for an until as further on an illustrate Manar Park.	1 11/4/00	1131400- 04 0101507-911607 0113107-9111607 0101507-911607	Self-Lendon, WE offer	Small Saling II	aribbald in	agreem non regerny many ning to berengh beameral? a programment are made to the re-regerness does a creating thirt because model provide	1																				\perp	4	1
1365	There is no verify no safe way in get to Ealing Broadway from South Ealing, South Ealing Road needs protected spile inhastinature, or we need CDs to allow safe up-ling on back virents.	1 11/4/00	1000 1000	A Grange Mil. Lendon, WS UEX	South Eating C	editald) To Saling second / Halpsin	the main mining link in from this disnerity north to Ealing Gram. On amonging suggestions agrees was no require obstitutation on large of obstitutation on bis obstitution in indeal if are parting one reduced or saidshed in the agest side only providing	1		1								Ш										\perp	1	1
1367	con eye mant goes soon, so necessarious con ce house a community through the field field. Amounts provide a set (b) and to be the little and the little goed the filledge and the filledge little interviews. There is monthly supera for the same highly toulisty superation for a right later the length of the little great in the little great and the little great goes removed. This would all these the the placeting of mount laters, and a ricer public residents the evidencests.	1 11/4/00	03 010000000000000000000000000000000000	13 Little Salling Ln, Lamaton, NYS 683	Sherostada A	orthiteld)	Another on Northfield shink small for much excise to install if car parking son reduced or scalished to the next side only providing	1																				Ш	\perp	
1368		11/4/00	Description																									Ш		
1309		11/4/00	2011/05/2011 2011/05/2011 211/05/2011/05/2011 211/05/2011/05/2011 211/05/2011/05/2011													L														
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1279	late of containing traffic hore.	1 11/4/00	01 11000000000000000000000000000000000	165 Unbridge Sti, Lendon, W7 X34	Named	tanuell ha	Once meding, would be graphed to all the second to be a second to					1	1							1										
1276	Northward you end a nice segregated epile way, into a sombolion, and then into a long road.	1 11/4/00	STREET, STREET, ST. STREET, ST	Securiary House Society Sector, Sector,	Broken Market Ma	orthined) ; Ransell Innelsey :	Agreed - this infrastructure should be observe - particularly to account for posteriors exiting the station and potentially east	1		1																Н			+	
1275		11/1/00	010101488.01401488 0100.01408.0140.0140 0100.0140.000 0100.000 01000.000 0100.000 0100.000 0100.000 0100.000 0100.000 0100.0000 0100.000 01000 0100.000 0100.000 0100.000 0100.000 0100.000 0100.000	iii Gerelon, 167			giving the vines their full																			Н			+	
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This replic form range is only applies part of the rings, which happens that the resist all the time - care and which the optificate of due? I need to linear space for epolish ?	12 4 000	Wand falling Brandway / reministration and he of human Walpale Walpale Brandway / reministration and he of human Brandway / reministration have of human brandway or participate or date made. Makestination in Wind		1	1 1			Ш.												
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1383 Why describ this cycle laws continue West?	LI(4,0003 03100010011010 001 001 001 001 001	Mana Maring Mana Maring Manaharay Manaharay Manaharay Manaharay Manahara Manaharay Manahara M																		
1386 I wouldn't spale along this reade with late.	TATE OF THE PROPERTY OF THE PR	Vadunt Bressbury / Improvements have been made to provide some distributed additional sugregation but more small be helpful																		
1365	11/4,000 (11/4)																			
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3266 Weleving road needs helly suprograd spile needs, i needs update weless this is done. In the ten dangeroon and i don't helt safe.	### WELLIAM 170	Went falling Streetway / Went falling Underlaje Road - Lack of sagregation																		
3306 This result models be be communical to Unbridge result, models to be suggregated, its fac to beny.	134,000 1000 1000 1000 1000 1000 1000 1000	Pishanger) Ealing Breadway / Wint Ealing vision haloped. Walpele / Harwill Paradian																		
1306 Adding parking near threshops for lates the stilly this is not excluded.	11/4,0001 Man Part Mark	Earing Earling States are unseed beliefed states in this area and the states of this area and breathury facilities are thought may show manuscratic levels of availability as personnel but there is seemingly space.																		
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1224 Step year quality cycling Very dangerous with delivery drivers stepping in the bas lane flanting cyclicks into dangerous viburitiess.	TE/E/0003 01/20000000 02/200000000000000000000000	Saling Sealing				1										Ш			Ш	
1317 Very poor produces	11/1,000 0 12/11/12/12/13/14/14/14/14/14/14/14/14/14/14/14/14/14/	datun Sauth datun sammani samm						ΙT												
1318 European, eras as yas entre the finling feneralismy are	INCOME STATE OF THE PROPERTY O	Selection of the control of the cont																		
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1339 Even red link to amplifying	20-201-201-201-201-201-201-201-201-201-2	Smith Ealing MortModel Supered - Leak of system infrastructure are liar/Model or Summer						+	\top										\Box	
1335 Going under the reundations at the white base is not suite for a bonds time up to it. It is two training.	DATE OF THE PARTY	Reviewy Northell General personal salely. Wouldness Stiffwall be assess remarkly							+										+	
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3338 This make is the distinct in the dark and hadded, there are ellien over standing around distribute 1 dark filter safe using this reute.	11/1/0003 01/1/1/0003 Carden, Serbox	Northeld Northeld Committee on made being Northeld Northeld Committee on made being Northeld to the State of						++												
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1286	meret affenden. Day vor ihrer star and meight to intendate replact! Dits arms in encyclongerous for applicate as whiches along and	-	200 (200 (200 (200 (200 (200 (200 (200	Mr St.			Namurali Team Centre hobiquei inicipi an Into of orbibiles sali mend to obserge lane Legging on Leoh of upole inhest sustan- an difficult in suggest a valuation			-													i.						-	
1287	Saline this year 2023. Car drivers break lengthen's spales IV, so skengerous all this junction by the properties of the junction for cycling. Throuble junction for opting as at night orbides are double parties.	1 104	2009 01107 TODAY	Reundalsed , Lendon, W7 375	Hansell		laters Reunitalism generally lasting inhantrusture and poor driver behaviour			-	1								1				1						_	
1288	all the way along seen I fairing, field material finishing needs to like an other seeds and the seed of the seed o	1 18/8	2008 2 2008 2 2009 2 20000 2 2009 2 2009 2 2009 2 2009 2 2009 2 2009 2 2009 2 2009 2 20000 2 2009 2 2009 2 2009 2 2009 2 2009 2 2009 2 2009 2 2009 2 20000 2 2009 2 2009 2 2000 2 2000 2 2000 2 2000 2 2000 2 2000 2 20000 2 2000 2 2000 2 2000 2 2000 2 2000 2 2000 2 2000 2 2000 2 2000 2 2000 2 2000 2 2000 2 2000 2 2000 2 2000 2 2000 2 2000 2 2000	branders Lenders W1107L	Visitating /Asset	Hansell I Insulany / Walpele	Parking permitted in opda- tures despite shore presently in the junction - who delive recommission in larger approach in junction whose Variability surproses have verificated insurab. No junction making to spite show parking despited 2022 on Emigle Maps is an assessment executive assing to delivery			1																				
1200	convertly and do not our almost parking restrictions. It night time this junction/praise is horsemined for applied as drivers double park all along the Unitedge Read, need not recent at this junction, University Read should be seen a parking allowed at all for the safety for the parking of the parking of the parking of the parking of the parking to provide the parking of the par	1 10/4	3009 0327919 71000 0327919 710000 0327919 710000	47-43 Unbridge 84, London, W7 NGA	Monthling 8	Named I Insulatory / Walpale	weatherund teamenth (No. junction swing to systelance parking. September 2022 on Georgie Mayo, is an excellent example swing to delivery																							
1300	The care is not program to the craption or which the program is the craption of the craption o	1 10/4	2001 0000000000000000000000000000000000	2070. Unbridge Sd, Lember, W13 SAA	Manadaling ,	140 Liebridge V Nd, London, WS18QJ	Niest Saling holopot unbridge med parking in cycle laws.																							
1361	Optionwate needs to be estimated along sharsh read, sharsh need is indy author Speedings are within realized described safe and riskinstone parting on the read.	1 104	2100 200 200 200 200 200 200 200 200 200	A Common	Hansell		Agreed - aburch road last of north - south infrastructure parking should be entrued.																							
1362		23/4	235112011211121 24501121 24501121 24501121																											
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1369	Unbridge Based is territhing to syste an and needs both new surface and a truly protected result is would not now said it a cycle next at present.	1 14/4	271700000 271700000 201110000007711	Saling Hempital, Unbridge Md, Emstrall URS Serv	Saling Hospital	Normania Grann	Lank of spile suggraphism and pain highway bendinand. highway appears skip you despile Very his two should have been been a behavior. Bendine Read Lesk of suggraphism.																			T				
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1362	Hansel High lives has narpole laws so l'enserptioni ils non- merini as a rada i doct but sale spilogènes.	1 14/4	1 1000001100000 1 100000111000000 10000000000	Way.	Hansell	Harmel	There are spale lanes - they just can't be some as they are so tasked and full of packed care						Н	1			H	-								+			+	
-			#11 10 10 10 10 10 10 10 10 10 10 10 10 1	M7 MU W7 MU Brandway		- medicary											H	\dashv								+	+	\vdash	+	+
1263	The reside from Standard in Earling Common should be entirely posteroid. It has been employed to employ the one policy feeting the land of Standard particular incommon the processor are presented to become the properties as a likelia. CASE CASE Commons is a property leaf of purchasin, no up long learns are properties of the land of the lan	1 14/4	1 1 1 1 1 1 1 1 1 1	Earling Lember, WESTERN	ang	Various	Unividge med link of sugregation in Ealing - west ealing in perioder agreed - pure inhastructure.	1		-		_		1			H	-		1	T						+	\vdash	+	1
1264	CGG/Qui Communica e sprincy leid - pais halim, no sprincy lesson, apending piane, has many 1950, dash and grid on the result stationaries regularly piane, and prince the result stations are principled by a first former has the 2 and other construction with his, no tryde result stations, etc. but them falling dense's care glassot the pumple who live around Clied Call Commun.	1 14/4					Agreed - poor infrastructure. The 20000 Victoria / Did Cust Lane is very fasted if present at all.	1																			\perp	\Box	+	
1265	dangeroa jurcilan.	1 14/4	2010 011011001001 011111011001001001 0111110110	_	Eating Common		Unbridge / AIDE helopat jurelises	٠		1			Ш	1			Ш										1	Ш	4	
1204	delivery motor biles in less / sypictane	1 14/4	2001 1000 1000 1000 1000 1000 1000 1000	2 d Haven Fi, London, WS 268	Saling Brankery	Saling	halapak for manify this incom						Ш	٠																
1267	very dangerous (uncline for epilods (and pales blams)	1 14/4	2009 21-000-71-000-70 21-0000-71-000-71 21-0000-71-000-71	100 Undersign Mr. Leminn, Will Bill	West Saling 8	Harmell Broadway/ Walpole	Dearn Gardens / Sida balayai			1	1																			
1214	serves read and nervery common arrows bridge	1 14/4	2001 2001 2001 2001 2001 2001 2001 2001	13h Spring Bridge Rd, Brandway WS 248	Saling Brankery	Saling Brankery	Epring Bridge behaped. Forement parking in this least to be before sizes about appear to be harden parking in the spale lane.																							
1209	parking in systelanes.	1 14/4	2009 25 1000 2001 1000 21 10 1000 22 10 1000 100	Dates Farade, Unbridge L. M. Lembon,	Saling Common	Saling Common	Personnel parking in this location but there does also appear to be harder parking in the spole lane																							
1360		34/4	2009 01300200120																											
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1367	Deput seen pertindedy salvade see driving fast with no consideration for sprivin	1 24/4	2000 0210000000000000000000000000000000				Pages Lane lacks cycle infrastructure			1																				
1368	Eusel kerylinen bis mad everylay in meh. Ges dener very had and it sæmel eskennly dangeress.	1 20/4	2013/00/07 098 18913/00 227817/00/06 11.00071/00/06 227817/00/06	111 Belle Le, Lember, WS Brow	South Arter S /Southfield /	lauth Artes Claudellatel	Balla lawe -lasts syste inhastracture			1	1								1											
1309	No dedicated safe opticiones.	2 20/4	0000 0 10012 200011 b	Personal Rever 16- 16 Selection The Selection WS 208	Saling Brankery	Saling Sneedway/ Walpole	Listenidge Rosal Earling hatels needless - parking deepark appear required.																							
1279	No safe delicated systetame.	1 104	2009 01117111217	258 Calmington Mr London, W21060	Walpale	Walpale	Lisbridge Bood Editing books section spating down't appear required. Integral wellow alongside Naligolo / Lamous parks. Escent set on and key spide Link				1																			
1271	No safe upde larm and pittle serve and minimal parking keps, expensally by all the supermarkets	1 104	0001 010001001000000000000000000000000	188 Unbridge Mr. Lember,	Mana Saling	Natpole / Hansell Brasilary							П																	
1272	Experiments shouldy (painted law) and always dirty/full of lawns ste	1 104	233445 1773300 100-7-0-200 100-7-0-0-0-0-0-0-0-0-0-0-0-0-0-0-0-0-0-	LE Commenter y Juny	Saling Common	Saling (Addit Gunnenhory Lene; Perity shared path and parity lands spote Lene on highway.						П																+	
	Gerban rand is some inhelity half of dangerous politicles, respectfully at night or storing dark white days because of live lighting, politicles, which have been three for YESES.	1 104	2201220122012 22012201220122012 22012202 22012202 210012202	design, NV design desig	Manage	Eating	Deve appears to be a neighbor poor section towards the					-	Н				H	-											+	
	galledge with the reference there for TREE! GOVERNMENT PERSONNEL WORKSTONNEL WAS TO A PROVIDE THE CONTROL OF TREE TO A PROVIDE THE CONTROL OF TREE THE CONTROL OF TRE	1 104	11 U44001771U 2 U44001771U 2 U440171U	Attendant De Mar	Julian Park)		Deme appears to be a residely poor excitor bound is but Georgic feels in legal 2022 County of their in legal 2022 County						Н				H	\dashv							H				+	1
3276		- 14/4	22000000000000000000000000000000000000	List The	1 Orientes	Atlan	also applied to shared paths in parts on such as drive Parking permitted in optic large rangestions for large pagestions for			-		+	Н				\vdash	\dashv							H	+			+	-
1275	passedimitary pay survivos territars i interestratory nates. Marquant supported allung the validated for mand here, meaning faster polisis sensite jud mai into themain to allin. Them en a monitor of them hereas I can and main intellife them enestite for both the reducating goods, the allunal all of the same I survivos product suns whether sich fallowing goods, the same I surgest a supported suns whether sich fallowing goods, it mainfol suggests supported suns whether sich fallowing goods, it mainfol suggests supported suns whether sich fallowing such a such landing they supported supported suns whether supported	1 16/4	2000 2 2 2 2 2 2 2 2 2 2 2 2 2 2 2 2 2	innin, 103	East deten	East deten	understandable and manifering of the Tracking only "droughout Unbridge Editored to be Unbridge Road when then Churchfield Road						Н	1						1						+			-	-
1276	Again san parketen the north side of the read kinch same of the optic lane on this mode, I'm not over I' parting spaces, are necessary brick hom.	1 16/4	220MENUT WILL 220MENUT WILL 22	Velo, lander, NY 7600	Artes Park	East dates	es where is a sention of single police lines along the south side of the parts. Eithis is being look was agregated	1	1	_		-	Ш	1												4	-		_	
1277	Cycle lane quality is particularly pase around this area with a number of pothesies. This means althor going very shooty or pulling met total the main traffic, not then of abioth is ideal.	1 16/4	121102417 0201 020140171172 02014017117171 02014017117171	29 The Valle Sendon, WS 758	East deben	East deten	one lastimumi spile lane appears poor in the linst section from Did Cols / Inkes Bood					1	Ш															Ш	\perp	
1279	Proper consisting of MIDI numbed	1 16/4	229 Mars 2001 1002 0 299 Mars 2001 1002 0 299 Mars 2001 100 0 299 Mars 2001 100 0 299 Mars 2001 100	Gatambe Mese, Mange in, immier, MI	Ealing Commun	Earling Commun.	The East Security System Lane appears power in the first action Told Cuts / Balance Ward Undersign / ASSE Instrument continues and action to the continues and action to			1	1	1																		
1279	Garden Read needs resurfacing	1 14/4	2009 0 10000 10000 0 10000 10000 10000 0 10000 10000 10000 0 10000 10000 10000	26 Condon No. London, WS 204	Ealing Brankery	Saling Brankery	Gerden fissel dom appear pase in general	1		1		1	П																	
1380	New syste break on smalls side of ABD is eight need to East builtie. How small Ticknowlet such a substantiand facility?	1 26/4	1.111.11.11.11.11.11.11.11.11.11.11.11.	Eme House, Reselved Way, Landon, Wil	North Assess		I'i a boy reed, car'l sharge that						П																	
1361	Serviers, makeribis subseq impassable to disabled systicts such as expedit.	1 14/4	241000171100 particularity 222 2120002 212000000000000000000000000	SSI Windows due, Landon	North Actor 1		Linuxitable for recumbent / nargo licites etc						П															П	+	
1362	No may logat have Constraint Stant in Massers Green Lane without having in risk formula large recordates at	1 16/4	22010010000111 02010010000111 0201001001111111 02010010011111111	William L	Park Reput 2		Agreed - excited solution to represe connection would be shared path on the southern provenent beauties that is in firest		1			1	Н				H										+	+	+	
1361			679222492C	2240			periment brancer that is in Brest					H	Н				H	\dashv								+	+		+	
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1289	NO NO NOTICET NO OF ITINO NEIGHOUS CICIL LINES, etc. is a necessional	1 194	2011 / Sept and 10 (10 (10 (10 (10 (10 (10 (10 (10 (10	75 Runihali Jun, Landon WK 1819	Bedford Park	Smithfield	it is naven. But many needed say it is needed																							
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3396	Value Chine and Anthropy State Control of the Contr			
1369	1.000000010000000000000000000000000000			
1381 a separate systellare small the world 1	1000-00016-000010-000010-000010-0000-0000-0000-0000-0000-0000-0000-0000			
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1286 Gelling and there it way is always buoy and finds smalle with shifteen	LACODO STATEMENT			
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1287 Vary right, efter getalment spundently beam? For des, gaing down this read repeatelly as pro-approach the solway bridge.				
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1289	MANAGEMENT 1990/19 			
1300	100 - Comment of the			
1304	DESCRIPTION OF THE PROPERTY OF			
1360	200 March 1479 19			
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1304	Michael Serge under auch Michael Serge University Michael Serge Univ			
1306. Holes and general had quality spile farm.	26(4,000) 26(4,0			
1306 He systelams separated from hellis 1	2.76804F1001107091.1			
1307 Cars park on the cycle lateral I along inderlige result.				
Daniel make this epilethimility surrently a nighthness for spiles, and not selved at [which is a shown as the error middle a great 1 plane to apple with shidon.	Application of the control of the co			
1300 No syste Leve on Northfield aversor 1				
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1811	TA(4,000) A 100 March 1 100 Ma			
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333.6 I however) some a oppleparit on Mondecheror in Saling broadening 3	11 to the Doctors of the Late Basic Brough this water Spring of the Late Spring of the			
1861	Saling Breathery (Ballon, Landon, US) (20)			
1888 This sleng and drop thing both working for our I	Management Man			1 Securition
The whole of Radiance or any junction road in a dangerous shoth tag. Occarring 1970, that dark follow about the follows and others: a securing heroteneous with no server daily for fallers.	27(4,000 Market have been seen as a			
1827	21(4,000 1			
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1120	TIME			
100	27(4,000) 21(4,0			
1921 These do not seek for families or bids, with less steps, leading, parting to nealprint requires frequent moves into the raw affectly.	201,000 Control Contro			
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3226 Serving exhibits regularly blank pathshrink (and Justice errorsing an detaing when there is a grean lightlife pathshrines.	2710,000 Control Contr	,		•
Shin helippin and spaling belongings have the demonster of the control of the con	THE CONTRACTOR OF THE CONTRACT			
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1329 Unbelge results a hased above/some and spain compute to have a name option's marks added to their bill score.	1			
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1333 read is painted red with the kined of epitics. No, whole area is a based for all orbides.	27(4,000) Operator (September 1997) Operator			
1332 Need resist to Rode trans have 1	24(4,000) Control of the Control of			
1333 This junction a led dangerous with ours coming from 1 directions.	24(4)000 2 10(1)(1)(1)(1)(1)(1)(1)(1)(1)(1)(1)(1)(1)(
1884 Here's safe renaire leasts a large Need Read and some the bridge to Support dubersor	April			
Dangerous secretal creating used to be able to ever with pederican on the Polisse creating.	244,0001 244,0000 244		 	
1334	2012 2012 2012 2012 2012 2012 2012 2012			
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1339 The bible lanes steps and stems along this steets of road relay is their field.	MANAGORD O MANA			
The fell leaf course using a medi control and compellers to stock and researd - whop is. There are are used in the traveral founding a good to be related above passing in the process of the control of	204,0001 204,000 100 100 100 100 100 100 100 100 100		 	
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1M8	ANADOS QUE DOLLAR TRANSPORTED AND ANADOS ANA			
1984 We need a systematic and a resembly beach 1	JULI DATA DE L'ALLES MANUELLE			1 Pal-Montainer
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2366 etc d'appear, il came ils a coverel qu'il qu'ori imperiant abenit : come le boy area, benevoe libre are les many car, and il night :	24/4,000 Description of the Control			

1947	Finne sonnet these 2 systemps, a very shrinos plane in de it.	1 36/4,00	1000 1000 2000 1000	AND Miles and Mi	Manipalian Br	Saling insulancy/	This is displayed on Optimizets or CES butness town on the previous of UES way, lartis store signage and designation through. On suggestions talk		1																			
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1864		1 30,000					American of Ballin Lane and Ballin Bridge Road Poor driver behaviour and taky connection to the spale		+					-	+												-	reuntidiest
188	Europersus, mini resundations for spolinin, as serv don't shop for them.		2711117100000 2711117100000 27111171000000 271111710000000000	Service, NVS SNN SS Service	Ann b	inch Aries	Pear driver latherstear and take connection to the spale reads on sharsh read- priority unclear arriving nexts on the systegach.								-						,						_	
1884	You have the lovely bloom low path to the dangerous man of failing	1 26/4/00	State Stat	Garden, W7 3W	Vanor	Harasti Brasilesy	Beston Road in general								-	-		1									+	
1807		26/4/00	II AND THE PERSON NAMED IN												_													
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1961	This section of Unbridge Road roods a suggested cycle larve in find safer	1 26/4/00	01/01/04/10/04/04/	Messay 66- 120 Selectage Sal, Landon, WILLERO	Wast Saling	Walpain A	telepat section of Unbridge and which lacks segregation separate sections							4													\perp	
1962	Going straight Josephin west or work to nevil parents this reunsidened is intimidelying and needs better upolar inhosticulare	1 26/4/00	13 MARKET 100000	255 High St, Semilan, W2 687	de ten	/ Smath Johan	opper/ contrage services remarked of the formal course are put formal course and self-of-opposition and self-of-opposition for the temperature of temperatu	1																			Ш	
1965	The spale Lane on the sands wide of University road disappears, how for several humbrel motive and makes you feel smarks as sars and leaving get very views	1 36/4/00	2000/10/2000 2000/10/20 2000/10/2000 2000/10/2000 2000/10/2000 2000/2000/	100 High St, Semilan, W2 6/QX	John D		Unuspregated sentions in Action																Ш					
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1965	The markings wither systellane are nearway faint how. Some introvincies on a finisher polis small for great to create some suppagation from the mater health on a large prices of road	1 26/4,00			Saling I Hospital		lgreed and or suggestions							_ T														
1966	Financian we have a proper cycle lare like in Chinainly	1 26/4/00	100 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1	347 Unbridge Ad, Lember, WS 954	Saling Common C Anton No	Earling Commune / Joseph Autom	Pull segregation				1			\top														
1967	Care ofter park on the bile laws, busing cyclick is grounded the main laws. Push like an iteracy from lates in Displand's Back or some sent of hander would really really belg.	1 26/4,00	man Mana Ci Ci Ci Ci	Saling Breatury Sation, the Breatury Sandon, NS	Saling Brankery I	falling Brankery	Lack of segregation																					
1968	Care often park on the bibliolane, faming up lish to go and other main lane. Prob like on through your listen to the plane's lish or ware sort of barrier would notify really help.	1 36/4/00	010 (Sept. 2010) 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1	EE Culoridge No. Lamation, WILLEAM	West Saling	Walpele 1	anh of ungregation / parking in spale lanes.							1														
1369	Core offers goods on the foliarizans, forming cyclicis he granted the main lates. Prob. like on through them factor in Displand's Book or some sort of hander would readly noting belg.	1 26/4,00	201-2717-2488-200 201-2718-2717-2717-2717-2717-2717-2717-271	-			ank of ungregation / parking in spale lanes							+		\top			1								+	
1879	dround forwards and along the sands, polestrians don't some to be assertibulisplish, are allowed they the and some initiated by their presence. Sprage deficiely needs impresented	1 36/4/00	212 M20022 M0273 222 M20022 M20022 223 M20022 M20	WISOU Genel Wheel, Heranden Lolk, Heranden	November		Peer signage / designation							\dashv		+							Н	H			+	
1871	their personn. Egynage definitely needs improvement Eveng loggie mad theredensels seem in hermanh specere steinme, renderbor synthels i man driving along it tenday and a benedic synthel gal sain up by another driver and their renderly behaling to see the foreigned.	1 36/4,00	ADMINISTRATION OF THE PERSON O	Jenk Hersenden, Gardenn, Listelan, W13265			interesting analysis make a fining maked reside had it in an inevitable once a security excluded a facility analysis of maked and in a facility analysis of maked and analysis and in a facility analysis of maked people will be been							\dashv													+	
1872	Analysish People park air the entirence of spile lanes, making access, impactable, disse the lanes are not supergraph, entire phonolists account.						sertionizely atmight / ainten- when people will be been despet unders along Tephnol desires - best of segregation and parting in apple large.								1												+	
-	disa the lates, are not supregated, making thembers section. People goals at the enforces of egals force making across, improvide. disa the lates, are not supregated, making thembers section.	1 364,00					and parking in syste Lanes. Listing Road East John patchy segregation and parking in syste Lanes.					_			+			1									-	
												_			+													
104	People park at the entrance of spile lanes making assess. Jose the lanes are not sugregated, raking them less session. People park at the entrance of spile lanes making assess. Joseph park at the entrance of spile lanes making assess.		2 10 10 10 10 10 10 10 10 10 10 10 10 10	267 High St.	East John S	Seculation of the Section	pathing in spale lanes. beingui styne/Unbridge		+						-												_	
1875	People park ait the entirence of a pair lates, making according to the properties. Also the lates, are not superpoint, making them has secure. Also plaining this high its mandatabolist acklord a world manager, expecually if the relified place of a date.	1 26/4/00	27-107-11-00-000 27-107-107-107-107- 27-107-11-00-000 000-7-00-11-00-000 000-7-00-11-00-00	Genden, WS	John .	/ Smalls John	heingest styne/Uhleridge reundalment Cyple lame geriting and inhi salventure executives											1										
101		36/4,00	Man Carry proplets	=					+																		_	
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1380		26/4,00	STANDARD CONTROL OF THE PROPERTY OF THE PROPER												4													
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1986	Bury result could do with separate up to option	1 36/4/00	201000000 201000000 2110000000000 21100000000	264 Benken Rd, Lemlen, W7 2nP	Senten Au Vanue a	isrtideld) Hansell Brankery	Basin food lash of upper lash of lash				1																	
1867	Would not comilder upting an inbridge flead but can socially get around using side reach.	1 26/4/00	2001000 21010000 210100000 21010000000 21010000000	Describery Entropy Lember, W11071	West Saling S	Hampell Inserteey / Walpele	General Unbridge Road																					
1988	Denotic polarisms here going from until to mark though when spring in sunst direction resolve match garded cars just musting all, that dark a laways keep a looked for laken.	1 36/4,00	2010/00/11/11/00 2010/00/20 21/11/20/20/20 21/21/20/20/20/20/20/20/20/20/20/20/20/20/20/	SE Mattech In, Lendon, WE USG	Walpole	Walgedo	Pear driver behaviour														1							
1989	Ne syste Lane or suitable markings have	1 36/100	10000000000000000000000000000000000000	Eli Contern Grandand USG ERE	Greenland	Cembral Greenfland	D - this is a very corbillists a avoid Greenhard Brandway entirely yet there is no grage at all where it s necess Greenhard Board or at any sint heading along this resist	1																				
1300	Neurable uple lanehme, bis is just a normal read.	1 26/4/00	00000000 00000000000000000000000000000	DEE Chaffield in N Greenland USE RPE	Greenland	Central Greenfand	CE2 - as previous lank of inhastrusture and signage	1								T												
1991	Surface of the entire samel path sen keepsile poor	1 26/4/00	21 M 14 M	Bridge, Stronger, Sternander, Jelly, Periodic, Sternander	Hersenden G (Canal) G	Central Inventorial / Santo Inventorial / Periodia	Easin graned track in this section				1																	
1992		36/4,00	20110000000000000000000000000000000000																									
1965	No separation have between hides and indfin, result soulcare the political Ladiorean in stall this a systemacy given it only has a thin medium, which after in Wasted by parked solicies.	1 26/4,00	2 11 11 11 11 11 11 11 11 11 11 11 11 11	2 Spring Bridge Rd, Sandon, NS	Saling Drastary B	Saling Brankery	Springhridge Road Lask of pile inhadinaskare alongside the whole area							+		\top			1						\top		+	
	Lists of polholins, Journeys, and the short and end of the uppler result is still earling get on and all and linears you in long less that list and sensel remains.	1 364,00	STATES OF THE PROPERTY OF T	E Marcola Mr. Smathall URQ 647	leubal	Southell Green / Moramed	Springhridge Stand Links of the Standard Standar		1	_				\top		+							Н				+	
186	Boog net at all quiet ar safe, fest traffic feels dangerons	1 26/4,00	STATES OF STREET	Ealing Hospital (Stop C), Easylvan	Saling I Hospital	terment of Green	toggration tale This is throughful among opaid sention believing the hospital. May sent in daily materials designated the path.									+											+	
1996	Bet at all a spiret reself. Car shivers denned giver spillste resent resent here at all	1 36/4,00	218 101 101 101 101 101 101 101 101 101 1	135 The Breedery Sectors	Southell Brookery	Loubell C	shared as cycle speeds will rises and traffic speeds high IR - Lack of inhastracture or designation despite new	1				+		\dashv		+							Н	\forall	+		+	
1807	here at all Very difficult at the buffs lights settin be knocked all by traffic. Clear vigrage is include yet before are enabled by produce when region by the buffs of buffs by the buffs.	1 26/4/00	11 11 11 11 11 11 11 11 11 11 11 11 11	The Bed Sant	in the state of th	lenatury lords Arten / Smith	hologol Commission / Chinings Junetime - peer					-		+		+								+	+		+	
1907	spiling them laten to falling billy		27/00/10/00/00/00/00/00/00/00/00/00/00/00/	By Lorenton, Will State		datan.	emeetudure On suggetions sheet.		Ŧ					+	+	+	+								+		+	
1966	All along Johns high shreet the upding large are hall of any partiest (Description as daily basis, Traffy were the shreet date)	26/4,00		100 113					H					+		+	-						Н				+	
1900	All dang laten high steet the oping laten, as hill of an action independent integrity on a daily texts. In the section, who displaced parties the property in examinary place places are an initial fail. Site way disputes given the months of late, make in the darms.	1 28/4,00	2 100 10 10 10 10 10 10 10 10 10 10 10 10	GOX	Johan De	Malgade /	Open in the part of the control of t	1						-		+	-		1						+		+	
1400	There should definitely be a cycling lane here as it is the main road to go to failing Encodury.	1 36/4,00	OR CONTRACTOR	Maj Camalian, WES SES	Smath Ealing	Earling Commun	muld assertmentains a spile lane and then there are options along Eating Evens	1						-	-	-									-		+	
1401	Dis is not a cycling land there is all own signage anywhere.	1 26/4/00	2.000 (1.	Weynesth Jue, Landon INS 458	South Eating 1	Normal Green/	designation are Waymouth James							\dashv		-								\dashv	+		+	
1400	Very tricky to see traffic coming around the bladenalsh, some when trying become, U	1 36/4/00	THE PERSON NAMED IN COLUMN TO PERSON NAMED I	Exhibited Rd Control USE 180	loan Bridge Br	nestrali I Insulary / Dermen Viels /	em entirely clear schemethis specific insure is in terms, of sight lines, etc.							•		1									_		\perp	
1401	Make index that that name path is a right resist as summittees, policities, sun for absolve	1 36/400	2 100 00 100 100 100 100 100 100 100 100	Grand Union Canal, Windeall	Hersell (Carel)	Green / Hampell Broadway	track would be helpful particularly at the entrance and entrance						٠															

The sand authors for substitution instant	Etherne Fack is smally		Marie Printer and Control of Section 11 (1980) 10 1480-1407	Pos Meadine,	Hernell He	nuel Dissertion	n in hard to havin																						
1404 The sand path next fee pulgating treams mit up new and corp hand in a		+	DESCRIPTION OF THE PROPERTY OF				min back to bank intiback																						
1405 Need sugragated Lane, or regular regulation requestionisting side it	divider, as heries short	24/4/00	0276.7652. 0286.7657.0557. 0286.7657.0557.05	19 Selectings Bull, Lorenton, NYS SER	Earling & Commun. Con John Nort	orane / to delices	egation and faded pile lane		1				1																
Regular sehida parking on lovels of the re 1406 the segrapted lane Please makes south side roundeland to junction with Was	ed just after the end of e a shoulde ned line from 1 Slands accesse	28/4/00	2/10/2016/00/2016/00/2016/2016/2016/2016	200 High St Genden, W3 680	deten bed	Aston j Indebes altibus politicos p altibus positi	ridge reundaleus parking at the end leund segregation		1																				
1807 No sufersystelame on Wind bound serving by all selvices.	way Regularly Ignored	26/4/00	2741142114414 07411421144114414 0741142114411441	1 Hanger Ln London, WS 34W	Saling S. Common Co	ring Penperii	Unionisign / AADS Seen - Seek of animacionn																						
1426 Pinner repoint cycle markings o	erengularly 1	26/6/00		SE High St, Complem, NVS EGR			equite haled in																						
	i begreet 1	+																											+
and advantages are made		-	2010/10/10/10/10/10/10/10/10/10/10/10/10/																										+
1430 Uneven healpath and very narrow as slift posits in law, and slag we	coli te nevigete with	28/4/00	23000000 1111111111111111111111111111111	dur, Landon W7 186	About A	med states in	eum with the pull- t is narrow.				1				1	1													
1411		28/4/00	2010/10/2 2 10/20/20/20/20/20 2 10/20/20/20/20/20/20/20/20/20/20/20/20/20																										
1412 Narrow and poor unusum surface which a expectally in set and	n be dangerous to ride	28/4/00	101 0/100/11/11/00/10 0/100/00/12/1/ 0/11/00/00/12/1/ 0/11/00/00/12/1/ 0/11/00/00/12/1/	Unit 73 Trumpers Way, Sendon, W7 208	Senten Ha Marrer (Carel) Sen	medi Basindriy alkay s	path through this section																						
2615 Unner peur varieur africh is dangerous	in ride in well weather.	26/4/00	000 (1000 position) 000 (1000 position) 001 (1000 position) 011 (1000 position) 011 (1000 position)	Unit 11, Trumpers Way, falling Lendon, W7	Senten Ha Marrer (Carel) Sen	raell Besindrip	path through this																						
204		26/6/00	0.33754500000003333 00000000000000000000000000	304																									
			DESCRIPTIONS OF THE PROPERTY O	166 The	-	Besis syste	elane senitorand, selfound but only																						+
1615 Promitte aanul down to the Broad	seyin difficult 1	36/4/00	The control of the	Southell URS SNN SOUTHER Station,	brobal to	othell Readments attacy with plantifu on the least	man, in placem, but hi avanliable width e au annumb.	,				1																	
1616 No server parting at South	I Seller 1	24/4/00	100 (100 (100 (100 (100 (100 (100 (100	Emilh Real Seuthall, Greater, Lendon, USS	Seuthal Bres Se O	othell lack of rysi sharp / evidence or othell railings	de parking? Clear in Georgie maps of p. being used.		1																				
The upole faces on their right feat of in Winst In hos faces, which is a very bump. It mould be me deminated separate upole faces. July, the Juggle Boad, therein, no more upole faces as body them. Junga sale upole faces would have been Junga sale upole faces would	oth before if there was a rely the junction with direction would yvery improve the rycling	24/4/00	01101002C 011011177911001100 0110110790010011	Earling, Lambon, WELLOSK	West falling Street We	marii Separatii daay/ daale mg	to Vinitaling graphism						1																
Therein reconnection to cycle directly to sees on this picture. Accords such cycle softer cycle resides with the violation. This important as it is necessary to believe to forwarding on the violation has finally a life.	aling Station, as aleastly annumial connect all small departicularly area of train at Ealing	28/4/00	STATE OF STA	Saling Streethery Station, The Streethery, Streether, NO.	Saling S. Broadway Sra	alog Salog Son adany lask of cycl	sedney helsyst - de infrasirunture																						
are a helitari escession bolica	estantiumi	26/6/00	430003963C																										
Julian Tawa sandre dans and have a continu	no dedicated cycle laws		11 1079000000000000000000000000000000000			Ator Same	Castariblesia																						+
Abon Town confor does not have a continue on the labering found and it is would ye navous. Good definitely do with bein in the rowings, parking is all round on this		28/16/00	27 Marie 1900 Marie 19	dan Wil	John Sout	h Arten Stead			1			1					-							-	+	+		+	-
In the rowings, parking is allowed on this Read and there are usually left of ears at it uplicks have to system the middle of the parking here, or have a definated so	re laris. Dris manns that read. Either prohibit parate spole lane	28/4/00	201 (1990 position) 201 (1990 position) 201 (1990 position) 201 (1990 position) 201 (1990 position) 201 (1990 position)			Ipole / Induption of parking installed in the section with the section wit		1		٠	1	1																	
1422 Nerpring read		26/6/00	031 0013013013000 0117013013013000 011701301303000 011701301303000	22 A3001, Seuball UR2 AAs	Install In-	ushall lank of eyel someting record path on life record	de infrastructure og the ungregated errick Easel to the station																						
1423 Respirence		24/4/00	010 Company (1970) 010 010 010 010 010 010 010 010 010 01	110 Smith Rd, Smithall URL 148	_	othell Last etcycle		1																					
1424 Necyclogrand		26/4/00	011000000001113 01100000000000000000000	di Haratoni Rd., Saukeri	Indel la		of connection of an ISS blog and to but ne obvious designation and to framewoulde									7									\Box				+
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1426 No syeling road comm	1		01101000000000000000000000000000000000			other of services at services		1				1							1										
1427 Pear condition. Often shrule, and leaves or	or path Surface rough. I	26/4/00	100 0000000000000000000000000000000000	6 Bridge dus, Landon W7324	American A	the breets and fields gree maril poor par	rustley / playing and tracksonibe relicularity in well and libers.		1																				
parameter, and terrecurs registerier season into narrow for 2 ears, so could if the made have all any souths the let high heading lease 1026 inside read making directions are not tol- leasing parameters. In continue, it is not not tol- leasing tolerations, it may not the are leasify blainings lide juvetime and go on it	periopile lane and one nis bushall III The spile of Sere as to where II is using across Windrell	26/6/00	201 201 201 201 201 201 201 201 201 201	Iron Bridge Unbridge Rd, Condhall URI 182	Constituting Break	remini em / elhali elhany / Iron Bri ermini elha /	idge habspat.						1																
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			DELINORATION AND AND AND AND AND AND AND AND AND AN	USI IST Alperton Sane Shop		This shread unity number	rapie lane salide 220 path in elsal anlikely to be																						
A service of the contract of t	r and other limits what	26/4/00	0.14474-074000404111-0740041041-0740	Periode, Greedend UBS 82P	Pinhanger Pe	of systems. O window if the	Could certainly be ene is a clear use same	1	1			1																	
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1422 Nowhere to go death t		26/4/00	001 02712-0012-0019-0019-0019-0019-0019-0019-00	216 210 High St, Lambles, NYS GNX	deten Seut	halopad mad plan lasks eld	risel place has view of inhastracture than side.																						
2433 This whole strateh is been surrow	vey unade 1	26/4/00	201 2772480000000000000000000000000000000000	195 High St, Arlem, Sandon, W3 900	Johan Baut	halopal mad plus lacks ell	rket place hus viep of inhastructure ther side.																						
De sendition of the road unition labels should be should	nd herein truly	26/6/00	227388003800373 22738807		Arison Paris	Appears to I side of the Action J Michael with Vallet road surface	he the weathmand most surrous and a the the junction						1																
shasking . sameure's, going in some all.	nd injure themselves		211 104 01 112 114 1 22 114 014 112 114 114 114 114 114 114 114 114 1	20s		road surface	Cross where the erappears in have served																						-
1485		26/4/00	21 52 50 75 1 75 1 75 1 75 1 75 1 75 1 75 1 7																										
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SATE Out field increased		26/4/00	Min. Come analysis of paralysis (1.111) (1.11 21116/00)	102.88	Greenland Co	entand strany / tank of eyel	de infrastructure																						
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The search gride from their femals long laws for the contract lay law for the contract. In the contract, in the contract lay for the pre- parable contract law for the contract l	ryslink for assuming	26/6/00	0.16.200.18.00.000.77.2 0.16.200.18.01.000.77.2 0.16.200.18.01.10.000.77.2 0.16.10.10.10.10.000.77.2	Clark In. Institut UED SPI	bridges G	There does blind upon	paint appear in large transling and an		1			1												+		-	++	-	+
buillands, or a 280 degree mirror for addition 1661 divers and policylinion. The abstract of spendings, tick homes, for amounted this is dangerous, and arough Hose can it be 20	commence or option, often approach needs. I see doing 30 down here uph limit for the same as	26/4/00	27745920 214012100100100100 214012100100100100 214012100100100100	Visited, London, W7 188	Hansell Bro	need Distance in process in proces process in process in proces in proces in proces in process	in difficult to have little state of the same little state of the same in the windows.	1 1			1						_												
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you fee my packing this special of the rose Way loss means you find some van their black in Same disse the rose of mentions are comply for Same disse the rose of mentions are recommended. Way loss means you desired some ward loss dissipation Table 1. Same was a loss of global or some dissentance of the same of	mean parking in peak of and there are a lot of	26/4/00	2707407 2707407 27171407474017 2117140747474747	60 Unioridge Bd, Lamelon, WS 67s	laing &	elling Ealing Co adkery despite not those	tion of Edinings in pile lane parting I being needed for a business									T									\prod		$ \top $		
Way becoming period cars and inading lates. No dangerous as some forced bad danger of being sar doors, or a sar larry.	erys here during peak soles the road with the solling out. Lervies are	26/4/00	2784700 01 0.00037188849177	227 228 Streetury Landon,	West falling Season	marell bulapad undi dway / Ealing Cycle dipole printer*	tion of Edwidge in a Lane parking and I inhesitrations	1																					
there are not have floating at your law. Cycling/Wint a long the Sakinings Ma, may be subdenly meet a pile law mands, difficult washining meet a pile law mands, difficult washining meet a pile law mands, difficult with them	nially in the dark, you as an illustration mani-	261417	01301771010010171 010171020 010171020	218 High U ₁	ate 1	Wants diff.	Exalt is use (bis, and adjacent to		1		1				Н	+	+							+	+	+	++		Wands contentification sensi right
June 1 Section 2		+	DESCRIPTION OF THE PARTY OF THE	ME MAN		missing a re	effector on Emigle on 2022)									+	+						+	+	+	+	++	-	
This is a gentlikited path, but so often be arthority in the path		26/4/00	008 0.3862201101120000 001111110000000000 0.38622011001200000000000000000000000000000	London, WS 308	Common Co	- Impara	ry signs in path	1							Н		-							+	\vdash	+	+		Temperary vigns left in epole pulls
2447 Therein a semiant problem with dumping building which navar have will	here and other broken historityms	26/6/00	001 02401000 001 024010100000000 001 1010000000000000000000	327 Perryn Rd, London, WS 753	Add Sant Sant Setton Sant	deten tires	et classing				1										1								
As amplaint against other systicist Constants or on the sense publish the road for the table sharping arress endangering points inno sucking in the road	By waiting in the middle silvery bentien, and do well an polinishans.	26/4/00	2017/2020 2017/2020 2017/2020 21/2027/2020/2020 21/2027/2020/2020/2020/2020/2020/2020/20	30 E Osurshiftedd Rd, Genden, WS 751	deten Sout Central / San	h datam A datam	plelehesisse	1																					
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		-	Page													-	+						\vdash	+	\vdash	+	++	-	+
1611		26/4/00	Description																					-					\perp
The Pinancine caused section of the Ball superb. Would be great if the Balling second	ton read systellane is all portion matched is.	26/4/00	277704602 277704602 277804077742277766 277804077742277766	, 201 Bentur Bd, Landon, W7 242	Booken No. Marrier Bra	naell square	Road Lask of gragation	1	1	1		1							1										
I Even hansell and work in Generation 1 1455 modified the road surface really is terrible. high road	could use the listeridge trained I go via shanish — I	24/4/00	11 11 11 11 11 11 11 11 11 11 11 11 11	353 Unbridge Mr. Lember, WS 9804	Calendar Va	rines. Pener high	haury sordane in i an Underlage	1																					
1414		26/6/00	DESCRIPTION OF THE PROPERTY OF																										
1465			Man Company and Company of Compan												Н									+	++	+	++	+	+
		A/E/00	13300000000000000000000000000000000000														-							-		+		+	+
1484		26/4/00	0.168671361180108461														_							-		_		-	4
1417		24/4/00	2019/10/10/10/10/10/10/10/10/10/10/10/10/10/														\perp						Ш		Ш				
1484		26/4/00	001 0100 0100 0100 0100 0100 0100 0100													T									\prod		$ \top $		
No good novierhoom did to Eating Broadway 2019 and Si Marys Read. Si Marys Stantin parties James	along South Saling Road Sar-deeps have a spale 1	26/4/00	0.10068717000000711 Dept. Pages agend a series Dept. Pages 1.10071000000071 Old 1.100710000000071 Old 1.10071000000071111 Old 1.10071000000071111 Old 1.10071000000071111 Old 1.10071000000071111 Old 1.1007100000000711111 Old 1.1007100000000000000000000000000000000	Ealing Shadon, Saling Cro, Sonion W	South Saling Si	Igade / Salam application appl	te infrastructure gene provide to e more and also ign minime. (**)																						
Lane. La		36.00	21001000000000000000000000000000000000	A fram	de de				1						Н									+	++	+	++	+	+
legraphetiane sould	1	A(K)00	#11 N-00007977154 224311381291379154	Genden, WS 6QE	- ter	deten Lesset	ten undan																						

1861	All all lands Circular would knowled have a more sentiments, sheetly me should not expected expliciture.		34/4/00	100 Com and	EE Hanger In London NYL SHL	ANDS	Hanger Hill / Ealing Gamman	Improve North Grouler navie											1								T			Т	
1402			26/4,00	22 100 100 100 100 100 100 100 100 100 1																											
1465			34/4/00	1110/00/10/10/10 1110/00/10/10/10/10 1110/00/10/10/10/10/10/10/10/10/10/10/10																											
1464	380 optimizen is quite bad, it's narrow, uneven and hardite narigate		34/4/00	94 114070 114080 1414270 114080 114080 11470 1147	74 Sunnymede Candens, Greenfand USCATS	м	Various	(Din serian is side street) but in general the path west or Park Beyol station is locate										1													
146	Red stretch of upde lane here, very unners and smale, subsury oracing her many blind-path. Solid subsury, very badly signanded, smale, always amount		24/4/00	2 1000 NO 1000 NO 1	Minders Jun, Greenfand UBS BLY	AND	Enseduary / Cambul Greenfand	settion but no obvious rejer seuse for concern										1												L	
1466	leafter, Mindispain, dirty, very ansafe upding and scanning have with bids. Daries seems never in place. Overall the secul-shape in fillings such a shares. Unlessy is triangulated by present actions and all abhids are scentify bids in seems and optic, however it is very smaller, I avoid using this solveny with my link in seems or optic.		26/4/00	1138/100/100/1138/100/100/100/100/100/100/100/100/100/10	710 718 Greenfand Rej Greenfand USS ROO	Greenfand Resyndalisma	Central Greenfand	Various surveys - difficult to serify remainly.										1				٠								L	
1407	Peer, narrow, weeven, grave in finning spire lane, not suitable he any road likke	٠	36/4/00	01 0110101701 0110101701 0110101701700 0110101701700 0110101701700	Visuales Jun, Periode, Greenland USE STE	AID Periode	Periode	Easis rysielanethraugh this sation had no obvious respon souse for conserv.																							
1468	Entire-virolohal systellareshere is pour and networky woldsind, solveny workings, are also pour, wildried and weale	٠		2011/00/11/11/00 2011/00/1 2011/00/10/00/1 2111/00/10/00/1 2111/00/10/00/1				Easis systelanethrough this section Juretium are generally poor										٠									_		_	L	
140	Sprintense after collected generated distant are not descend. My hitehan slipped in code conditions and it felt all. Sprintense cond maintaining a given bridge Eventural and by Ealing broyind	1	36/6/00	2101407-114040			Servered Green	Desert closering of upde lanes.																			4			L	
1468.1	sany Margam no most or one point not worn away so meets.	٠		man Man (11.12/198	SEE Linkelige Rd, Lendrall USL SET			Additional Institution for previous log on one source some seconds are leadly fasted and checkline																			4			1	
1479	Many was going in an own in more going that were a war you make a way was going and the second of t	1	30/4/00	2012/05/2010/2010/2010 2112/2010/2010/2010 2112/2010/2010	Ledy Margaret Rd, Seuthall URS 2001	leuball	Ledy Margaret	an one course men nous and bandly fasted and should like requisited. Ward any regular to difficults using to processor packing fast in the lang low there is a device just into the lang low there is a device just fast just in the all course in agreement than it was made an additional sight town like just another just early large just to difficult on the language of										1									4		_	1	
1471	Can coming from leashed and heading issues is falling that are going to home right into falling through the shadow from the home place in home place is an input grant and place of any least part of the real shadow from the first place is a faller coming. Made there would be the light in form green in the first place is a faller coming for the home place is a faller coming for the last place for the place is a faller coming for the last place is considered. We would that a contributed Through our down here at each how them.		20/1/00	9 1000000000000000000000000000000000000	Debridge Rd, Smalt all URL 3016	Ealing Hospital	Assets Harrandi	is a green lightifur all traffic and an additional right form filter for examplely depending an iraffic volume). This sould	1			1									1						4		_	_	
1472	You wall that a spinlared? Ty spiling along how alreads have fine facility in terms in things it is singular with parties as, a lost of that is and in generally asked. Frieth, and independent when the interest is including a spiline helmetic a parties falling. If there is a second of the common as helding a spiline helmetic a parties falling. If there is Facilities is a second of the common and the common an		20/1/00	21 MARCH 1971 1971 1971 1971 1971 1971 1971 197	Unbridge Sd, London, W7 SET	Hamaeli		Underlige Read beinged - sycle lane parking		1		1						1									4	-	+	+	
1475	Etherwer Fan East J. (rightion East are to His searces. Countries; search in the other Sepansive Jan der search in the other J. (register) and the search in the other Search in the Search of the Search in the Se		20/1/00	1000 1000	Fack Rd., Sandan, W7 234 48-67 The	Harsell	Hansell Brookey	Ethane/Leighton set run usanage/ runnum noon juntion. Presumbly the		1																	_		-	+	
1479	made this jurnition and the rentions jubich is slightly belief like the "new" systelams in Sovikall jubich were just old ones upgraded and not new). These jurnitiess have been laid out to give	1	30/4/00	11 11 10 10 11 11 11 11 11 11 11 11 11 1	Ealing, Comdon, WS XD	Commun		wanneys ramman nasa juntium. Presumably the requestin for a school president talls for the for- tion to the sine for the time the multipp, sould be revised to make princity				1						1					•	-			+	-	+	+	
1475			20/1/00	#11 12 18 17 17 18 18 17 18 17 18 17 18 17 18 17 18 17 18 17 18 17 18 17 18 18																							+		+	+	
1477			20/20°	Description Color																							+		+	+	
Lette			30/4/00	11 TO SECURITY OF THE PARTY OF																							+		+	+	
1479	Dis las's a spileroule. Therein natinflushnahur for spilnis- frough the series of Brazileany at all, maning that spilnis havels joinness and water across lasts, to go in the Principles area.		30/4/00	11 MINISTERNA 1 MIN	Visionglade Center, 1 The	Saling Brankery	Saling Brankery	Ealing Breatlesquark of syste inhestracture		1	1	1														+	+		+	+	
140	nomers a very game syster participation, yet, using not nonrounce reunsialment from High Street in University Rand, Unfortunately, there is almost always a new particle across Streetshares and/or said to the salisy partit, so it becomes dangerous injugite one it.		30/4/00	2 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1	ionder, NS 252 High St Arbon Landon WS	Johan	Smith Artes	halopal cycle lane parking at the lisper / Unkninger roundalased			1																+		+	+	
1461	Then by the first Line, likken house is jain the main traffic and more The upole path along High Steeri would be quite good if cars disks associately park in it.			274 104 104 104 104 104 104 104 104 104 10				datan syste law parking in sentions which aren't sugregated																			+		+	+	
140	Thereis no inhastructure here, killen have in server in letismen the		30/4/00	74800740 74800740 9240144173417445 9240144173477445 9240144173477445	Paris Court 53 Churchfield 84, London, W3 656	deten Cantral	South Artes	Agrand				1					1										\dagger		\top	\top	
140	MM F. I. I May may be greated for constant was a for it is classed. Given a will a department of highly which a really perfolated for profession for a profession for a profession for a real formation of the profession for a real formation of the profession for a real formation for a real formation of the profession for a real formation of the profession for the profession		30/4/00	2 2 2 2 2 2 2 2 2 2 2 2 2 2 2 2 2 2 2	I Genten Mi, Lendon, WS 282	Saling Brankery	lating brankery	Agreed - Gordon Read Junetion with flavor Green neeth adjusting		1																	T				
1484	Opple mode meab to be extended along shouth mod, builts needs to be should down as they speed and nemous the parking on shorsh mod to give more speed.		30/4/00	2111122 2111122 2111122 2111122 2111122 2111122 2111122 2111122 2111122 21122 2112 21122 21122 21122 21122 21122 21122 21122 21122 21122 21122 2112 21122 21122 21122 21122 21122 21122 21122 21122 21122 21122 2122	21 Church Mi, London, W7 388	Harael	Alexen Hermani / Hermani Brandony	Agreed - shareh read lask of north - south inhastracture parting should be entired.																							
146	Dury lend on Druyton generously, need teelf is to be viewed down. The resolution is position densely led such. Bend on artificion, solvener which removes only allows boson, spillish and leaks.		30/4/00	12 100 100 100 100 100 100 100 100 100 1	166 Delenger # Md, Senden, W7 166	Drugton Green	Sarth Hamsell / Ninhanger	As the only link north of Unbridge stopping all private vehicles, small for investibly ambitious and highly smillely. This restrictement should be impressed for																							
1486			30/4/00	100 Table 1 100 Ta																											
1407	involves is very difficult and lasts since upde lasts. Especially if turning							heliqui MDS / Uderidge junction		1																					
1488	lands ofter signage or lanes.		30/4/00	25 120 120 120 120 120 120 120 120 120 120	1 Tarwey Cl, Lendon, W11 90X	Deser Garatera	Walpele	connection between Matteck and Lentand Terrocovic Dean Gardens. There are night the entennen both reps. but it would be beneficial to add CEL Matteck to The E-roce										1													
140	lanin olme signage or lanes.	1	30/4/00	######################################	26 TherGre, Ealing, Genden, WS 624	Saling Brankey	Balling Breadway / Balling Common	small be benefited to add CAL Matters in The Error should be impressed to generally available reundational lost on spriits may be continuing for those Bond Elmei a spriit law										1									4			L	
1490	Toomany loves and/or hiterianes		30/4/00			West Saling	Malpale / Harnell Brankery	Prenamed is man namus the loss and sprinters on University Read in Ealing					1																		
1461			30/4/00	2000/100/ 2000/100/ 2000/100/200/ 2000/100/200/ 2000/100/200/ 2000/200/200/ 2000/200/200/ 2000/200/2	-																						4		\perp	4	
180	Needs warnis to be included to stop sors, parting in the expeliclence		30/4/00	DESCRIPTION OF THE PROPERTY OF	Saling Sean			Parking / Inseding is permitted at various points in the day likes Ealing hotspot Parking / Inseding is permitted		1	1	1															_		-	_	
146	Needs wanth installing to step son parting in the optic lane Section Se	1	20/1/00	2000-00-00-00-00-00-00-00-00-00-00-00-00	Streetery, US 207 20 The Streetery	Ment falling	Saling Streethery	Parking / Inseling in yer miles at various points in the day. Facking / Inading generally not required in this area. Believes new little but would	1			1							1	-							+		+	+	
2002	Amount and Westermal lane & conset to suggested systetame. Useth recording & more worth.		20/1/00	11 MINESTERMAN AMERICAN PROPERTY OF THE PARTY OF T	Service, WS 25P	Breathery Seri deten	Brankery Seri-Selen)	nequire vireing political will. Garlace poor across junctions parking not required at this																			+	+	+	+	
Lane	This whole junction is a mass for syrlish. Nexts a complete retiline, but in varie with remove medium is such direction and harm to reciline or the varie with remove medium in such direction and harm to reciline or the view of the variety of the view of the variety of the view of t		801400	#11 100 100 100 100 100 100 100 100 100	258 SS Hanger In Lendon	talog	Eating	Valid absention sould be agregated Valid absentation that the reads are single lane except at the location. Unbridge /							+												+		-	+	
1407	Disk sahaliyundan is a mas her spilah. Banka a sampler matini, ka is kuler ka sampler matini, ka is kuler kali romana matinaria is anti direnta sahanga mayalikun kali pinan ya ka Ziana kali pinanka laba danga mayalikun kali kali zana a kali pilah. Sama a kali pilah.		30/4,00	Min. Comp. conference Min. Comp. conference	SZ Inglis Rd Sandan, WS	Saling	Vertex	AEDE hotspot lack of spale infrantructure Engregalizati main rootes																			+			+	
1494	unimonal state with a sea of the season of t		30/4/00	Man Company of the Co	26 Kingsley day, Landon	West Saling	Nishanger	General Lack of designated results in this area - this is also by an option but																			+			+	
1400	Put a dedicated cycle halfful lights in with 12 seconds or so head start to enable cycle in fully turn right and get into the bus lane.		30/4/00	230799001173817 230799001173817 2307900 2307900 2307900 2307900 2307900 2307900 2307900 2307900 2307900 2307900 2307900 2307900 2307900 2307900 230790 23070 230790 230790 230790 230790 23070 23070 230700 23070 230700 23070	225 Unintelige Rd, Lension, W7 272	Harael	Hansell Brookey	beviraghter aspect over as more open until de very until alter a lither's present but until notion halfer flow in a congraind arm when no lithe																			+		+	+	
1900	Make Purel's Corner a LTM for sufrequing		30/4/00	200 200 200 200 200 200 200 200 200 200	El Couper Sel, Ealing, Sandon, NO 105.	Harsell	Annie Hannell	This would be beneficial but the main improvement would be a clear systetane designation running and a unit on Dropton Bridge Basel									1										\dagger		\top	\top	
1904			30/4/00	25 1244101 141404 011122011 141404 0111220111 141404				ne conclude the school.																						\top	
1900	Why not link Diltame Park Board for weily a dangement and firmingly read identical skeep with the park and Diltame/light Inhand? Hundreits of school link, and park goers would benefit.		80/4/00	200 (100 (211 Baston Sd, London, W7 28A	Senion Manur	Hamaeli Brandway/ NorMinid	diding a clear spile reade around the mixting order arouning would improve this link and increase assertees for spillab, using Ethome																							
1909	lidarilly, a sysle laws suggraphed how care, an Likhridge small for West[East parallel] model increase my confidence I sysle with my lidd on the lasts and always heritate interest this reconstitute but long read or almost lead procedily salve alternations.		30/4/00	12 100 12 100 100 100 100 100 100 100 10	11 Sanshester Cl, Underlage MJ, Lamdon, M7 XXX	Want Saling Completion	Hansell Brankey	Unbridge Read - this sention lands the iterated for segregated as the parting / loading is 41 model																							
1904	I femiliacione my bilo alter schend dinys alf at manery at Ninst falling visition. There have been so had scaprine as the half amortie if a more that small the softest with Opster or least savel far seed on spen gale lines in the balls station! (and the considered?		30/4/00	20017000 20017000 2101710000000000000000	Dation Maner Maner Read, Ealing, Greater,	Wast Saling	Rishanger	The second secon																							
1905	The exhibite parimeter of Eating Brazzlesy/Menselli is self-unwelled but there is not much inhorizontained in place in the reliable. Most viseable or reliable, Most viseable or reliable, Most viseable or reliable/jum believe but self-unwelled partiting which can hear designment consequence. Determinings aware of politically path would be great. Generalizer connecting Cast Enhar and Mostipalite areas.		30/4/00	1907/200 01200000000000000000000000000000000	781 Credand M. Lendon, WIIEGO	Graphen Graen	Sorth Hernell / Pitchanger) Ealing Brookery	On suggestions - there is no west - and committee six Druyten bridge flood beninelly																						L	
1906	Each beinflube skelen should be versel by a digree of cycle inhashnahar in support a latter materiarikanilan.		30/4/00	2000-000-000-000-000-000-000-000-000-00	8 Orysten Jun, Lendon W7 185	All visitions.	Vertexa	improvesannevilans la viations										٠									_		\perp	1	
1907					•																						4		_	1	
1908			20/1/00	100 March 100 Ma																							4		\perp	1	
1500			30/4/00	2004/90/ 2004/90/ 2004/90/2004/90/ 2004/90/2004/90/ 2004/90/2004/90/ 2004/90/2004/90/				Gallag has girls i highway maridi wa kulipad fadi waki ngand hampa fadi waki ngand hampa fadi waki ngand hampa maridi nganda na mili kilikuluruta pan wali dinganda Lagiana fangi kilikuluruta																			4		\perp	+	1
1000			30/4/00	21 2144000 21140000 211400001100100 2114000011001010 211400001100001	Unit 2, Triansi-																						4		+	+	1
1811	This similah of read going into harwell from Saviball is kumpy and uniters.		30/4/00	SELECTION OF SELEC	Centre, Unbridge Rd, Emshall URS RD	Saling Hospital	Seramed Green	Ealing hospital highway somilism hatepool		1	1																_		+	+	
1612	The speed lumps on this read are not uptile blendly, expendally subset you have children in a bile seed.		30/4/00	2 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1	Gardens, London, W13 No.	Walpale	Walpole	Full width speed humps			1																+		+	+	
1013	Alated patholes are this read		30/4/00	11.00000000000000000000000000000000000	No. Lember, W13 NOE	Hansell	Walpole	No olean boson via Geogle israelian with Midharatis poor and the			1																+		+	+	
1014	Pathales	1	2014,000	STATEMENT OF THE PROPERTY OF T	Md., Lendon, W1590	Renati	Na-Mind	condition spot of Michael (a leighton Road) (set) great	1		1				1											_	+	+	+	+	
1616			1/1/000	#11 11 11 11 11 11 11 11 11 11 11 11 11											-											_	+	+	+	+	
1114			A/II,000	#11 11 10 10 10 10 10 10 10 10 10 10 10 1																										\perp	

				March Company of Control of Contr														T	T								1	T				П		Т	
2617			1/1,0001	DESCRIPTION OF THE PROPERTY OF																															
2018				ORGANIST TORSON TO SERVICE TO SER																															
2129			10,000	\$194505- \$194505- \$19604777988604 \$11004874786 \$1960477788604																															
1130			1/1/0001	### March 1 March 1 ### March 1 ### March 1 Ma																															
191			1/1,0001	PARTICIPATION AND ADDRESS OF THE PARTICIPATION ADDRESS OF THE PARTICIPATION AND ADDRESS OF THE PARTICIPATION ADDRESS OF THE PARTICIPATION ADDRESS OF THE PARTICIPATIO																															
				Man Carrie anni Lann																															
103			1/1,0001	THE TOTAL STATE OF THE TOTAL STA																															
1929																																			
1924			1/1/0023	021070022000 021070020000000000000000000																															
1925			1/1/0029	THE PARTY NAMED IN COLUMN TO SERVICE AND S																															
104			1/1/0021	2234376C																															
1927			1/1,0021	ALTERIOR STATEMENT OF THE PROPERTY OF THE PROP																															
-	The manifestation of the basis involved by East along this sinds but		-	2.0010000000000000000000000000000000000	Shep U ₁	-	Manual						\blacksquare					-		-												-			
1928	The result various of their section flore benefits first along this virials of their sections of their sections of their sections of their sections with their sections of their virials in large sections of their sections of thei	٠	1/1/0001	012H17H2H14H14H14 012H17H2H14H14 012H17H2H14H14	breedery W Lendon, W1325A	lest falling 1	Broadway / Walpole	Agreed - Overs are a few traver with this section of University Read			1		1																						
109	This part of Harwell is always image when heading East as spolish are sometimes forward and of the believed Land into male above trails after the partied name. This is made more difficult because it's are up thill allow.		1/1/0001	20 10 10 10 10 10 10 10 10 10 10 10 10 10	260 Exhibitor II, London, W7 37H	Hansell	Harsell Brankery	This section should probably be addressed as a priority as it is visually inclined and only requires a sharillest to the 24 hour bus laws.			1		1																						
1680	I'm always samful at this jumbion as it is normal and other surgeated. I sametimes judge such almad and deside to debur frough them dearbon at a limited limit providing appealing is all in light amough to a linear bits right turn safety atherwise i stay god and regulate the jumbion invited.		1/1/0001	112000011 012000011 012000011 01200011122000 01200011122000	Breadway Ealing, London, W1105X	lest falling	Harvaell Broadway/ Walpele	Deux Gardes / Lide heitgest junellen																											
1001	When heading West under the iron Bridge, it amount he world to have a green spills in only light to provide a head visit from the motion of which is to late Trip own on and that the primary position in the narrow section directly under the bridge.	٠, ا	1/1,0001	11 100200741901	id, Smathadi	nun Bridge	Green	This would be helpful if wrollowed in particular a cycle phase (possibly on report) could be existinhed		1	1			1	1																				
2682	Committee from path from Europe Read to relively station and the selection from good from the selection of t		1/1/0001	District Control of the Control of t	Central Buildings, The	Earling Investory	Saling Broaders	Agreem Total is not seen and should be able to and alongside assembling the syste parking With the surrori jacoting With the surrori jacoting to the s				1																		Н		\dashv			
-	toolpath or sering way on one way street etc. State syste and troppath plane.		10000	20000000000000000000000000000000000000	22 Greenhand		Aborth Hermanii /	Ballioused to low Greenshood June ;						1				+		-										Н	\vdash	+	+		
100	nesser yelr and florigating losse	-	A/H/0009	MARTINE STATE OF THE STATE OF T	W7 KIP	. Maradell	Named Breakery	Believed to be Described due, Church Stand Lack of route - mining routes take process or work of										+												Н		+	+		-
2534	Please non-servonnest House Green to Pilohanger	1	1/1/0001	SHIP SHIP SHIP SHIP SHIP SHIP SHIP SHIP	un Landon WS 204	Balling	tering Erosiney/ Nishanger	Printenger Lane Eater Rive would be the storing Ind- parity saving to the shallenger related to Casilobar Hill Satished location to the high			1		1	1				-														-	\perp		
2555	Good improvement here but all of Joins High Street is berolde be spile as too many/marks park and klinik sydrapathilash Wash has nothing through High Street.		1/1/0001	273810071210000 273810071270000 2738100712700000 2738100712700000	OS High St. smilen, NVS 600	Anton I	Sauth Artes	Charak Saad Link of roole - mixing rooles Makey never for word of Makey for the shall begreatly and performed Michael Saad Saad Saad Saad Saad Saad Saad Saa			1																								
2534	Smellianth /Smelh is harriale to ryrin.		1/1/0023	THE CASE AND THE PARTY OF THE P	Grandord Supplied Supplied Supplied Grandord UBLOOP	Greenfand syndalosid	Greenfand	Greenland Based serviced Greenland Based serviced the suggested services (AC) in breastly parallel last also latels infrastructure). Heading																											
1007	Unafe with loves		1/1/0001	CAMPAGNATURE CONTROL OF THE CONTROL OF T	60% Unbridge id, Smithall USS 35°	Saling Hospital	Normanud Green	Shared los laren.			1			1	1																				
2558	I would dispate that many of the lasts on the map are reads. Our wastern systematics for regions of the Cycling class growth of the control o											1		1				\dagger														\dashv			
100	speeding contingtion stone pulling out in front of them six. And our residential streets are being used more and more as What do you do at the end of 10° is there a safetramition?	1	100000	A TOMORDO AND A	Show Bridges, Grand	Three	liment	general paint lack of spile inh solveniers / sugregation eating to poor driver. No safe from it in how the same path to make it any direction. On suggestions list Agreed - lack of spile.				1						+							H					Н		+	+		
		·	270,000	#11.00000000000000000000000000000000000	Canal, Windrell	Bridges	Creen	direction. On suggestions list Agreed: last of spale										-									-								
1980	Expelie along Madridey Road on my commute in work. I was unusuant ill in a dissignated spile reads, du lar as il have superimend there an ma particular provisions in malest hashe for spile; i carch understand how you can claim it as a superimente. For a safe journey, the replic reades meetite commute. So allow it		1/1,0001	### March 13/19/19 ################################	miletony Rei mileton, NPT 212.	Desidency	Panger Hill	Agreed: Leak of upde influences livid Agreed: Leak of upde influences have writer to suggestion as partial improving this soul result results with the soul result results with the soul result results with the soul result results with the soul results with the soul results plant may plant plant may plant plant may plant to West Beard set to West Beard as well as	1		1	1		1				-			•											_	_		<u> </u>
1961	For a safe journey, the spole reades need to comment. So often it seems that a second does something great librarieting in a supported register land, but they about 10 per so stole land, where maybe there in all years or there is a junction to need point, the system is last high and day with no safe promision.		1/1,0001	2741712171214141 0241712171217141414 0111217121712141414 024171217121412441	SWest Rd, amilian, NVS M 20js	Service I	Ealing Smeducy / Hange Hill	(in its encycleuteres). (It is encycleuteres). (inh solver could be added to West Road as well as			1		1									1													
1942	Unbridge/Resells allowys ungloceusel in opin along More ungragation wouldholp juich same rights of our or main seringsway or spillable dest) have in singua from yuldersaad. Do's map has shown me analometrie route running sauth of Unbridge Resel which height by many.		1/1/0023	234029021 234029021 234029021 2340290213402149 2340290213402129	Bridge Carage, Unbridge id, Smalhall URS 100	Darmers Walls I	Mells / Southell Southers / Street	Increase Unividge sagragation						1																					
2949	upon a men inga men ang men an		2/1,0001	2000/00/00/00/00/00/00/00/00/00/00/00/00	1, Brett Slive, Fack Beyel Sd, 2 letth Seton senior, W3	Add Naveln Jackson	North Artes	General Lask of inhastrusture an item Lann as well as Perk Repol & Victoria Reads - both of which are an suggestions. task																											
2344	I by to avoid upiling through John on the \$8000 as 1/1 narrow and bury and policies or generally view and upiling through the manufacture and solve and policies.		2/1/0001	CONTROL OF THE PROPERTY OF THE	27 High St. amilan, Wil	Ann I	Smith Arlan (General University Resettin Arten. Six since artism - Six. Unity in remains arrow / Sec- pts even with increased supregation																											
2045	Stimmand Status upoling male to schools (MMRS, Schoolsele)		1/1,0021	ATTENDED TO THE PERSON NAMED IN COLUMN NAMED I	Kennandh M. James	Ealing	Ealing	topogotion holopol lask of north - south connection across linkvidge flood in falling and the mainline.																											
				DISTRICTORIOS DE LO COMPONIONE DE LO COM	W5272			mainline.																											
- 104				211002210000000000000000000000000000000	24 Dar													-									-								
1947	I have never noticed a systelaneous The Januari		1/1,0001	01111700101000 01111700101000	Jumes, Lendon, W11818	lest falling	Saling Brandway	Lask of visce signage/ divignation Poor-drive Subscieur and lask of infraviours as the main read.	1		1		1																						
2568	Eating Green is dangerous for epolods. Care driving very first	1	1/1,0001	11 MARCHAN AND AND AND AND AND AND AND AND AND A	Sin, on, min, NS I SQL	Saling Brankery	Breadway / Welpale / Ealing Common	Poor driver behaviour and lask of inhaviourium on the main road.	1		1	1		1							1					1									
2549			1/5,0001	17324417 27324417 24324174 24324174174144 24324174174144																															
1000	Nandita avail dhis main read when spiling around Ealing but quite disapproach dat its mentioles on the hill section. If the same use spiling improvements here than it liapheds where therein it really a problem.		1/1,0001	CONTRACTOR	63 Ganifebar M. Lendon, WS 200	Carolinhar Incil	Saling Streetury	lack of epile infravirustane linking Kasen Green to the sugregated section.																											
2002	Very long our junction where drivers aren't purpog affection to system.		1/1/0021	11.04001048	III Cordon M, London W13.RFT	Saling Brookery	Saling Smedumy/	Increasingly appears to be helopatijumitien which should be motivated along ide to immunis flood books!																											
2812	With annaing path of read, and hours, it deman's were like a good		1/1/0001	DESCRIPTION OF THE PROPERTY OF	S Maskriny M, Lemien,	Eating	Hanger Hill	Vinedallin Gardens provides less alors most remit			1																								
	No see this has self-reside with ministerior marking along			200270017010000 panalesenttititititi	11 De	faller	Sales	ideally both. (Both are												-												+			
2003	a punktur. Why have an junction of the ord some used junction plane of punktur. With the same long punktur, and the same long punktur. With the same long punktur, and the same long punktur. Jacks are junction and the same long punktur. Same use the same and punktur. Generated as and described the punktur. Generated as and described and the graded and makes the land and graded and the same and	Ė	-,-,0401	11 10 10 10 10 10 10 10 10 10 10 10 10 1	200 E	- natury	Baller	and systematic map) Entering dealth problem from all the key of the hot of t					-		1			-											\vdash			\dashv	+		
2884	Cars spending and dean here, partied cars and less views enough lit, blind convex at top, list had of all that their system path on a call that feet very variety list list list list list list list list	1	1/1,0001	AND THE PROPERTY OF THE PARTY O	110 170	mil .	Ernedusy / Pitchanger	enis of the cycle path are on the suggestions lab as are alternative side streets.	1		1	1	٠					-				1						-				-	+		<u> </u>
2005			1/1,0001	170000000 07000000000000000000000000000																															<u> </u>
2004			1/1/0023	20111492- 02011492- 02011492-02114- 0211494-02114-0214-02																															
1007	Cycle Lane combined with loss have along reviews below of pollution betried losses and how to pull to propositioners. Also new years perfeed across systemes and polluralisms, not pollural.		1/1,0021	2017/01/2018/1 2017/02/2 2017/01/2018/2 11/1/2019/2018/2 2017/01/2018/2	u - 6, Dation latelings, 5 Ukshridge M, Lendon, WS 5662	Earling Commun	Earling Common	Underlaign Based systle Lane parking / shared with bases.	1					1																					
2008			2/5,0001	21100000000000000000000000000000000000																															
2000			1/1/0001	CHARLES CONTROL OF THE CONTROL OF TH				skrippylan od Ziding vap var elysterism som given i skrippylan od ziding vap var elysterism som given i skrippylan som given i skrippylan som given i skrippylan som					Ħ																	П		1			
1960			1/5,0027	2 MARTIN CONTROL OF THE PARTY O									H					+													H	\dashv	+		
F				2 12 M L ST 1 T 1 D C									H					+		_					H					Н	\vdash	+	+		-
1961			1/1,0001	2011/2012 2011/2012									H					-												Н		+	-		
1962			1/1,0001	20-080900 01-10-0808000000000000000000000000000																										Ш			_		<u> </u>
1965	nacifekar read is very dangerous - the sidewalk in narrow and the sars do not respect the 20mph.		1/1,0001	01104001 0110400 0110400	Cavilebar Nr. Ealing, amilian, NrS 200	Carolishar Mill	Saling Streethery	Castlebar road lask of infrastructure	1																										
1964	the publishes on Longilatid due are very stangerous, and make biles, weakable and difficult for shilders		1/1,0031	CONTRACTOR OF THE PROPERTY OF	Longitud un, London NS 270	Saling Brackery	Saling Securitary	Enjurid the newly paved needless the general condition appears poor	1																										
2965	the average is nativable in the current power condition of the made and care do not engage likely on the made thereby nothing to indicate be given passe to bite.		1/1/0021	2180200 2180200 2180200 2180201 210020000 2100000 21000000 2100000000	El Sur James, Landon, Willed	lina falling	Saling Brankery	increase signage / designation, on obsimus sauce for concern with most condition via Garde No.	1																Г										
2966	ABDS systellane's a great connection to Chivarish but its in a directled state cannon and amplicacent particularly for range law.		1/1,0021	CONTRACTOR OF THE PARTY OF THE	10 y has	ADE Salling Commun.	Earling Common	The middle section numbed the pissedilly line appears poor in places, mainly epison.	1																f							\dashv			
2007	the BESS and bladdey mad mundalend is very umade in take from any direction with a bile remain a bile (one or viscos). In		1/50***	ANTIMONE ANT	25 House Con,	Ealing	Ealing	to utilities and intervales Integrit area around falling Breadway: generally lack of infraginations and rec-	,		1							+												Н		\dashv	+		
-	respectation.			AMERICAN PROPERTY OF THE PARTY	202	watery	Jackson	namedolity arms. We represent in all directions					H				H	+		-									\vdash	Н	\vdash	+	+		
2968			3/5,0003	AMERICAN PROPERTY OF THE PERSON OF T														-										-				-	+		
1969			1/1/0023	THE PROPERTY OF THE PARTY OF TH																															
1679	and the control and phages the control and the		1/1/0021	7000000000 7000000000 91100000000000000 911000000000																										Ш					
1675			1/1,0031	STREET, STREET																															
1672	The route is littlessed with lawters glass and larger ware are often partied on corners on you assess seembal is coming around the lamited Calville road		1/1/0021	2 MILE (1987) 1987 1987 1987 1987 1987 1987 1987 1987	3, 12 Solville Rd, sendan, NO	main Artern S	Sauth Artes	Greet cleaning potentially (no clear name for conserv via Google. Down are double potenties, amond all the corners therefore potentially an enforcement conserv.					1																			T			
1675	Lask of spile priority at itselfs lights, makes the junction unsetting storing lasty times.		1/1,0001	10000000000000000000000000000000000000	EL High St. amilian, NVS	Johan 1	Namb Artes / Smith John	Gunnershury / Extringe junetion hologet				1	П																						
				2/NOTITIONS																															

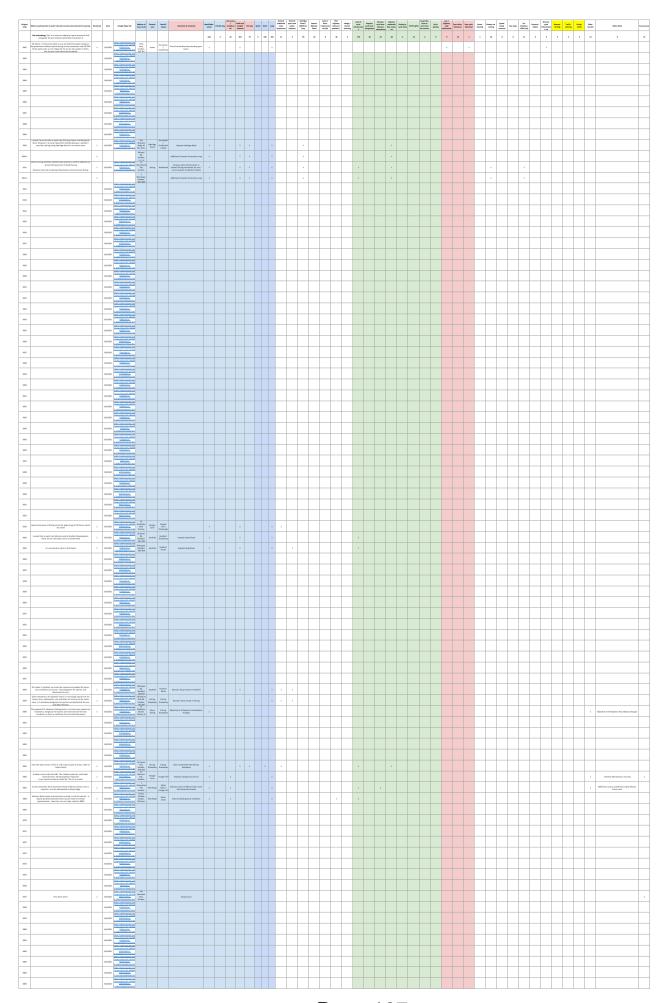
Mathematical	2676	Unbridge Stand meets a proper sugrapsied cycle lane across the larencyl, notice meet last burding various last any and		1/1,000	211111111122711	143 Les Unbridge Mi Lambon	Uninvidge Final	Vertex	General Libbridge Knad sags agailan	1												1								T	\top		T		
Mathematical Control	1675			1/1,000	STATEMENT OF THE STATE OF THE S	123 The Vale, Lender, W3	Sent deten					+																			+		+		
Mathematical Control	1076	long unitions along the labelings fload need improving expensiolly or incularings which is a major kenter to expling		1/5,000			I non Bridge																								+				
Mathematical Control	1677	There is a missing link in the option referent here: a saudy in north material failing franchism relation on the mat-lated franchism for the saudy of the saudy o		7/5,000			Saling Breature	Matin Matin	Saling Broadway hotopol lask of colls infrastructure																						+		+		
	2678	ledy Margaret Read is recent to be a systematic, but the systemacy are dangerously closed to partial solution and not side enough.		1/5,000	11 (1000) (1000) 2 (1000) (1000) 12 (1000) (1000) 12 (1000) (1000) 13 (1000) (1000) 14 (1000) (1000) 15 (1000) (1000) 16 (1000) (1000) 17 (1000) (1000) 18 (1000) (10	260 212 Ledy Margaret	Lasty	Ledy Margaret/	Lack of cograpation on Last Mangaret which is wide on sould assessmentated			+																			+		+		
	2079				21 1200 1910 2010 21 1912 1912 1912 1913 2010 1913 1913 1913 2010 1913 2010 1913 1913 1913 2010 1913 1913 1913	Rd, Emshall UBI 25U 35 Hanger In, Lendon	North Salan	Wath	Angegation as well as parking Masteling / AIDS / Queen Drive habipate recept and to the parking and the parking			+																			+		+		
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	1980	that man's people would find a senfortable systing on. The hanned between the livelight and Souling Soulin as a restly almost, South Soulin testinang with maker halffu and demon't have any syste I would lively whiches to be able to syste drawn lithwee Paris Soulin livelight your bush and the surplications in Souline and and Enterprise of the Souline Soulin		1/1,000	21 MT 700 100 100 100 100 100 100 100 100 100	Seuball UNI NAV	Inshall					+			-						+									1	+		+		
	2982	(buy are dangerous at the moment day in the high volume after the would have great quiet may resolve between Northholds and Beston Manner.	1	4/1,000	2 10000000 NAMED 1	Park Ed., London, W7 28	, Harmell	Broadway) Northfield) Walpele	Elitarno / Lalghian is a linea rati sun		1	+						1													4		_		
Mathematical Content of the conten	1902			4/1,000	Man Carrie anni Lan							+																			4				
Mathematical Content of the conten	1983			4/1,000	\$10000000 \$10000000000000 \$100000000000							1																			4		4		
	2004			4/1,000	2 10 10 10 10 10 10 10 10 10 10 10 10 10																														
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Column	1986			4/1,000	2002 CHARLES																														
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Column	2002			4/1,000	2 11 Tel Treatment 10							T																		\dashv	+		+		
Manufacture	1990	Need a spale face high directions up and down from Brakes manus road To take		4/1,000			Souten Varier	Northfield) Hannell	Dure's nexpirience at all drough this session.															T							+		+		
	2005			4/1,000	21101201111120111 21101201111120111 211012011111111	Adam's Repetations	Hansell					+								+	+									\dashv	+	+	+		
	2004	Read-workers, were its market in particular, in streatful, lind please get rid of the marks, again, werkmark in a returner to inches.			21101101101101 21101101101101 21101101 211011011010101	125 The Vale,	Eri delon					+			-			H		+										\dashv	-	+	+		
Column	2005	,		4/5,007	Part March 11 12000				Unan less			H							1					Ŧ					Н	+	+		+	H	—
	2000			8/5.0***								+						H		+				+					\vdash	+	+	+	+	H	
	_				11 STORM MATERIAL STATES OF THE STATES OF TH							+			+			\vdash		+				+						+	+	+	+	H	
	1007	Product y war ever acter for cycling ware's guar Amont transaction blooked for cycling love, ferring cyclink to our probables with which is only wide enough for one biopie or one probables.		414,000	2311740000000 23117400000000 23117400000000000000000000000000000000000	1 House			Grates Provide			H																		+	+		-		
	1000	making more congestion at this long corner with many occurs from both directions. The readonst administrated has been to any provision appling lane becomes all width of a few motions parent for Deep annual season many corn partners on, and therefore blocked the	-	6/1,000	2 10112119177 2 10112119177 2 10112119177 2 101121777	235 235	l brackery Selve	Brackey	Indexes a section Mexical Taylord Gentlers which he			+												+	1						+		+		
	1989	spile lane, at Unbridge road from Ealing Common visition to Top/ord-Earders. There are only 1 packing roll at the juminos of Amelord Bood/ Negrounds former. Disk is for from enough for one for shotents for		4/1,000	2 2 2 2 2 2 2 2 2 2 2 2 2 2 2 2 2 2 2	Salicated Salica	Gamman	Commun / North Arten	unagegaled but the parmitted spile lane parking leading does not appear to resoled.	1		+																			4		-		
	1600	Little falling Friency Schmil meerly, Underen has in Spiriter parking ralls recept yearball, in earlier in source a parking quantifered they must arrive before Earn For your information, the wheel gain spore at I. Man. If whether arrive after Earn, it is very likely will an inter arrively a parating to a strong particular analysis New yourself some on. This is the free mough the use for whether the proposed former. This is the free mough the use for whether the	1	4/1,000	2 1000/11/1000/0000 2 1000/11/1000/0000 2 1000/11/1000/0000	Waymouth due, Landon NYL 418	Small Ealing	g Northfield	Utile Ealing Tahasi - lask o rysle parking hatapai			+	-	1												1					4		_		
Column	2404	Little falling Primary Schmil marshy. Undersh has to Spittler perhigs cells many schmil. In order to sensor a parking space them they must arrive better dans. For your information, the schmil gain special Edition. If shadools arrive after Earn, it is very likely will an		4/1,000	-	Rd, Lorellon, WE 451	Small Ealing	Na-richard	Little Ealing School - Lack o epile parking hatapak			-		1																	4		4		
	160			4/1,000	210100110111111111111111111111111111111																										4		4		
	1600			4/1,000	Man Communication																										4		1		
State Stat	1604	Controller attraction or control and account attraction and account		4/1,000	11 CONTROL																														
Market M	2605	In a death top, I won't in familial and would live be updo to work but it is simply two dangerous. The short is brish if a spiler lane on any side of the love larings amon, is an end any vusible by and in frantised the hospital there is no protestion as all. Cyclinh compari- for road space with bosons and larries and are very vulnerable.	٠		CONTRACTOR STORAGE																										_				
Market	1606	Bankon mad needs to have safe up to paths, along the whole way.		4/1,000	21812-07 21812-07 21812-07 21812-07 21812-07 21812-07 21812-07	200 Senten Rd, London, W7 384	Barrier Manur	Northfield) Hansell Breadery	Boolen Band segregation				•																						
Market	1407	Angle Book's not safe for cycling		4/1,000	2011/00/01/15/18/0 2011/00/01/15/19/01 21/15/00/01/15/19/01 21/15/05/15/19/01	SS Juggie Rd, Lendon, W13 RAS	West Salling	Pitchanger) Ealing Brandary	lack of epile infraviouslan																										
Market	1404	Cycling along the Uninsign Stead in Saling Broadway is not safe.		4/1,000	20000000000000000000000000000000000000	S The Medi Ealing Lorenton, NS 281	Saling Brookery	Saling Streetury	Ealing Breadway risels of opele inhastructure			. .																							
Market	1609	Poor quality surfacing Sararis narrowwith bollands which present parking but also makes challenging for spring		4/1,000	2/10/20/20/20/20/20/20/20/20/20/20/20/20/20	33 Church Rd, London, WS BPU		South Arten	Church Read spole path surface is poor in places.																										
No. Control	1610	Poor surfacing with patholes.		4/1,000	1000 Carry and 1000 Carry Carr	11A The Breadenty London, NS 200	Saling Drankery	Saling Streetury	Anad surface generally peo through this session															I											
No. Control	1611	More i grage rendel		4/1,000	\$1100000000000000000000000000000000000	83 Churchillarid Bd, Landon, WS 6De	d deten Central	Sauth Artes	CEL - General lack shrighes / designation / infrastructures on Oscobillatis														1								\top				
No. Control	1612	More unpregation required.		4/1,000	DESCRIPTION OF THE PROPERTY OF	327 Unbridge Sd, London, WS MA	Earling Communi- John	Earling Common / North Artes	Man's servitement constitues, and of the Ealing Common state are new segregated or ince lane. Worksound difficulty segregated unless payment																						\top				
Part	1613	Can sofy be used in deplicate hours.		4/1,000	2301 007 000 000 000 000 000 000 000 000 0	Grand Union Canal Walk	Boston Marsor (Canal)	Hernell Brankery	is nationed. No lighting no sensi puli-	1																				1	\top				
Part	2624	All along benism Read brancher Labelige Read to Benism Manuse Station - no explor results, parked sers, danger son.		4/5,000	11 MENT 100000	271 Benton Rd, Lendon, W7 347	Services Various	Northfield) Hansell Brankery	Boston Road Lask of sugregation, parking in applicant													1								\top	\dagger	T			
Second Continue of the Conti	1615	Opining anywhere along the Unbridge road but specifically from the slab base to faling foresteeps, breathers is driven 21 min. journeys to such select the discussion in his bid-		1/1,000	017909000000000000000000000000000000000	26.32 Unbridge Mr. Lember,	Unbridge Read Harmell	Hansell Breadway/ Walpale/ Saline	General Uniorisign Road	1		+	-						1			1		T					Н	\dashv	+		\dagger		
Second Continue of the Conti	2626	See Lean arrowsky unners	1	10/1,000	0.0001001000011 0.000100101111100 0.000110010010011	2018 Unbridge Mr. Lendon	Sating West Saling	Brankery Walpole	Some sentions on loss Lane loss steps in West Ealing or poor lost not artifics specific			+				-														\dashv	+		+		
Second Continue of the Conti	3617	Cycle lane ends slengely and is really uneven		10/1,000	DESCRIPTION OF THE PARTY OF THE	1 Commender y day	Saling Common	Eating Commer	Anne opposite anne anne an sidral der rasid mels at Warnish Read Jan suggestions). Cycle laws							-														\dashv	+		+		
Second Continue of the Conti		I saught fail tim here instead or of bumps, and it is madily narrow over through this well-body — "		10/1,000	######################################	SSR ST Gumanitus y Jun.	Ealing	Ealing Comm	This section is narrow and imposing by			+								+										+	+		+		
Second Continue of the Conti		Leads of humps and below on speling lane treasures Normal		10/1,0**	#11 101 00 00 00 00 00 00 00 00 00 00 00	140 Selectings	Estina	Ealing Streetser	hours appear to registy to			+												ł						\dashv	+		+		
Part		Malonyprins parking on hash the single priline lines and (illegal parking on the signage) may be perfect in an expension to be perfect in an example of the member yet who makes perfect on each of the signage in the contr		20/5/2**	11 17 17 17 17 17 17 17 17 17 17 17 17 1	SE Lower Senten Sa	Bester	Hansell	acress the shap be in									H		+										\dashv	+	+	+		
Second Continue of the Continue of Conti			١.	wane	DESCRIPTION OF THE PERSON NAMED IN COLUMN 1	68 inner Sonton Sd,	Besten	Hansell	Engle Yellow lives just your of the lawer Boolen Read or way split should be								+		-		+			+					H	+	+	+	+	H	
William the formation depends in the condition of the con		What was a kile lame is all leaders and not lift for purpose. Not			21 MART TO BOOK 2 MARK THE PROPERTY OF THE PRO	Service, NO	Name .	Brankey	reconsidered using to the presidely to the junction as availability of a side read			+							+		+			+						+	+	+	+		
William the formation depends in the condition of the con	1622	discount by malerish, and often results in melerish overtaking ten- cines in rights. The anticonnection of righting on meteor research the or teners. Bordon Marcon Station is very poor for rightins, the minder option with melerish various alternation.	-	20/1,000	DESCRIPTION OF THE PROPERTY OF	No. Landon, NY NQI	Vanu	Section 1	northern section of Borden Road	1		+			-		+			-	+			-						+	+	+	-		
William the formation depends in the condition of the con	1625	recently applied in the read do nothing in help system, and have feeled abready. It does not some nell thought not. The relatively recent work to juin the mothed Bestime Manner Section		30/1,000	COMMUNICATION OF THE PROPERTY	Rd, Lemien, W7 242	Warmer .	Named Breakery	mamilally and a finding the the count more is confusing					1			1					1		1	1					+	+	-	-		
William the formation depends in the condition of the con				10/1,000	0.000000000000000000000000000000000000							I							4		H			1						-	+	+	-		
William the formation depends in the condition of the con				20/1,000	01001001 01001001700001 1110100100110 0100101700001														4											4	\downarrow	-	+		
See The Control of th	1626			10/1,000	77886907 0 1000000000000000 11.0112900779866 0 10000000000000000000000000000000000				habigal session years of			1																		_	4		_		
See Supersylvation for the state of financial confidence of the state of financial confidence of the state of	1627	The lisherings Bourleannest, in good faith, he considered a safe ryph reside. See many particulars, falsh-sudium: after the residulism, are appropriate but are not enforced.		10/1,000	0.000 (0.	Part Sports	Want Saliny	Haraell Emadesy/ Walpole	gardens. Cycle lane Toudin permitted and parking exist of daylight hours - should it reconsidered and enforces																					_	\downarrow		1		
Sign Water and indicate containing containing and indicate containing and indi	1628	This review is too numerous in the safe- the incomeny class passes, for ineffic		20/1,000	2 20112507- 2 2 2 2 2 2 2 2 2 2 2 2 2 2 2 2 2 2 2	Park, Ealing Calmington Sd, Greater, Lander,	Walpele	Walpole	Calmington halopal between lamman and Walpole- parking valurations, should considered.			+																		_	\downarrow	1	1		
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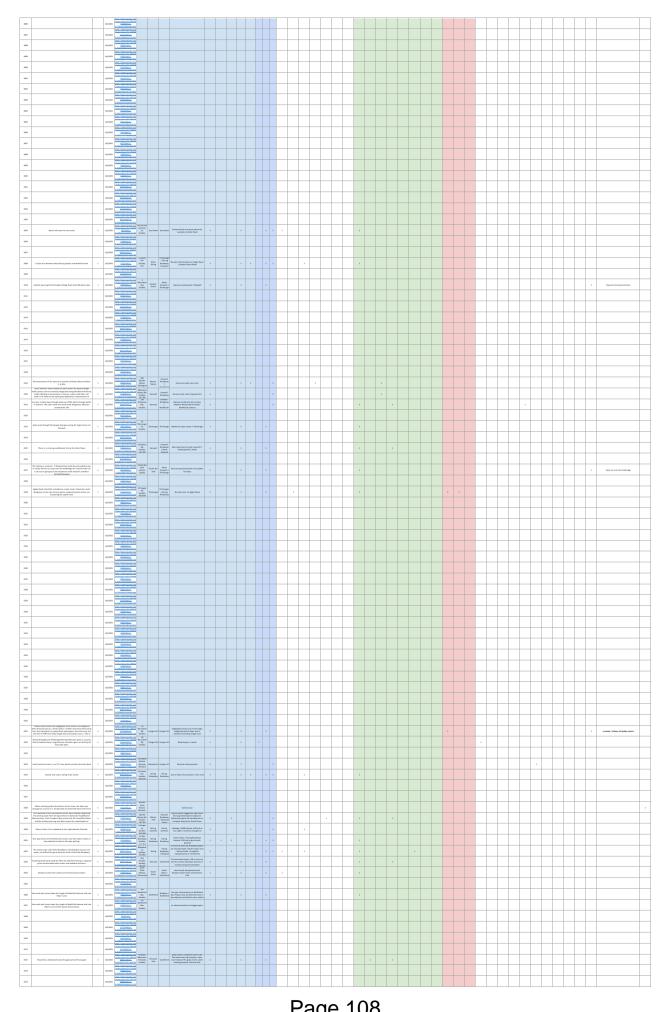
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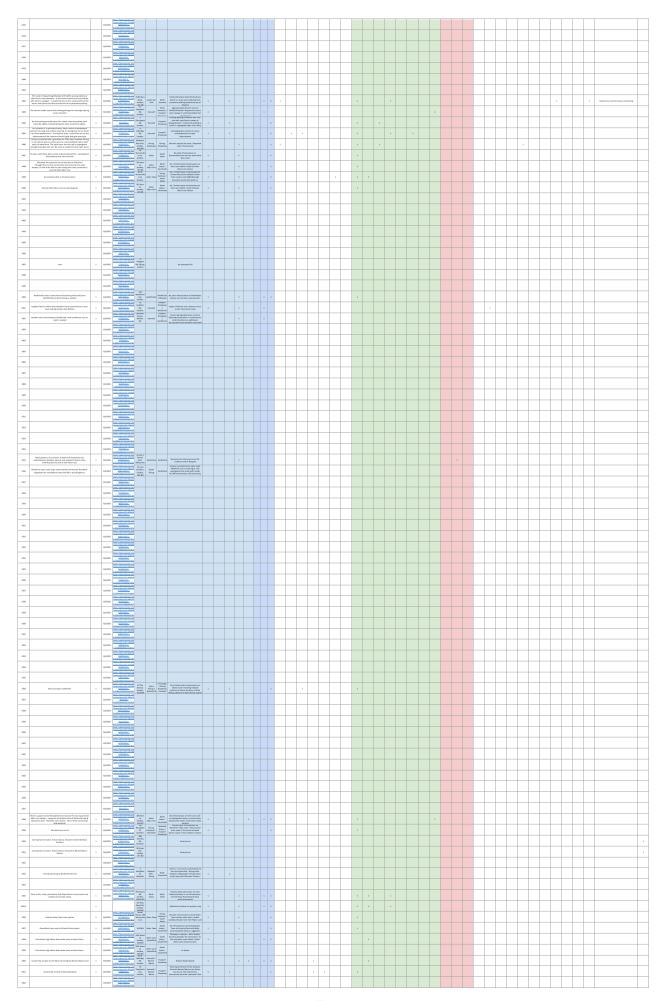
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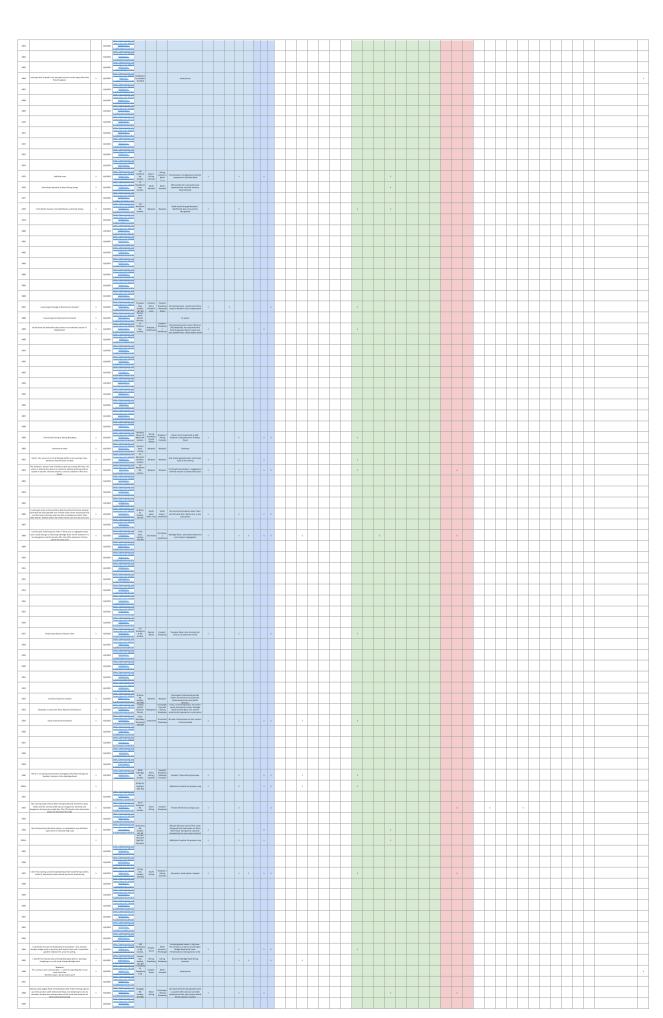
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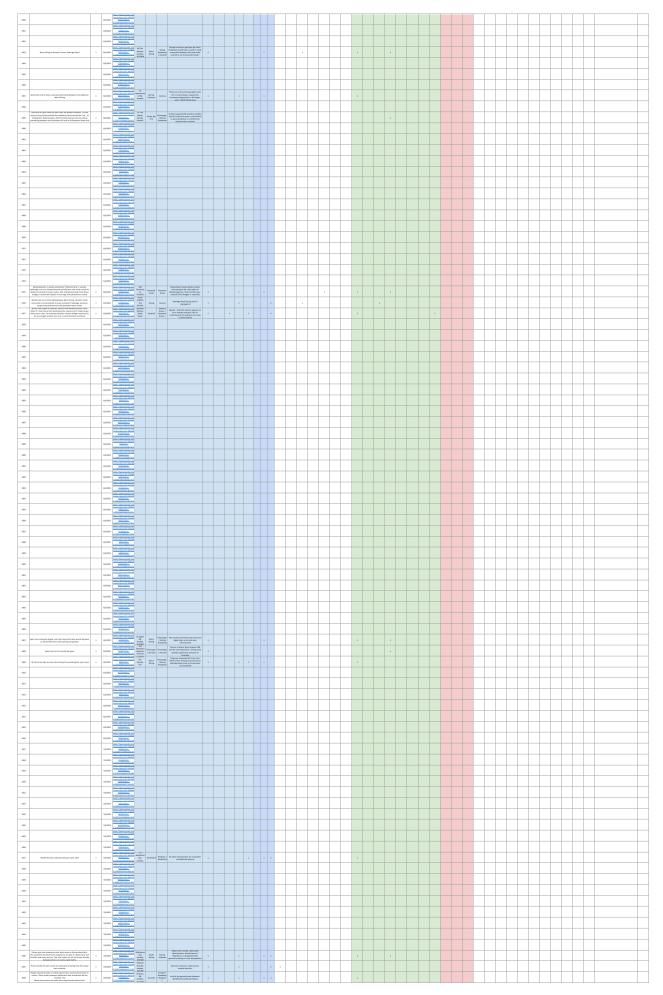
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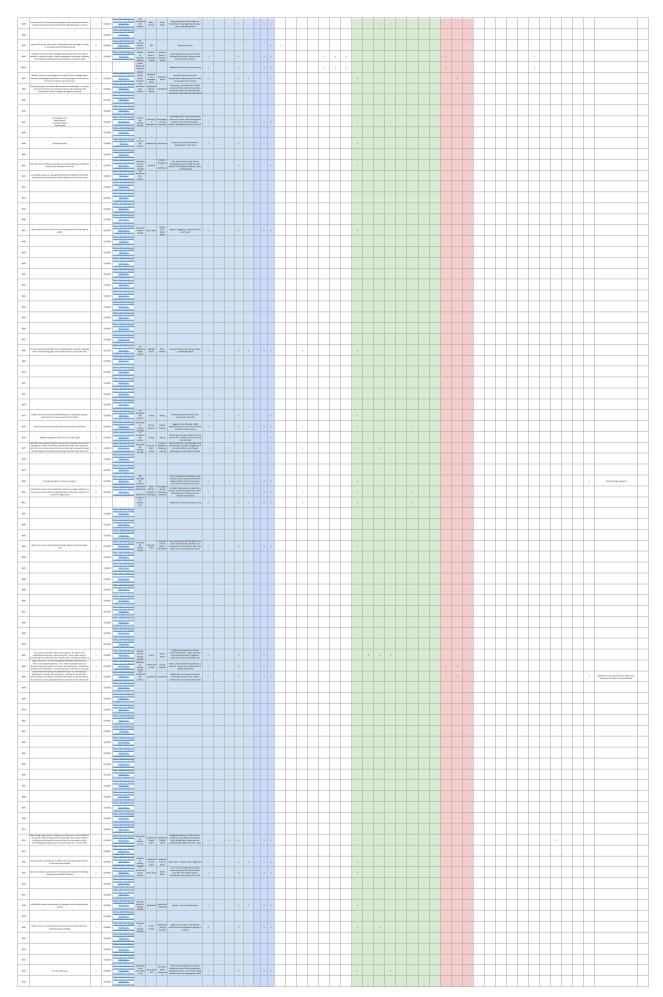


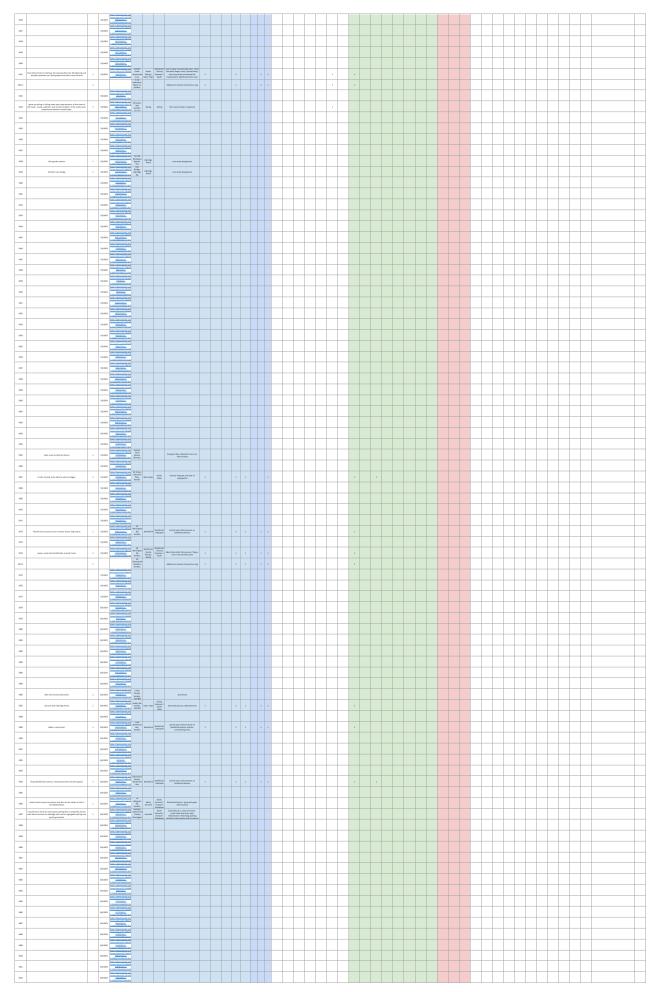


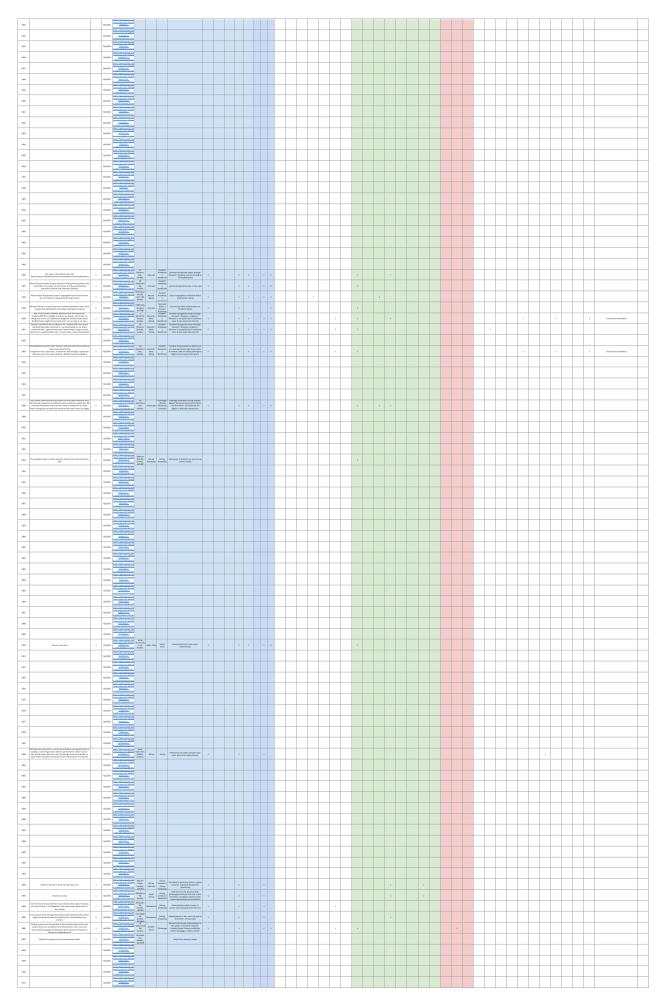


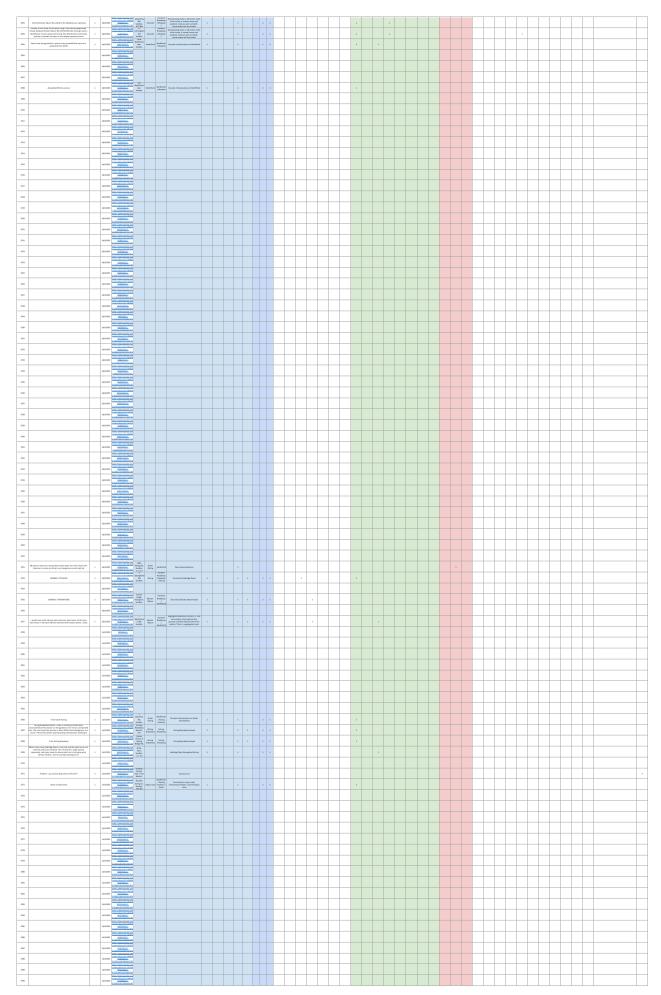


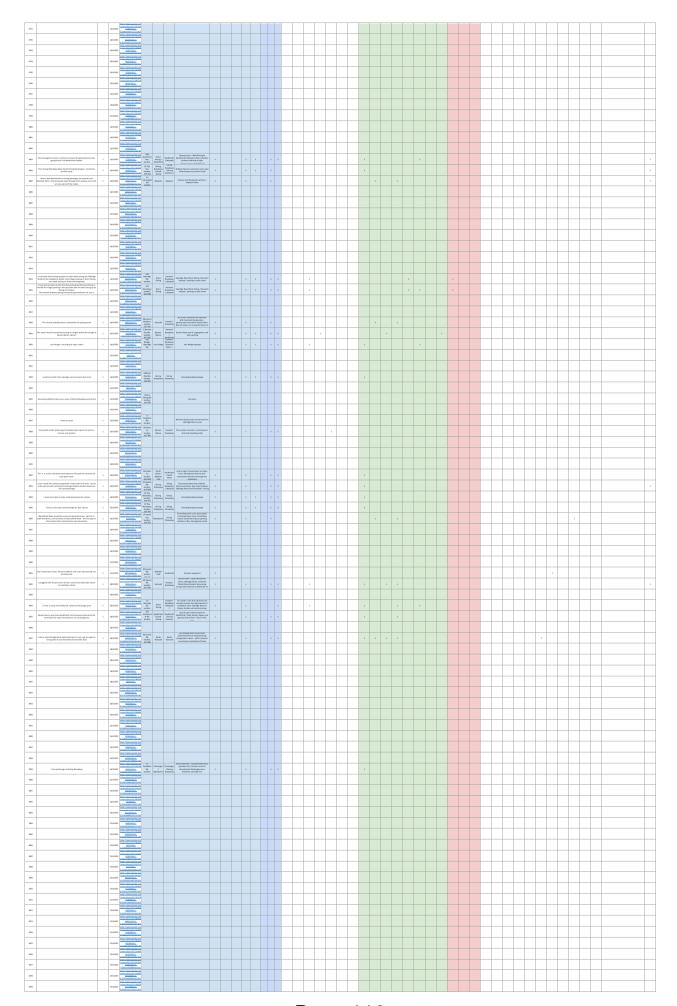


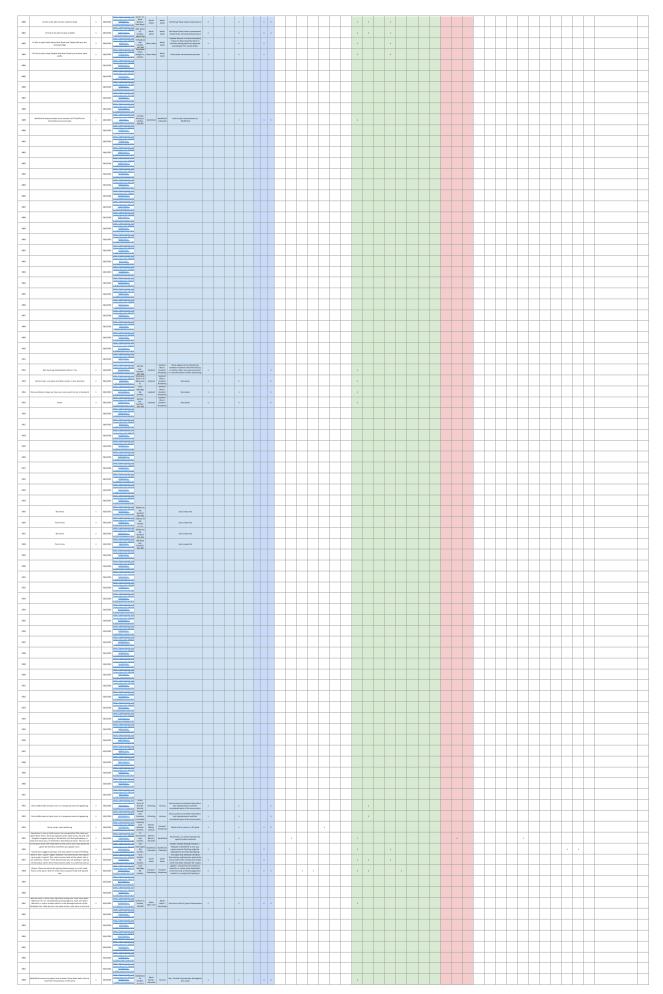




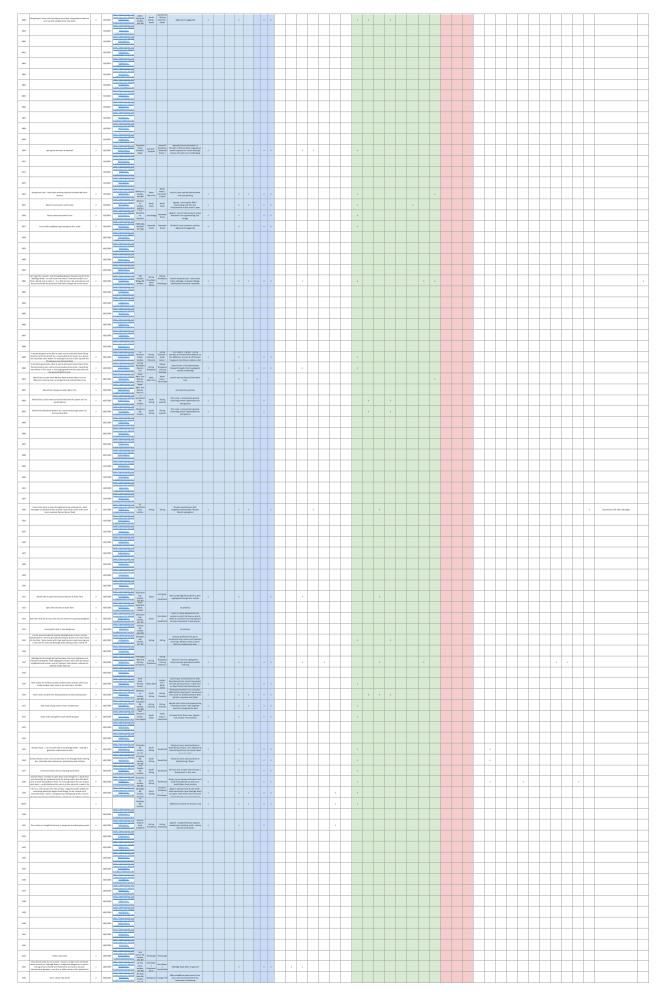


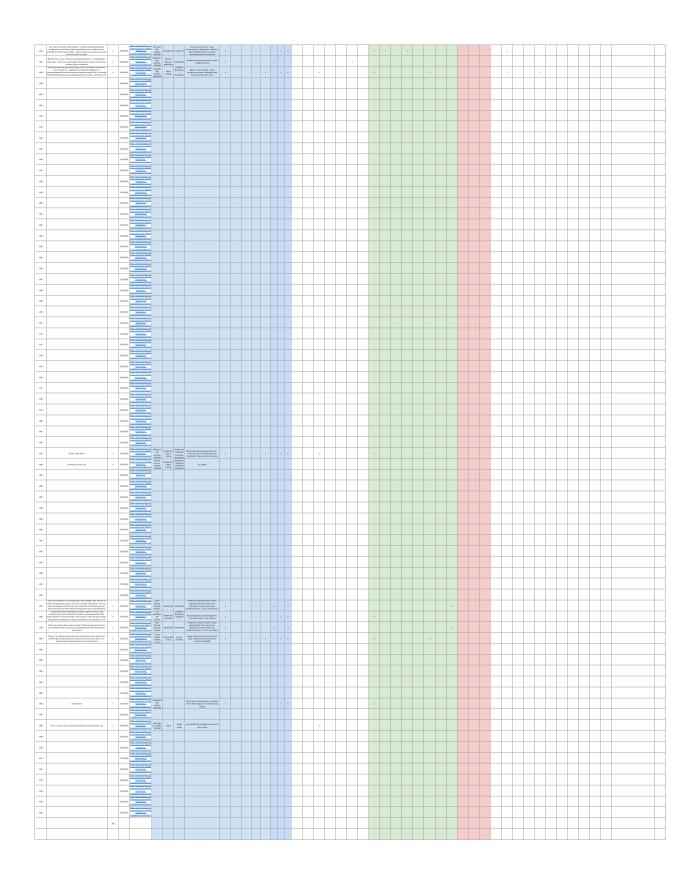






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Agenda Item 9



Contains Confidential or Exempt Information	YES (Part) Appendix A contains Exempt Information by virtue of Paragraph 3 of Schedule 12A to the Local Government Act
Title	1972 Children's Services Capital Approvals
Responsible Officer	Tamara Quinn, Assistant Director, Planning, Resources and Service Development, Ext. 8444, E-mail: TQuinn@ealing.gov.uk
Author	Laurence Field, Ext. 5425, E-mail: fieldl@ealing.gov.uk
Portfolio	Cllr Kamaljit Kaur Nagpal, A Fairer Start
For Consideration By	Cabinet
Date to be Considered	6 th December 2023
Implementation Date if	18 th December 2023
Not Called In	
Affected Wards	All
Keywords/Index	High Priority Condition Works; Invite and Evaluate Tenders.

Purpose of Report:

To inform Cabinet of proposed High Priority Condition capital works to invest £9.8m in school buildings, commencing in the Summer 2024 holiday period.

To note the projects and, where necessary, provide authority to invite and evaluate tenders to deliver the high priority condition works programme in line with the Authority's building programme under the Asset Management Plan (AMP) to maintain school places and improve facilities for children, families and the wider community.

Notes the Public Sector Decarbonisation Scheme (PSDS) 3c Grant funding bid and authorises funding inception and associated procurement, if successful.

1. Recommendations

It is recommended that Cabinet:

- **1.1** Agrees the list of proposed High Priority Condition Works as set out in Confidential Appendix A, and that further work will take place to finalise detailed schemes.
- **1.2** Authorises the Assistant Director: Planning, Resources and Service Development to invite and evaluate tenders or make call offs from appropriate frameworks or dynamic purchasing systems, including where these exceed £0.500m, in accordance with their rules for the works contracts for the schemes set out in Confidential Appendix A.
- 1.3 Delegates to the Assistant Director: Planning, Resources and Service Development authority to award contracts for the schemes, where these exceed £0.500m, following consultation with the Portfolio Holder and the Strategic Director, Resources, set out in Confidential Apageix 1/21

- **1.4** If the bid for Public Sector Decarbonisation Scheme (PSDS) 3c Grant funding of up to £2.235m is successful, delegates authority to the Assistant Director: Planning Resources and Service development, to procure the appointment of a delivery agent in compliance with the Council's Contract Procedure Rules (CPRs) to manage and deliver Phase 3c, and to approve the inception of up to £2.235m into the capital programme; this will be funded by the PSDS grant. Also, in addition, agrees match funding of approximately £0.525m to be funded from the existing approved High Priority Condition programme.
- **1.5** Approves the inclusion of Grant funding for High Priority Condition Works and associated spend into the capital programme in 2024/25 from the Schools Condition Allocation Grant once the 2024/25 final allocation has been announced; and
- **1.6** Authorises the Assistant Director: Planning, Resources and Service Development to seek all necessary Planning and Statutory Approvals for the schemes described in this report.

2. Reason for Decision and Options Considered

- **2.1** The decisions are required to enable the Council to progress with capital works to schools.
- 2.2 Under the Council's Constitution, Cabinet approval is required to proceed with schemes over £5m per annum in value, Portfolio Holder approval is 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. As all of the schemes are to be undertaken during the same time period, authority is being sought from Cabinet for all of the projects in this report rather than submitting separate reports for smaller numbers of projects to Cabinet, the Portfolio Holder or Director.

3. Key Implications

- 3.1 The outcome of the High Priority Condition works schemes described in this report is to carry out the Council's statutory duty to provide a safe environment for staff and pupils and maintain school places. The majority of the works described in Confidential Appendix A cannot be carried out while the schools are in operation. These works will need to be carefully planned and co-ordinated with the schools so that they are largely completed by the beginning of the autumn term 2024. In order to achieve this, the tender procedure, award of contract and contract mobilisation for each contract must be fitted into a relatively short period of time.
- 3.2 High Priority Condition works have been identified in various schools where existing building fabric elements and systems are beyond their expected and reliable working life and where there is a high risk of failure which has the potential to lead to school closures or significant disruption. The works include: fire alarm replacements, structural works, asbestos removal and reinstatement works (requiring refurbishment and demolition surveys, by accredited providers, using controlled processes and methodologies), replacement of roof coverings and other building fabric elements, provision of essential electrical refurbishment, or replacement works in the form of distribution boards, switchgear, wiring, lightning protection, replacement of heating systems and radiators, and replacement of hot and cold water systems. The proposed list of projects with the estimated outturn costs is set out in Confidential Apachdix A2.

4. Financial

- **4.1** The total estimated cost of the high priority condition works proposed is £9.866m to be fully funded from the High Priority Condition Works budget in the Schools Service Capital programme and Government School Condition Allocations grant for 2024/25. This includes £5.950m base school condition grant 2023/24, and £0.459m S106 carried over from 2022/23, plus the further additional school condition grant anticipated for 2024/25 as noted at Recommendation 1.5 in the report, for which the precise amount is, as yet unknown.
- **4.2** This School Condition Allocations funding is grant allocated to Ealing by the Department for Education (DfE) to address high priority condition works across the schools' estate in the borough. The approved capital programme contains £5.950m in 2024/25 for High Priority Condition Works which is grant carried forward from 2023/24. A further grant allocation for Ealing for 2024/25 will be announced around April 2024 and will be added to the existing funds in the capital programme.
- **4.3** The 2024/25 allocation is anticipated to be sufficient to undertake the planned programme of works for 2024/25. However, if the 2024/25 allocation is lower than estimated, the scope of the works will be scaled back following a further risk assessment and prioritisation exercise, to ensure that no capital spending is above the grant allocation. If the actual grant allocation is higher than estimated, then the next highest priority works may be included. The 2021/22 allocation was £6m. The 2022/23 allocation was £5.971m. And the 2023/24 grant allocation was £5.950m.
- **4.4** The bid for the earlier rounds of Government PSDS 3 Salix Grant funding for projects commencing in 2022 and 2023 were successful, and the 2023 Phase 3b Grant funds £3.006m of the costs for the 7 schemes being progressed through it, with the Council funding the balance. A bid for the next round of Government PSDS 3c Salix Grant funding has been submitted by the Council, which includes further Condition-related school projects. If the bid is successful, it would be anticipated to contribute £2.235m to the heating projects, resulting in a reduction in the cost of these projects to the Council of this amount. The Council's contribution to the PSDS 3c projects would then reduce to an estimated £0.525m.

Table 1 shows the revised High Priority Condition Works grant in the capital programme.

Table 1: Capital Programme: High Priority Condition Works

Scheme	Funding Source	2023/24 £m Estimate	2024/25 £m Estimate	Total 2023- 25 £m Estimate
High Priority Condition Works – currently in capital programme	Grant	0.285	-	0.285
High Priority Condition Works – grant allocations for 22/23 & 23/24	Grant	5.971	5.950	11.921
High Priority Condition Works	S106	0.459	-	0.459
Total		6.715	5.950	12.665

4.5 The Council's Schools Property team and Projects Delivery Unit will manage the budgets for the individual High Priority Condition Works projects and the overall programme will be carefully monitored. Financial risks will be added to the risk registers for each project as detailed in item 8.1.

5. Legal

The tender processes to be followed for the contracts for the schemes described in this report will be compliant with the Council's Contract Procedure Rules, the Public Contract Regulations 2015 (as amended) and in accordance with the relevant framework or dynamic purchasing system as applicable.

The local authority has a duty (section 542(2) Education Act 1996; School Premises Regulations 2012) in respect of the schools which it maintains to ensure that school buildings are maintained to prescribed standards.

A local authority, as an employer, has a general health and safety duty for employees and others who may be affected (Health and Safety at Work etc Act 1974).

A local authority must manage the risk from asbestos in community school buildings (Control of Asbestos Regulations 2012)

Under the Regulatory Reform (Fire Safety) Order 2005 and the Fire Safety Act 2021, the Council as landlord must ensure that its buildings are safe from fire and that it carries out regular and periodical risk assessments.

6. Value For Money

Specifications for the works for each scheme described in this report will be prepared by the Council's in-house technical team and tenders will be obtained and evaluated in accordance with the Council's Contract Procedure Rules. The specifications will be designed to meet statutory requirements and provide value for money, whilst also taking account of longevity (life cycle), quality, energy saving, maintenance, and the relatively short period of time available to complete the works in the schools' summer holiday. This will help ensure that the benefits from the funding are maximised.

During the execution of the projects, regular progress review meetings will be held to ensure projects are being executed to approved budgets and timescales.

7. Sustainability Impact Appraisal

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

8. Risk Management

There are established processes for managing Capital projects and risks are identified as part of the project management process. The tendering processes will comply with best practice and be fully compliant with the Council's Contract Procedure Rules and the requirements under the Public Contracts Regulations 2015 (as amended) as appropriate. Risk Registers will be prepared for all of the projects, and these will be updated and anaged until completion of the projects.

9. Community Safety

None

10. Links to the 3 Priorities for the Borough

The project is linked to 'Fighting inequality - that blights too many lives and disproportionately holds back all too many people from achieving their dreams and aspirations.' priority.

11. Equalities, Human Rights and Community Cohesion

An Equalities Assessment has been carried out for the projects described in this report.

12. Staffing/Workforce and Accommodation implications:

None.

13. Property and Assets

This report deals with schools' property and assets.

14. Any other implications:

None

15. Consultation

Consultation has taken place with the Portfolio Holder.

Extensive consultations have been/will be carried out with the relevant schools, partner consultants and contractors on the projects described in this report.

16. Timetable for Implementation

Cabinet Approval	6 th December 2023
Consultation with schools, scoping,	18 th December 2023
validation and finalising schemes	
Design and preparation of	January/February 2024
specifications	
Tender invitations and evaluations	April/May 2024
Award of contracts (Contract Sealing)	May/June 2024
Start works on site	29 th July 2024
Completion of Works	30 th August 2024

17. Appendices

Confidential Appendix A. List of Proposed High Priority Condition works projects with estimated budgets.

18. Background Information

- DfE Advice on standards for school premises for local authorities, proprietors, school leaders, school staff and governing bodies (March 2015)

https://assets.publishing.service.gov.uk/government/uploads/system/uploads/at tachment_data/file/410294/Advice_on_standards_for_school_premises.pdf Page 125

Consultation

Name of consultee	Post held	Date sent to consultee	Date response received	Comments appear in paragraph:
Internal				
Cllr Kamaljit Kaur Nagpal	Portfolio Holder, A Fairer Start	9/11/23	9/11/23	Throughout
Robert South	Strategic Director Children' Services	9/11/23	9/11/23	Throughout
Tamara Quinn	Assistant Director Planning, Resources and Service Development	9/11/23	9/11/23	Throughout
Justin Morley	Head of Legal Services (Litigation)	2/11/23		
Kathleen Ennis	Principal Lawyer (Housing and Social Care)	7/11/23	22/11/23	5
Chuhr Nijjar	Senior Contracts Lawyer	2/11/23		
Afam Ajoh	Contracts & Project Lawyer	2/11/23	3/11/23	1
Russell Dyer	Assistant Director, Accountancy	2/11/23		
Adrian Moody	Category Lead	2/11/23		
Katherine Ball	Finance Manager Capital and Projects	2/11/23	9/11/23	1,4
Kamaljit Kaur	Interim Finance Business Manager - Education	2/11/23	9/11/23	4
External	-			
	eg voluntary organisation			

Report History

Decision type:	Urgency item?
Key decision	No
Report no.:	Report author and contact for queries:
	Laurence Field, Schools Property/Programme Manager; Ext.
	5425

By virtue of paragraph(s) 3 of Part 1 of Schedule 12A of the Local Government Act 1972.

Document is Restricted



	1. Proposal Summary Information
EAA Title	Children's Services Capital Approvals – 2024 High Priority Condition capital works for schools
Please describe your proposal?	Schemes
Is it HR Related?	Yes □ No ⊠
Corporate	Cabinet Decision
Purpose	

1. What is the Initiative/Function/Policy/Project/Schen	ne (pick one) looking to achieve	? Who will be
affected?			

The scheme is the High Priority Condition capital works for schools to take place in the Summer 2024 holiday period.

The works include: fire alarm replacements, structural works, asbestos removal and reinstatement works (requiring refurbishment and demolition surveys, by accredited providers, using controlled processes and methodologies), replacement of external roof coverings and other building fabric elements, provision of essential electrical refurbishment, or replacement works in the form of distribution boards, switchgear, wiring, replacement of heating systems and radiators and replacement of hot and cold water systems.

The proposed list of projects with the estimated outturn costs is set out in Confidential Appendix A of the Cabinet report "Children's Services Capital Approvals" 06 December 2023.

2. What will the impact of you proposal be?

High Priority Condition works have been identified in various schools where existing building fabric elements and systems are beyond their expected and reliable working life and where there is a high risk of failure which has the potential to lead to school closures or significant disruption.

The outcome of the High Priority Condition schemes described in the report will be to carry out the Council's statutory duty to provide a safe environment for staff and pupils and maintain school places.

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
Neutral. This proposal focuses on school age children, school staff and other users as service users and should have a neutral impact.
Alternatives and mitigating actions which have been considered in order to reduce negative effect:
Describe the Mitigating Action
N/a.
DISABILITY: A person has a disability if s/he has a physical or mental impairment which has a substantial and long term adverse effect on their ability to carry out normal day to day activities ¹ .
State whether the impact is positive, negative, a combination of both, or neutral:
Describe the Impact
Neutral. This proposal should have a neutral impact on users who have disabilities.
Alternatives and mitigating actions which have been considered in order to reduce negative effect:
Describe the Mitigating Action
N/a.

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.

GENDER REASSIGNMENT: This is the process of transitioning from one sex to another This includes persons who consider themselves to be trans, transgender and transsexual.
State whether the impact is positive, negative, a combination of both, or neutral:
Describe the Impact
Neutral. There should be a neutral impact on gender reassignment.
Alternatives and mitigating actions which have been considered in order to reduce negative effect:
Describe the Mitigating Action
N/a
RACE: A group of people defined by their colour, nationality (including citizenship), ethnic of national origins or race.
national origins or race. State whether the impact is positive, negative, a combination of both, or neutral:
national origins or race. State whether the impact is positive, negative, a combination of both, or neutral: Describe the Impact
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national origins or race. State whether the impact is positive, negative, a combination of both, or neutral: Describe the Impact Neutral. There should be a neutral impact on race. Alternatives and mitigating actions which have been considered in order to reduce negative

RELIGION & BELIEF: 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.						
State whether the impact is positive, negative, a combination of both, or neutral:						
Describe the Impact						
Neutral. There should be a neutral impact on religion and belief.						
Alternatives and mitigating actions which have been considered in order to reduce negative effect:						
Describe the Mitigating Action						
N/a.						
SEV: Company to improve an amount						
SEX: Someone being a man or a woman.						
State whether the impact is positive, negative, a combination of both, or neutral: Describe the Impact						
Neutral. There should be a neutral impact on sex.						
Neutral. There should be a heutral impact on sex.						
Alternatives and mitigating actions which have been considered in order to reduce negative effect:						
Describe the Mitigating Action						
N/a.						

opposite sex or to both sexes.
State whether the impact is positive, negative, a combination of both, or neutral:
Describe the Impact
Neutral. There should be a neutral impact on sexual orientation.
Alternatives and mitigating actions which have been considered in order to reduce negative effect:
Describe the Mitigating Action
N/a.
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
Moutral Thorophould be a noutral impact on prognancy & maternity
Neutral. There should be a neutral impact on pregnancy & maternity.
Alternatives and mitigating actions which have been considered in order to reduce negative effect:
Alternatives and mitigating actions which have been considered in order to reduce negative

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
Neutral. There should be a neutral impact on marriage & civil partnership.
g- v
Alternatives and mitigating actions which have been considered in order to reduce negative
effect:
Describe the Mitigating Action
N/a.
3. Human Rights ²
4a. Does your proposal impact on Human Rights as defined by the Human Rights Act 1998?
Yes □ No ⊠
4b. Does your proposal impact on the rights of children as defined by the UN Convention on
the Rights of the Child?
Yes □ No ⊠
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?
Yes □ No ⊠
(If yes, please describe the effect and any mitigating action you have considered.)
gaming account of the second o

² For further guidance please refer to the Human Rights & URNC Guidance on the Council Equalities web page.

The schemes will not disadvantage any equality groups or sub-groups;

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.								
as part of the Ass	et Management pro	oss Ealing's mainta cess. In addition the or when further need	e survey data is re					
Ealing's condition surveys are undertaken by external surveyors appointed by Children's Services Schools Property to carry out these surveys on a consistent basis. Data is stored on the Asset Management data-base and schools have access to their condition data via a dedicated portal.								
	is categorised in ac ngs for building elem	cordance with the w nents	videly recognised I	OfE asset				
				5. Action Planning: (What are the next steps for the proposal please list i.e. what it comes into effect, when migrating actions ³ will take place, how you will measure impact etc.)				
Action	01	_						
Action	Outcomes	Success Measures	Timescales/ Milestones	Lead Officer (Contact Details)				
Action	Outcomes			Lead Officer				
Action	Outcomes			Lead Officer				
Action	Outcomes			Lead Officer				
Action	Outcomes			Lead Officer				
Action	Outcomes			Lead Officer				
				Lead Officer				
Additional Comme	ents:			Lead Officer				

4. Conclusion

³ Linked to the protected characteristics above

6. Sign off: (All EAA's must be signed off once completed)

Completing Officer Sign Off:	Service Director Sign Off:	HR related proposal (Signed off by directorate HR officer)
Signed:	Signed:	Signed:
Mothd	A DA	Name (Block Capitals):
Name (Block Capitals):	Name (Block Capitals):	
L M FIELD	,	Date:
Data	T QUINN	Date.
Date:	Date:	
3 rd November 2023	3 rd November 2023	

For EA's relating to Cabinet decisions: received by Committee Section for publication by (date):

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.

Agenda Item 10



Report for: ACTION	
Item Number:	

Contains Confidential	Yes (in part) Appendix B is exempt by virtue of paragraph 3
or Exempt Information	of Part 1 of Schedule 12A of the Local Government Act 1972
Title	Villiers High School Places Award of Main Works Contract
Responsible Officer(s)	Robert South, Strategic Director Children's Services
	Tamara Quinn, Assistant Director Planning, Resources and
	Service Development
Author(s)	Laurence Field, Programme Manager FieldL@ealing.gov.uk
Portfolio(s)	Cllr Kamaljit Kaur Nagpal, A Fairer Start
For Consideration By	Cabinet
Date to be Considered	6 th December 2023
Implementation Date if	18 th December 2023
Not Called In	
Affected Wards	Southall Broadway
Keywords/Index	Villiers High School; Schools Capital Programme; Pre-
	Construction Services; award contract.

Purpose of Report:

This report seeks authority to:

- 1. accept tender and award contract for the Villiers High School Places main works project.
- 2. add funds to the capital programme.

1. Recommendations

It is recommended that Cabinet:

- i. subject to receipt of planning approval for the scheme, awards a contract in the sum of £25,298,501.00 to Geoffrey Osborne Construction Limited for construction of the new building at Villiers High School to be funded from the Villiers High School budget as set out in the Capital Programme 2021/22 to 2025/26.
- ii. approves the inception of £2.058m Section 106 money into the existing approved Villiers High School budget.
- iii. approves the inception of £11.048m Basic Need grant money into the existing approved Villiers High School budget.
- iv. authorises the Strategic Director for Children's Services to finalise the terms of the works contract.
- v. delegates authority to the Strategic Director for Children's Services, to take any other necessary steps to secure the implementation of the works.

2. Reason for Decisions and Options Considered

- 2.1. The Council has a statutory duty to secure sufficient school places and to promote high educational standards, ensure fair access to educational opportunity and promote the fulfilment of every child's educational potential. The Council must also promote choice and diversity.
- 2.2. Cabinet authorised the Executive Director for Children, Adults and Public Health, in consultation with the Portfolio Holder, to invite and evaluate tenders for the Villiers High School Places project, on 15th October 2019.
- 2.3. The Cabinet Member for a Fairer Start, in April 2022, authorized the award of a contract in the sum of £543,803.00 to Geoffrey Osborne Construction Limited for Pre-Construction Services for the new building at Villiers High School.
- 2.4. Cabinet, in September 2022, authorised the inclusion of accommodation for an additional form of entry, and to progress an Additionally Resourced Provision (ARP).
- 2.5. As reported to Cabinet in October 2021 and April 2022, despite the increase in capacity and projected reduction in demand elsewhere in the borough, the Council continues to experience significant pressure on places in Southall. This is due to a combination of the increased popularity of high schools in the area, and primary cohort sizes reducing later than elsewhere in the borough. This pressure is expected to increase as the major planned residential developments in the area progress, with a need for further secondary capacity likely in Southall over the next 10 years. The Council continues to keep the timings and potential child yield from these developments under close review and work closely with schools in the area to look at potential options to meet this demand. Villiers High School continues to fill at 8 forms of entry, plus bulge classes. The school had 1,501 students on roll at October 2023 census. This has risen from 1,459 students at January 2022 census, and 1,370 at the October 2019 schools census prior to the October 2019 Cabinet report. The school's roll was 1,140 at the summer 2014 schools' census.
- 2.6. Awarding the main works contract for the new building at Villiers High School will enable the work to commence.
- 2.7. The relevant background reports, "Villiers High School Expansion, ARP and Capital Approvals", which was presented to Cabinet on 15th September 2022, "Update on School Places, Determination of Statutory Proposals for Havelock Primary School ARP and Children's Services Capital Approvals", which was presented to Cabinet on the 15th October 2019, and "Authority to award a contract for Pre-Construction Services for the new building at Villiers High School", which was an Individual Cabinet Member Decision on 6th April 2022 can be accessed via the following link:

Agenda for Cabinet on Wednesday, 14 September 2022, 7.00 pm (moderngov.co.uk)

Meeting of Cabinet on Tuesday, 15 October 2019, 7.00 pm (moderngov.co.uk)

Meeting of Individual Cabinet Member Decisions - A Fairer Start on Wednesday, 6 April 2022, 9.00 am (moderngov.co.uk)

3. Key Implications

3.1 The London Construction Programme (LCP) Major Works Construction Framework was chosen for the procurement. The tender returns were evaluated in accordance with the published LCP Framework evaluation criteria by the Council's Projects Delivery Unit (PDU). The top scoring tenderer, Geoffrey Osborne Construction Limited, was appointed as the selected Contractor by Cabinet in April 2022, and the Pre-Construction Services are now complete. The contractor has submitted their contractor's proposals, which have been evaluated by the Council's technical team, and it is recommended to enter into a main works contract in the sum of £25,298,501.00 for the new building at Villiers High School. The Tender Evaluation Report can be found in Confidential Appendix B.

4. Financial Implications

A schedule of costs for the Villiers High School project is contained in Appendix A. The total cost of the project for the new building at Villiers High School is estimated at £ 26,962,467.01, which will be funded from the Schools Programme budget as shown in Table 1 below.

Table 1: Funding Stream for Villiers High School (Adapted from February 2023 Budget Strategy and MTFS 2022/23 to 2023/24 Cabinet Report Appendix 7 Capital Programme 2020/21 to 2025/26)

Scheme	Funding	Budget 2023/24	Budget 2024/25	Budget 2025/26	Total Budget 2023/24- 2025/26
		£m	£m	£m	£m
Villiers High School	Grant	2.000	11.856	-	13.856
Villiers High School	New Grant	-	-	11.048	11.048
Villiers High School	New S106	-	2.058	-	2.058
Total		2.000	13.914	11.048	26.962

5. Legal

5.1 Following tender evaluations in accordance with the published LCP Framework evaluation criteria by the Council's Projects Delivery Unit, cabinet in September 2022 authorised the award of contract for pre-construction services to Geoffrey Osborne Construction Limited (GOC). The procurement process anticipated that, on completion of the pre-construction services, the full design, agreed maximum price, employer's requirements and contractor's proposals for the main works will be settled and a contract for the main works awarded to the contractor. The procurement process culminating in the proposed award of the main works contract to GOC has been carried out in accordance with the Council's Contract Procedure Rules, the

Public Contracts Regulations 2015 and the call-off terms of the LCP Major Works Construction Framework Agreement.

- 5.2 Section 14 of the Education Act 1996 establishes that the Council has a statutory duty to ensure that there are sufficient school places in their area, to promote high educational standards, to ensure fair access to educational opportunity and to promote the fulfilment of every child's educational potential. They must also ensure that there are sufficient schools in their area and promote diversity and increase parental choice.
- 5.3 The School Standards and Framework Act 1998 places a statutory duty on the Council to maintain the fabric of the premises of a maintained and community schools. Further, the Council has statutory duties to provide school places and to comply with the School Premises (England) Regulations 2012.
- 5.4 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 relating to equalities.
- 5.5 As public bodies schools and local authorities have duties, known as the 'public sector equalities duties' under S 149 the Equality Act 2010. The Equality Act 2010 places separate duties on Local Authorities as the responsible body (alongside the governing body) for schools maintained by the local authority.

6. Value for Money

- 6.1 Tenders were sought from the London Construction Programme (LCP) Major Works Construction Framework for the PCSA for the new building at Villiers High School. The Council's Projects Delivery Unit evaluated the tenders in accordance with the published LCP Framework evaluation criteria. The proposals now submitted by Geoffrey Osborne Construction Limited for the main works contract have been fully examined by the Council's Projects Delivery Unit and are considered to represent value for money.
- 6.2 During the execution of the projects, regular progress review meetings will be held to ensure the project is being executed to approved budgets and timescales.

7. Sustainability Impact Appraisal

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

8. Risk Management

8.1 There are established processes for managing capital projects and risks are identified as part of the project management process. Risk Registers will be prepared for all of the projects, and these will be updated and managed until completion of the projects.

9. Community Safety

Transport, traffic and travel is a concern for many stakeholders. The proposed designs make appropriate changes to the access to, and layout of vehicle drop off

areas to ensure the safe and efficient arrival and departure of pupils and staff.

10. Links to the 3 Priorities for the Borough

The project is linked to 'Fighting inequality - that blights too many lives and disproportionately holds back all too many people from achieving their dreams and aspirations.' priority.

11. Equalities, Human Rights and Community Cohesion

An Equalities Analysis Assessment has been carried out for the proposals described in this report.

12. Staffing/Workforce and Accommodation implications:

Implications of Schools Service programmes will be managed within existing Council staff and any partner consultants. School works and expansions will have an impact on the school workforce and on school accommodation (i.e., appropriate expansion of staff and accommodation to manage additional pupils).

13. Property and Assets

This report deals with schools' property and assets.

14. Any other implications

None.

15. Consultation

Consultation has been carried out with the relevant stakeholders.

16. Timetable for Implementation

- 6th December 2023 Cabinet approval to award the contract.
- 13th December 2023 Planning approval for the scheme as designed
- 24th January 2024 contract signed and sealed
- March 2024 works commence
- Winter 2025/26 works complete and school occupies new building.

17. Appendices

Appendix A – Financial Implications Confidential Appendix B – Tender Report. Appendix C - EAA

18. Background Information

Report to Cabinet, September 2022:

Agenda for Cabinet on Wednesday, 14 September 2022, 7.00 pm (moderngov.co.uk)

Individual Cabinet Member Decision April 2022:

Meeting of Individual Cabinet Member Decisions - A Fairer Start on Wednesday, 6 April 2022, 9.00 am (moderngov.co.uk)

Report to Cabinet, October 2019:

Meeting of Cabinet on Tuesday, 15 October 2019, 7.00 pm (moderngov.co.uk)

Consultation

Name of consultee	Post held	Date sent to consultee	Date response received	Comments appear in paragraph:
Internal				
Cllr Kamaljit Kaur Nagpal	Portfolio Holder, A Fairer Start	9/11/23	9/11/23	Throughout
Robert South	Strategic Director Children' Services	9/11/23	9/11/23	Throughout
Tamara Quinn	Assistant Director Planning, Resources & Service Development	9/11/23	9/11/23	Throughout
Justin Morley	Head of Legal Services (Social Care and Education)	2/11/23		
Kathleen Ennis	Principal Lawyer (Housing and Social Care)	2/11/23		
Chuhr Nijjar	Senior Lawyer (Legal Contracts)	2/11/23		
Afam Ajoh	Lawyer (Legal Contracts)	2/11/23	14/11/23	5
Russell Dyer	Assistant Director, Accountancy	2/11/23		
Kamaljit Kaur	Interim Finance Business Manager - Education	2/11/23	8/11/23	Throughout
Adrian Moody	Category Lead (People)	2/11/23		
Katherine Ball	Finance Manager - Capital and Projects	2/11/23	3/11/23	1,4

Report History

Decision type:	Urgency item?
Key decision	No
Report no.:	Report author and contact for queries:
	Laurence Field, Schools Property/Programme Manager



Appendix A – Villiers High School Financial Implications

The total expenditure to be approved is as follows:

Ref.	Item	Basis	£
1	Construction Works (including the PCSA element) following post submission exercises	Geoffrey Osborne Ltd	25,298,501.00
2	LBE Design and Management Fees – Stage A & B	LBE Budget	50,000.00
3	LBE Design and Management Fees – New Build D&B to Stage B	LBE Budget	303,582.01
4	CDMC Advisor Fees	LBE Budget	25,000.00
5	Planning and Building Control Fees	LBE Budget	10,000.00
6	LBE Site Investigations and Surveys	LBE Budget	30,000.00
7	Loose FF&E	LBE Budget	140,000.00
8	ICT Equipment	LBE Budget	140,000.00
9	Removals, Storage and Decanting Costs	LBE Budget	30,000.00
10	Planning Contribution (Section 106 Agreement) – Carbon Offset	LBE Planning Department Cost	26,634.00
11	Planning Contribution (Section 106 Agreement) – Renewable/Low-carbon Energy Equipment Monitoring	LBE Planning Department Cost	6,750.00
12	ADDITIONAL Planning Costs	LBE Budget	70,000.00
13	Client Contingency	LBE Budget	832,000.00
	ESTIMATED TOTAL COST [exc. VAT]		£26,962,467.01



By virtue of paragraph(s) 3 of Part 1 of Schedule 12A of the Local Government Act 1972.

Document is Restricted



	Proposal Summary Information
EAA Title	Award of contract for the construction works for the new building at Villiers High School
Please describe	Scheme: approval for award of contract for the Pre-Construction Services Agreement for the new building at Villiers High School.
your proposal? Is it HR Related?	Yes No No
Corporate	Cabinet Decision
Purpose	
•	
1. What is the Initiative/Fraffected?	unction/Policy/Project/Scheme (pick one) looking to achieve? Who will be
	for the award of contract for the construction works for the new building at part of the project to provide a new larger building and expansion at Villiers
2 What will the impact	of you proposal bo2
2. What will the impact	of you proposal be?
The impact of the Villiers	of you proposal be? High School proposal is to ensure sufficient school places in good quality ironment are available to serve the local community.
The impact of the Villiers	High School proposal is to ensure sufficient school places in good quality
The impact of the Villiers	High School proposal is to ensure sufficient school places in good quality
The impact of the Villiers	High School proposal is to ensure sufficient school places in good quality
The impact of the Villiers	High School proposal is to ensure sufficient school places in good quality
The impact of the Villiers	High School proposal is to ensure sufficient school places in good quality
The impact of the Villiers	High School proposal is to ensure sufficient school places in good quality

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: Positive		
Describe the Impact		
The proposal is considered to have a positive impact on current and future high school age students attending the school.		
Alternatives and mitigating actions which have been considered in order to reduce negative effect:		
Describe the Mitigating Action		
No negative effect identified.		
DISABILITY: A person has a disability if s/he has a physical or mental impairment which has a substantial and long term adverse effect on their ability to carry out normal day to day activities ¹ .		
State whether the impact is positive, negative, a combination of both, or neutral: Positive		
Describe the Impact		
The proposed new development is considered to have a positive impact for the users of the school and the wider community.		
Alternatives and mitigating actions which have been considered in order to reduce negative effect:		
Describe the Mitigating Action		
No negative effect identified.		

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.

GENDER REASSIGNMENT: This is the process of transitioning from one sex to another. This includes persons who consider themselves to be trans, transgender and transsexual.

State whether the impact is positive, negative, a combination of both, or neutral: Neutral Describe the Impact

Neutral impact. Persons who are undergoing gender reassignment or consider themselves to be trans, transgender and transsexual may have children at, or intending to attend, the school.

Alternatives and mitigating actions which have been considered in order to reduce negative effect:

Describe the Mitigating Action

No negative effect identified.

RACE: A group of people defined by their colour, nationality (including citizenship), ethnic or national origins or race.

State whether the impact is positive, negative, a combination of both, or neutral: Neutral Describe the Impact

Neutral impact. Places at the school are available to all, and there is no discrimination by race, ethnic origins or nationality.

Alternatives and mitigating actions which have been considered in order to reduce negative effect:

Describe the Mitigating Action

No negative effect identified.

RELIGION & BELIEF: 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.

State whether the impact is positive, negative, a combination of both, or neutral: Neutral Describe the Impact

The school is open to young people of all religions and beliefs, and there would be no negative impact to people of any faith or belief as a result of this proposal.

Alternatives and mitigating actions which have been considered in order to reduce negative effect:

Describe the Mitigating Action

No negative effect identified.

SEX: Someone being a man or a woman.

State whether the impact is positive, negative, a combination of both, or neutral: Neutral Describe the Impact

Neutral effect identified in terms of the above recommendations.

Alternatives and mitigating actions which have been considered in order to reduce negative effect:

Describe the Mitigating Action

No negative effect identified.

SEXUAL ORIENTATION: A person's sexual attraction towards his or her own sex, the opposite sex or to both sexes. State whether the impact is positive, negative, a combination of both, or neutral: Neutral **Describe the Impact** No differential impact on people based on sexual orientation so neutral impact identified. Alternatives and mitigating actions which have been considered in order to reduce negative effect: **Describe the Mitigating Action** No negative effect identified. 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: Neutral **Describe the Impact** There should be a neutral impact on pregnancy & maternity. Alternatives and mitigating actions which have been considered in order to reduce negative effect: **Describe the Mitigating Action** No negative effect identified. 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: Neutral **Describe the Impact** There should be a neutral impact on marriage & civil partnership. Alternatives and mitigating actions which have been considered in order to reduce negative effect: **Describe the Mitigating Action** No negative effect identified.

3. Human Rights ²				
4a. Does your proposal impact on Human Rights as defined by the Human Rights Act 1998?				
Yes □ No ☒	posal impact on the	rights of children as	e defined by the LIN	I Convention on
the Rights of the C	-	rigints of clindren as	s defined by the or	Convention on
Yes □ No ⊠				
	posal impact on the rights of persons w		ith disabilities as d	etined by the UN
Yes □ No ⊠				
	o article 28 (right to e			
	tates the education of ations and plans arou			
life chances of such		ria trio orina. Triio pro	VIOIOTI WIII OTTITATIOO E	no oddoddon dna
4. Conclusion				
	not disadvantage any	group or individual w	ith a protected chara	cteristic.
4a. What evidence	, data sources and i	ntelligence did vou	use to assess the r	ootential
impact/effect of yo	our proposal? Please	e note the systems/	processes you use	d to collect the
	ed inform your prop	osal. Please list the	file paths and/or re	elevant web links to
the information yo	u have described. ce; Special Educatior	al Noodo and Disabi	lity Dogulations 201/	1: Children and
	ce, Special Education Early Years Census D			
Centres.	Lany reare comeas L	rata reporte, comioxi	one data on attenda	noo at Lamig Toati
5. Action Plani	ning: (What are the	e next steps for the p	proposal please lis	t i.e. what it comes
	nigrating actions ³ w	ill take place, how y	ou will measure im	pact etc.)
Action	Outcomes	Success Measures	Timescales/	Lead Officer
		Weasures	Milestones	(Contact Details)
Additional Comments:				
No mitigating actions to be taken.				
. to magazing actions to be taken				

 $^{^2}$ For further guidance please refer to the Human Rights & URNC Guidance on the Council Equalities web page. 3 Linked to the protected characteristics above

6. Sign off: (All EAA's must be signed off once completed)

Completing Officer Sign Off:	Service Director Sign Off:	HR related proposal (Signed off by directorate HR officer)
Signed:	Signed:	Signed:
Mothd	The state of the s	Name (Block Capitals):
Name (Block Capitals):	Name (Block Capitals):	
L M FIELD	T QUINN	Date:
Date:	Date:	
9 th November 2023	9 th November 2023	

For EA's relating to Cabinet decisions: received by Committee Section for publication by (date):

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.

Agenda Item 11



Report for: ACTION	
Item Number:	

Contains Confidential or Exempt Information	No
Title	Final Report of Scrutiny Panel 2 – 2022/2023:
	Recovery from the Pandemic
Responsible Officer(s)	Helen Harris
	Director of Legal and Democratic Services
	harrish@ealing.gov.uk
Author(s)	Cllr Jon Ball (Chair)
	Cllr Praveen Anand (Vice Chair)
Portfolio(s)	Harjeet Bains Overview and Scrutiny Officer Email: bainsh@ealing.gov.uk Tel: 020-8825 7120 Councillor Shital Manro (Good Growth and New Housing) Councillor Louise Brett (Decent Living Incomes) Councillor Steve Donnelly (Inclusive Economy)
For Consideration By	Cabinet
Date to be Considered	06 December 2023
Implementation Date if Not Called In	18 December 2023
Affected Wards	All
Keywords/Index	scrutiny; review, recovery from the pandemic, recommendations

Purpose of Report:

The purpose of this report is to refer to Cabinet the final report and recommendations of Scrutiny Panel 2 – 2022/2023: Recovery from the Pandemic

1. Recommendations

- 1.1 It is recommended that Cabinet:
 - notes the final report of Scrutiny Panel 2 2022/2023: Recovery from the Pandemic, which is attached as **Appendix 1**;
 - accepts the Panel's recommendations in Section 7.0 of the final report;
 - identifies whether further information or advice is required from service officers on any of the recommendations before Cabinet can take a decision about accepting or rejecting these; and
 - directs service officers to produce/or finalise an action plan within an agreed timescale on those recommendations that are agreed by Cabinet.

2. Reason for decision and options considered

2.1 Scrutiny panels have a role in improving decision-making and service delivery through effective scrutiny. Recommendations from scrutiny panels need to be taken forward in a timely manner and in accordance with the Council's constitution if the scrutiny function is to be effective. The Scrutiny and Executive Protocol identifies the timescale for Cabinet to respond to scrutiny panel recommendations. This decision will mean that the response is made in a timely manner and that services can implement the accepted recommendations.

3. Key implications

- 3.1 The recommendations of Scrutiny Panel 2 2022/2023: Recovery from the Pandemic are provided in a table format in Section 7.0 of the Panel's final report in Appendix 1.
- 3.2 The Council constitution (Part 2 Article 6.03) gives the OSC power to 'set up individual specialist panels to investigate and report back to OSC ...' Part 4 of the constitution, scrutiny procedure rules (par.10) identifies that OSC prepares a formal report on its recommendations and submits it to Cabinet.
- 3.3 Where appropriate, service officers have identified the financial, legal and any other pertinent implications against each recommendation to enable Cabinet to reach a decision.
- 3.4 OSC will monitor the progress on the implementation of each recommendation agreed by Cabinet.

4. Financial implications

- 4.1 The service officer response, including suggested actions which may have potential financial implications, to each recommendation is provided in Section 7.0 of Appendix 1.
- 4.2 The majority of the recommendations have no financial implications or those that have can be contained within existing service budgets. Where a recommendation involves additional funds then these will have to be contained at present and any further allocation of funds would need to be obtained through the normal budget setting process.

5. Legal

- 5.1 The constitution requires that scrutiny panel recommendations be submitted to OSC for approval prior to submission to Cabinet.
- 5.2 The council has the powers to implement all those recommendations that have been accepted. Detailed legal advice will be provided at the point that they are taken forward for implementation.

6. Value for money

6.1 The effectiveness of Scrutiny is measured by the quality of its recommendations to Cabinet and the extent to which it has contributed to both democratic renewal and members' community development role. The scrutiny panel held open meetings in public, solicited views through expert witnesses and media channels to ensure a regular and sustained input to the work of the panel.

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- 6.2 With respect to scrutiny panel recommendations, value for money implications are outlined in the officer response to each recommendation in the schedule, as appropriate.
- 6.3 If recommendations arising from scrutiny panels are not taken forward and implemented in a timely manner then improvements to service delivery are not made efficiently.

7. Sustainability impact appraisal

7.1 There is none arising directly from this report.

8. Risk management

8.1 There are no direct risk management implications arising from this report but the failure to act on agreed recommendations or action plans arising could give rise to risk issues in service delivery.

9. Community safety

9.1 There are no direct implications arising from this report but the failure to act on agreed recommendations or action plans arising could give rise to risk issues in service delivery and community safety.

10. Links applicable to the three key priorities for the borough

The recommendations arising from the panel's review relate to the key priorities of creating good jobs, tackling the climate crisis and fighting inequality.

11. Equalities, human rights and community cohesion

11.1 No Equality Analysis Assessment has been undertaken on these recommendations. Any equalities or community cohesion issues have been addressed by the service officers' response as appropriate.

12. Staffing/workforce and accommodation implications

12.1 Any staffing/workforce and accommodation implications have been addressed by the service officers' response as appropriate.

13. Property and assets

13.1 None.

14. Any other implications

14.1 None

15. Consultation

- 15.1 The Overview and Scrutiny Committee considered and approved the final report of the Panel on 05 October 2023.
- The recommendations take into consideration the views of local organisations and residents as expressed at the panel's open meetings and site visits.

16. Timetable for implementation

16.1 OSC will monitor, twice yearly, the implementation of the recommendations accepted by Cabinet.

	Cabinet Action	Date	Service Implementation
1.	Cabinet accepts some or all recommendations.	06 December 2023	18 December 2023 – in line with Call-in requirements.
2.	Cabinet requests further information.	06 December 2023	Service provides additional information for Cabinet on 17 January 2024.
3.	As a result of further information, Cabinet accepts or rejects remaining recommendations.	17 January 2024	29 January 2024 – in line with Call-in requirements.

- 17. Appendices
- 17.1 **Appendix 1:** Final Report of Scrutiny Panel 2 2022/2023: Recovery from the Pandemic
- 18. Background information
- 18.1 Ealing Council's constitution is available at <u>Council Constitution</u>.
- 18.2 Overview and Scrutiny Committee agendas, minutes and reports, available at Overview and Scrutiny Committee.
- 18.3 Scrutiny Panel 2 2022/2023: Recovery from the Pandemic agendas, minutes and reports, available at Committee details Scrutiny Panel 2 2022/23: Recovery from the Pandemic (moderngov.co.uk).
- 18.4 Current agendas and reports are available at <u>Committees</u> (<u>moderngov.co.uk</u>).

Report Consultation

Name of Consultee	Department	Date Sent to Consultee	Date Response Received from Consultee	Comments Appear in Report Para
Internal				
Peter George	Strategic Director Economy and Sustainability	12.10.23		
Connor McDonagh	Assistant Director Economic Growth	12.10.23		
Angela McKeever	Assistant Director of Employment and Skills	12.10.23		
Naseem Kauser	Employment and Apprenticeships Manager	12.10.23		
lan Jenkins	Head of Youth Justice Service	12.10.23		
Jess Murray	Assistant Director of Safer Communities	12.10.23		
Paul Murphy	Head of Community Safety	12.10.23		
Nicky Fiedler	Strategic Director for Housing and Environment	24.10.23		
Helen Harris	Director of Legal and Democratic Services	02.11.23		
Emily Hill	Strategic Director Resources	02.11.23		
Sam Bailey	Head of Democratic Services	02.11.23		
Senior Leadership Team	All Members	15.11.23		
Overview and Scrutiny Committee	All Committee Members	05.10.23		
Cllr Shital Manro	Cabinet Member – Good Growth and New Housing	12.10.23		
Cllr Louise Brett	Cabinet Member – Decent Living Incomes	12.10.23		
Cllr Steve Donnelly	Cabinet Member – Inclusive Economy	24.10.23		
External				
Superintendent Sean Lynch	Ealing Police	12.10.23		

Report History

Decision Type:		Urgency item?	
Non-key Decision		No	
Authorised by Cabinet Member:	Date Report Drafted:	Report Deadline:	Date Report Sent:
N/A	-	23.11.23	23.11.23
Report No.: Report Author a		and Contact for Queries	:
	Harjeet Bains		
Overview and Scrutiny Officer			
	Email: bainsh@ealing.gov.uk Tel: 020-8825 7120		





SCRUTINY PANEL 2 – 2022/2023

RECOVERY FROM THE PANDEMIC

FINAL REPORT

03 MAY 2023

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CHAIR'S OVERVIEW



Councillor Jon Ball (Panel Chair)

I wish to sincerely thank all service officers and the many external witnesses from the business and educational sectors who gave evidence to the panel at our meetings or engaged with panel members during our site visits.

Ealing was especially badly hit by the economic effects of the pandemic due to the local economy's reliance on industries like aviation and filmmaking that largely closed down for a long period. Some of these industries have now recovered but the outlook for retail, hospitality and construction remains uncertain. Local businesses and residents without well-paid work need our support.

I welcome a number of new potential initiatives that were proposed during our meetings, one of which I'd single out for special praise is that from the University of West London's Westmont Enterprise Hub to develop a scheme to divert young people at risk of coming to the attention of the criminal justice system into entrepreneurship.

It is very clear from the evidence we heard that there are a wealth of very valuable initiatives being provided by the Council and various local bodies and organisations to support local businesses and to provide vocational training and job-searching assistance for residents. However, it is not always obvious to businesses and residents that these services exist and how to access them. More subtly there are fields of decently-paid work in which employers find it difficult to fill vacancies and for which there is training available but are not on the radar of most job-seekers, for instance dry lining within the construction industry. Communication both between support providing organisations and to business owners and jobseekers is thus key and features in most of our recommendations.

It was notable from our discussions with businesses large and small that crime and antisocial behaviour is a significant problem for retail businesses right across the borough, and that this has been getting worse. Aggressive shoplifting and ASB put off shoppers and have led to some retail workers leaving the sector in addition to the direct cost to businesses of the theft. The viability of some shops is at risk due to crime. There is work to be done by the police as well as the Council and BIDs in tackling these issues.

Finally, I would like to thank my Vice-Chair, Cllr Praveen Anand, all the members who served on the Panel and our two co-optees for their valuable input into our meetings, recommendations and the site visits that we undertook from North Acton to Southall.

Councillor Jon Ball Chair

1.0 INTRODUCTION

The Overview and Scrutiny Committee had established the Panel in response to the commitments of the new administration's manifesto pledge of **Recovery from the Pandemic** "We will secure 10,000 new well-paid jobs across the borough to help every family get a decent living income. Coronavirus has hit people's incomes hard, so we will secure new well-paid jobs, support people back into work after lockdown and deliver more support for small and local businesses to thrive." and the associated priorities within the Council Plan

Scope

1.2 The Panel's scope was to scrutinise matters relating to the economic recovery of the borough from the COVID-19 pandemic and make recommendations for improvements accordingly. The Panel focused on the training support provision; local jobs provision; and support for small and local businesses to help the local economic recovery.

2.0 METHODOLOGY

General

2.1 The Panel received reports and presentations from internal services, external agencies and expert witnesses at its four hybrid meetings which participants could join in person or virtually via Zoom. The meetings were held in Ealing Town Hall and webcast live on the Council's YouTube channel. The Panel also conducted several site visits within the borough.

Site Visits

- 2.2 The Panel visited:
 - Youth Hub at Ealing Green College
 - Winter Jobs Fair at University of West London
 - Various Local Business Premises:
 - Excelsior Studios in Park Royal Industrial Estate, North Acton
 - Acton Market Square in Acton Town Centre
 - Charmy's Newsagent in Acton High Street
 - International House refurbishment in Ealing Broadway Shopping Centre
 - The Fox Inn on Green Lane. Hanwell
 - Greenford Quay development in Greenford
 - Aria's Coffee Shop on King Street, Southall
 - Chana Chemist on South Road, Southall

Co-option

2.3 Mr Denver Dias (Chartered Accountant, Williams Chartered Accountants, Park Royal) and Ms Roop Kaur (Founder, King Street Shopkeepers Forum, Southall) were co-opted onto the Panel at the second meeting.

Publicity

2.4 The Panel's work was publicised in the Council's *Around Ealing* free magazine which is delivered to all households in the borough, website and direct emails.

3.0 <u>DETAILED CONSIDERATIONS</u> BOROUGH'S ECONOMIC SITUATION AND RECOVERY

- 3.1 Connor McDonagh (Assistant Director for Economic Growth) and Councillor Shital Manro (Cabinet Member for Good Growth) presented an overview of the borough's economic situation and recovery since the COVID-19 pandemic.
- 3.2 Ealing was one of the hardest hit boroughs in London by the COVID-19 pandemic. The pre-pandemic inequalities that had existed within the borough in Southall, Northolt and parts of Acton were further compounded by the impact. Many residents of these areas worked at the adversely affected Heathrow Airport and its supply chain network.
- 3.3 The pandemic had exposed that Ealing had one of the least resilient economies in London. The key pre-pandemic deprivation statistics for the borough indicated that 8 of the 23 wards were in the 20% most deprived in England; employment rate for women was 12% lower than men; employment rate for the Black, Asian and Minority Ethnic (BAME) residents was 9.9% lower than White ethnicity; 1 in 3 residents earned less than the London Living Wage (LLW); and over 23% of households were overcrowded.
- 3.4 At the onset of the pandemic, West London Alliance (WLA) which comprised of the seven West London boroughs had commissioned Oxford Economics to research how the Coronavirus might impact the West London economy. The projected research showed that there were 50% of job cuts from the three sectors that made up a quarter of its economy. It was estimated that over 75,000 Heathrow Airport related jobs would be lost in West London. Ealing's unemployment rate was the second highest in West London. There had been 75,000 Ealing residents on furlough in October 2021 with Southall having the highest furlough rate in London mainly due to the adverse impact on the aviation sector. The number of people claiming employment support had doubled to 20,105.
- The recently published census data showed that Ealing's population had grown by 8.5% but there had been a decline in the population amongst 20-34 year olds, which would affect future service delivery and economic vitality.
- Ealing had a high number of jobs paying less than the LLW, the 6th highest London borough. 40% of the jobs in the borough were in the typically low paying sectors such as retail, hospitality and leisure compared to 33% in London. This situation was considerably higher in Southall (52%) and Northolt (47%) reinforcing challenges of an east-west divide in terms of prosperity and opportunity.
- 3.7 The children living in absolute low-income families had risen by 10% in the borough since 2015. The increase had been driven by children living in working families which suggested that work was failing to pay for many families.

- 3.8 Most of Ealing's high streets were dominated by retail which was in longterm decline. 1,000 retail jobs had been lost across Greenford and Perivale alone in the last five years.
- The borough had lots of carbon intensive industries compared to elsewhere in London which would make the transition to net zero carbon emissions by 2030 more challenging to achieve. 23% of Ealing's jobs were in more carbon intensive sectors compared to about 11% in London as a whole.
- 3.10 In response to the impact of the pandemic, the Council had acted swiftly in setting up an Ealing High Street Task Force (EHSTF) and conducted several surveys for local businesses. EHSTF had empowered local communities and businesses to lead change in their locality. It had enabled the Council and its partners to communicate with businesses and provide quicker support to them, including awarding nearly £135M in grants.
- 3.11 Consequently, in September 2021 the Council had published its action plan to deliver the current Council Plan priority of Creating Good Jobs in its 'Plan for Good Jobs Towards an Inclusive Economy' document. The Council's vision for good jobs was to ensure a sustainable, inclusive and socially just economy for Ealing where people, businesses, towns and communities grow and thrive together.
- 3.12 The Council was presently drafting a new Local Plan for the borough. The Local Plan would have a strong emphasis on the Council working closely with its partners within the public, private and third sectors in growing the local economies of the seven town areas Northolt, Southall, Greenford, Perivale, Hanwell, Ealing, Acton plus an emerging eighth town which was currently under the control of Old Oak and Park Royal Development Corporation (OPDC). The Council was working closely with OPDC to leverage the best outcomes from the significant regeneration zone that would deliver thousands of new jobs over the next 20-30 years. It was one of the biggest regeneration zones in UK.
- 3.13 The Local Plan would include a new policy on affordable workplace and policies to intensify employment floorspace across the borough's industrial land and town centres. It would promote innovation and creativity across the borough such as a Creative Enterprise Zone (CEZ) in North Acton and Park Royal; an innovation hub in Greenford; and accelerating meanwhile employment hubs in Council assets. Ealing's Local Plan focused on having an inclusive, resilient, diverse and well-functioning economy to create local jobs for local people so that they could continue to work and live in this borough. The Local Plan would help to guide developers and future development of the Council's requirements for the next 10-15 years.
- 3.14 The Council had undertaken a Shaping Ealing survey from November 2021-May 2022 to help formulate the new Local Plan. It had received over 10,500 responses which included the need for great public transport; good social cohesion; sense of belonging; feeling welcome; more affordable homes; good employment opportunities; less congestion and air pollution. Some people were not happy with the way the area was changing so the Council

would introduce a community-led regeneration programme by ensuring that people were at the very heart of regeneration projects to help address these issues. The survey would inform medium-term measures to enable an inclusive economy. The Council planned to use a new inward investment model involving Ealing's businesses, landowners, developers, investors and communities to achieve this.

- 3.15 The Plan for Good Jobs had four recovery themes of Focus on Local People supporting out hardest hit residents; Support to Business protecting, nurturing and expanding businesses; Towns and Communities investing in our most left behind town and communities; and Climate Change Action promoting green recovery. 12 objectives across the four themes were being delivered to make a difference for the borough's communities. Short-term measures to accelerate the borough's economic recovery included partnership working, innovation, creativity, meanwhile community use of assets, support and public realm.
- 3.16 The Council's town centre vision framework and 20-minute neighbourhood plans would ensure that people living in the borough could access jobs and other amenities within a 20-minute walk from their dwelling, making these much more sustainable and inclusive neighbourhoods. An economy strategy for Ealing would incorporate inclusive growth and economy.
- 3.17 Multiple projects were being delivered around the borough which included Open Havelock project in Southall whereby the Council was working with Catalyst, Greater London Authority (GLA) and Canal & River Trust to convert 36 redundant garages back into community use as a meet-up space for young entrepreneurs and businesses to liaise. The project was funded through a £600,000 GLA Good Growth Fund. Similar projects would be rolled out across the borough.
- 3.18 As part of its inward investment model, the Council aimed to create Greenford into a potential innovation district or hub. It had several assets in the town centre and would work closely with businesses such as SEGRO Plc which owned substantial land in the borough including within Greenford Park industrial area. The manufacturing and distribution centre of Brompton Bicycle and Vantage Power which designed and manufactured hybrid and electric technology were also based in the Greenford Park industrial area, providing vital local jobs. The Greenford Quay development would offer more employment spaces.
- 3.19 The newly accredited CEZ was UK's largest industrial estate with 46,000 workers. It contained a cluster of creative and digital industries. The Council planned to leverage more income from public and private sectors to invest in this area to provide opportunities for young people in accessing future jobs. It worked closely with the local schools and other education establishments such as University of West London (UWL) and West London College (WLC) in bringing about an innovation district to the area. The CEZ would enable people who had lost jobs at Heathrow Airport and its supply chains to upskill for other types of employment.

- 3.20 Southall Manor House, a Grade II listed building, had recently undergone a £2.4M refurbishment to create a community and business hub. It was anticipated that the convergence of businesses and local community would create new businesses and entrepreneurs in that area.
- 3.21 EHSTF had been established with £600,000 funding received from GLA's Resilience Fund programme to help the borough's high streets and seven town centres to emerge from the pandemic. EHSTF had worked closely with the Council in its establishment and operations. EHSTF's first priority had been to enable the safe operation and reopening of the high streets during the pandemic. EHSTF's work had since evolved into finding innovative solutions for the future of the borough's high streets including reimaging and repurposing them to become more diverse and resilient for the changing needs of the people visiting, living or working in the borough. Many other Councils from around the country had enquired about the success of EHSTF in changing the borough's public realm. It was important to invest in active travel projects to reduce the dominance of car condestion and air pollution in making the public realm accessible and attractive. enabling better social cohesion and the creation of destinations where people wanted to come and relax.
- 3.22 Ealing was one of three boroughs that had been selected by the government for its Levelling Up fund. Consequently, the Council had secured a £7.23M funding for improvements to the public realm and active travel projects. It had added further funds and was working closely with the Department for Transport (DfT) and Transport for London (TfL) to transform parts of the borough. The present £1M enhancement of the Northolt High Street scheduled for completion by 2024 would attract new businesses there.
- 3.23 The aviation sector had been one of the first sectors to shut down during the pandemic and amongst the last to reopen. Many people who had previously worked at Heathrow Airport or its supply chain network had sought other jobs elsewhere once their furlough period had ended and did not want to return to their old jobs. The job vacancy situation at the Airport had presented a challenge so various programmes and initiatives were introduced to recruit local people into these jobs. The job losses in the aviation sector had a significant adverse impact on a large number of Southall residents who had been employed in this sector before the pandemic. Consequently, Ealing Council had established a strategic Southall Jobs Partnership (SJP) comprising of various key stakeholders including Heathrow Airport Limited, Jobcentre Plus (JCP), West London Business (WLB) and WLA to help these residents into the vacant positions. Heathrow was presently focusing on regrowing in a more sustainable way to address the climate crisis. It had invested considerably on research, development and innovation to create sustainable air travel. This drive would give Ealing residents the opportunity to access new higher value and knowledge economy jobs.
- 3.24 Genuinely affordable homes was a key manifesto commitment of the new administration which had pledged to provide 4,000 new affordable homes. The last administration had delivered 2,700 genuinely affordable homes in

the borough. There had been a major impact on the supply chain within the development industry due to Brexit and the pandemic. The increased prices of materials and other construction costs had made many developer schemes unviable including some of the Council's Broadway Living schemes. There were approximately 11,000 people currently on the Council's housing waiting list and despite numerous challenges the administration would continue to look at ways to fulfil its manifesto commitment.

- The 20-minute neighbourhood model was suitable for the borough. The last 3.25 Local Plan had focused on growth along the two growth corridors of Uxbridge Road with its Elizabeth Line stations and the A40/Western Avenue with its industrial land. Consequently, Southall had undergone significant regeneration and investment growth in the last decade and there had been pockets of growth within the industrial land along the A40. The new Local Plan was about a polycentric approach whereby all the seven town centres of the borough would see investments, regeneration, redevelopment and good growth. This approach would take the pressure off places like Southall and provide investment in left-behind places such as Northolt that had not received much investment in the last few decades. The Council's community-led regeneration programme for the seven towns such as 'Visions for Northolt' which had started a couple of years ago had enabled it to secure further funding for Northolt town centre. Greenford, Perivale and Acton town centres were being regenerated. Regeneration work in Hanwell and Ealing town centres would commence in the next few months. Details of the Southall Reset programme would be presented to Cabinet imminently. The 20-minute neighbourhoods were critical for the long-term future of the borough in making it more sustainable by ensuring that people had guicker access between their services, homes and jobs.
- 3.26 Before the pandemic, the borough was mainly seen as a residential dormitory with lots of residential housing and people travelling to work in the business district of central London using the Elizabeth Line and other tube stations. The new administration had considered the development in the borough and deemed that people ought to be coming into Ealing as a destination to work. More commercial and employment space in the town centres would attract organisations to invest in the borough. The 20-minute neighbourhoods and implementation of active travel programmes would help people to travel in different and sustainable ways to come and work here. Some development schemes that were already in the pipeline during the last 2-3 years would continue.
- 3.27 There were no quick fix solutions to the decline of the high streets and town centres. It was evident that the high streets and town centres had to change to survive in the long-term. Independent businesses benefitted when people stayed at home and as a result the local high streets would thrive. The main town centres had suffered because more people were working from home. It was important to get people to work from their office spaces for the town centres to thrive. Consideration was being given to innovative ways of working such as in cafés by paying a nominal sum for the day and other incentives of buying a coffee or soft drink and getting free refills thereafter.

The Council's new affordable workplace policy was already being implemented within the planning applications process. The local town centres would benefit from people working locally. The Council had undertaken health checks of all the borough's town centres and gathered evidence for the new Local Plan. It had also conducted an employment land review and the Industrious Ealing socio-economic evidence on the performance of Ealing's economy would be published shortly.

- 3.28 The Council was looking at its own assets for potential meanwhile use sites. There was consideration of deriving best commercial income against actual social value for the use of such sites. For example, Southall Manor House provided an opportunity for local businesses to access cheaper space and the income helped with the maintenance of the grade II listed facility. There was continuous dialogue with large private developers about vacant units within their developments for good use. Community Land Trust Network had agreed to the use of an attractive affordable creative space in Friary Park, Acton. A portacabin was available for the use of the local community at the Northolt development site.
- 3.29 The affordable office space was normally agreed as part of Section 106 agreements during the planning application process and came into effect permanently when the offices were built. The developer was expected to charge lower rents and publicise the space for start-ups. The affordable space got a throughput of firms growing and moving on to become successful with newer start-ups coming through the same office space. The Council was expecting to enter into a similar agreement with the British Land development.

Ealing's Unemployment and Qualifications Statistics

- 3.30 In March 2022, Ealing's unemployment rate of 7.1% had been 1.7% higher than that for London (5.4%) and 3% higher than for Great Britain (4.1%). The unemployment rate applied to people who were available to start work and not the long-term sick. Ealing's unemployment rate was the highest in West London followed by London Boroughs of Barnet and Brent at 7.0% and 6.1%, respectively. Ealing's unemployment rates had fluctuated during the pandemic and peaked at 7.6% in June 2021. The current unemployment rate was still higher than the pre-pandemic levels.
- 3.31 The alternative claimant count (ACC), a measure of unemployment data, had shown that the all-age Ealing figures in February 2020 before the pandemic had been 9,269. In May 2020, the ACC was 20,853 and had risen to 21,655 in May 2021. The ACC had continued to decline in May 2021-April 2022. There had been a 1% rise in the provisional number of residents on unemployment benefits in May 2022 (14,214) compared to April 2022 (14,052). Ealing had the second highest provisional ACC within West London in May 2022 at 14,214 (6.46%) whilst London Borough of Brent had the highest at 14,667 (6.81%).
- 3.32 In January-December 2021, at 148,000 (65.7%) Ealing had a higher proportion of residents aged 16-64 years with National Vocational Qualifications (NVQs) at Level 4 and above compared to London (59%) and

- Great Britain (43.6%). This was the second highest rate in West London after Hammersmith & Fulham (74.4%).
- 3.33 16,400 (7.3%) Ealing residents had no qualifications and 16,900 (7.5%) had other qualifications. This was a barrier to employment because 'other qualifications' meant that the resident may have studied abroad and often their qualifications could not be converted to the UK level structures or were levelled down. Many employers favoured residents who had Mathematics and English qualifications as a minimum requirement for the role, making it more difficult for people with no qualifications to apply for jobs or apprenticeship opportunities.

TRAINING SUPPORT PROVISION

3.34 The Panel received presentations from Ealing Council officers and three partner organisations – University of West London (UWL), West London College (WLC), Ealing & Hounslow Community Voluntary Service (EHCVS) on the training support provision to get residents back into work.

Ealing Council

- 3.35 Learn Ealing (LE), part of Ealing Council's Employment, Learning and Skills (ELS) service, was the adult learning provider tasked with the implementation of the administration's manifesto target of delivering 12,000 new qualifications and training programme graduations in 2022-26 for people looking to upskill.
- 3.36 LE worked closely with other Council services and external partners to support the creation of jobs and apprenticeships in the borough. The service was guided by the London Mayor's Adult Education Roadmap objectives of creating an empowered and locally relevant adult education system, ensuring that impactful adult education was recognised and supporting Londoners most in need to better access adult education.
- 3.37 LE applied the three key strategies of expanding its partnerships; delivering more bespoke, innovative and high-quality provision that would meet the needs of clients; and bidding for further funding from GLA to meet set targets.
- 3.38 LE worked closely with its external partners such as UWL, WLC, JCP, EHCVS, Southall Community Alliance, A2Dominion and The Forge@Park Royal (The Forge) to deliver online and classroom based courses across the borough. It particularly tapped the deprived areas of Acton, Northolt and Southall. Wraparound support was provided for the learners to enable progression into further education at a college/university, employment, volunteering opportunities and placements.
- 3.39 LE had adapted various modes of teaching in the past three academic years to suit residents. It had worked closely with external partners such as North West London NHS Trust (NWLNHST) to create a pathway for primary care non-clinical staff into employment and Lloyd's Pharmacy in reskilling its large workforce through a bespoke ESOL programme. LE had worked with internal teams within Work Ealing to develop programmes that tackled

- inequality and enabled residents to acquire qualifications and skills for earning decent living incomes.
- 3.40 610 learners had completed 1,894 employability qualifications and training programmes in 2021-22. Compared to pre-pandemic, there had been a significant increase in the number of learners (312 in 2018-19 and 592 in 2020-21) and enrolments (517 in 2018-19 and 1,254 in 2020-21). In 2020-21, there had been a 37% increase in the number of unemployed learners at 514 (375 in 2018-19) who completed 1,573 (1,305 in 2018-19, an increase of 21%) training programmes. The success of the programmes was attributed to good quality teaching, information, advice, guidance and pastoral care.
- 3.41 In fighting inequality, LE had extended its family learning provision and offered a face-to-face responsive digital offer. It had collaborated and worked with partners to create a locally relevant offer that supported the GLA roadmap in offering partner venues for delivery of courses which extended its reach. The partners now supported hard to reach communities across the borough. Parents, particularly women, and their children had access to a provision that built and supported skills needed for work and life. For example, the family ESOL offer at children's centres was responsive to local language needs of users where the parents had no English skills. This offer had enabled parents and their children to bond and mix with a wide range of groups, supporting progressing to English and community cohesion. In 2021-22, there had been a 104% increase in learners 196 (96 in 2020-21) and a 142% increase in enrolments 551 (228 in 2020-21) on this programme.
- 3.42 LE had worked with EHCVS and Ealing libraries in providing access to existing IT resources. This had extended the range of delivery venues for hard to reach groups across the borough. The bespoke offer supported digitally disadvantaged residents to develop and progress their computer skills for life and work. The courses ranged from beginner to advanced level with progression pathways to accredited provision.
- In 2021-22, LE's Start-up School for Seniors course was specifically for people aged 50+ about starting their own business. There had been three cohorts each consisting of about 30 learners over the year. The course ran a series of workshops which included steps to setting up a business, links across networks, financial and marketing aspects. Several case studies demonstrated that some learners had successfully started their own businesses on completion of the training. LE was developing a specific programme with JCP for people aged 50+ years. Ealing Council and Imperial College were part of the CEZ. The Council was looking to work more closely with the creative industries to develop people's skills in that sector.
- 3.44 As a result of the pandemic, LE had identified five main sectors as avenues for employment aviation; construction; service industry either relating to Heathrow Airport or small retailers in the high streets; retail; and hospitality. There had been buoyancy in recruitment within the borough with job

- vacancies at Heathrow Airport, property developers, JD Sports and pubs. Less interest was shown in hospitality sector jobs because of its volatility, low wages, and long/unsocial hours.
- 3.45 In addition to the traditional telephone calls and leaflets, older people were provided digital support through the LE programmes to help improve their digital skills. Digital skills enabled them to access a variety of communications for work and life. The service aimed to develop people through upskilling and advancing their careers.
- 3.46 LE had targeted hard to reach groups by offering specific programmes with partners in various venues such as schools, community centres and libraries. The courses included ESOL sessions; first aid courses for voluntary organisations at the Gurdwara; and an Easter programme for an Indian women's group, Voice to Women, in Southall Town Hall focusing on digital skills and wellbeing. In response to the recovery from the pandemic, Ealing Council had established Southall Jobs Partnership to work closely with the local community on training and employment opportunities. The Council was also launching a new Learning Zone initiative across all its managed libraries to enable residents and businesses to access training and deliver seminars, webinars and employee support.

University of West London

- 3.47 Mr John Charlton (Head of Knowledge Exchange and Business Engagement, UWL) outlined that:
- 3.48 UWL was a partner in the borough for higher education. It was committed to being a good local university by strengthening working relationships with Ealing Council and optimising outcomes by collating resources.
- 3.49 UWL focused on local people by supporting the hardest hit residents; invested in the most left behind towns and communities; supported business by protecting, nurturing and expansion in the borough; and promoted a green recovery.
- Over 1,000 (11%) of the UWL learners were Ealing residents, excluding Park Royal. This trend had remained over the last three years despite the pandemic and competition from other West and Greater London universities. 18% of learners resided in the borough during term time which included constituents and new learners.
- 3.51 The data for graduate outcomes was held centrally by the government and Higher Education Statistics Authority (HESA). UWL did not have records of where the learners resided after graduation. 10% of graduates had an Ealing-based employer within 15 months of completing studies including those having started their own business.
- 3.52 Based on HESA data, UWL had identified that two-thirds of students who lived in the borough before enrolment had met some criteria for indices of multiple deprivation. Hence, UWL's role was partially to support social mobility of Ealing residents.

- 3.53 About two-thirds of the students residing in the borough were from under represented BAME groups and a large proportion of these were mature learners on entry. UWL had a higher than national average of mature learners. Mature learners were classified as 21+ years. There were 44% of mature students nationally. UWL's outreach team had successfully brought together hundreds of learners aged 60+ years as part of the national University of Third Age (U3A) initiative. The initiative aimed for education and stimulation of mainly retired members of the community including those seeking career changes. UWL had social care through its college of health and nursing.
- 3.54 UWL had received the University of the Year for Teaching Quality and University of the Year for Student Experience awards in The Times and Sunday Times Good University Guide 2023.
- 3.55 UWL's higher education offer was employability focused. It maintained a close alignment with employer demands to ensure that student work placement and experience was gained through the degree requirements. Its student support mechanisms and facilities were designed to ensure job readiness to complement the academic requirements. The work experience placements were mainly located within the West London economy which included micro businesses, start-ups and global entities.
- 3.56 UWL's degree apprenticeships offer had seen a significant growth to over 1,000 presently without compromising quality. Its apprenticeships team partnered with the Council in supporting the 2000+ new apprenticeships target.
- 3.57 UWL was a member of Ealing Local Strategic Partnership (ELSP) a partnership of public agencies, business, voluntary and community sectors working together for the benefit of local people and worked alongside WLB, WLA, other regional universities and business partners in the same spirit to promote growth, social mobility and support local businesses.
- 3.58 In the past two years, there had been a new initiative of the internship recruitment match-funding in hiring graduate interns for local business start-ups. The initiative met the criteria of the Regeneration for Ealing in West London commitment.
- 3.59 UWL had a Westmont Enterprise Hub that enabled Ealing residents with the right idea to potentially tap into funding, expertise and support for their business. The Ealing Business Expo 2023 would be held at the Ealing campus with UWL playing a key role in organising the event. UWL also offered short courses such as applied project management and executive education for professional development.
- 3.60 UWL was one of the few greener universities in the country and assisted in creating a more sustainable Ealing. It had secured approximately £5M in the public sector decarbonisation scheme to implement highly technological equipment to help make it a net-zero campus by 2030.

- 3.61 UWL had lobbied the government for changes in legislation to make it easier for workers to deploy their right to work through a contract of employment. UWL's recent work with Better Hiring Institute and some very large employers nationally, who were also local to the West London economy, had seen a permanent change in the right to work legislation. These changes had helped certain groups of the labour market such as graduate cohorts.
- 3.62 UWL had a significant number of learners from Greater London but trying to keep them in Ealing was quite a challenge. UWL could develop more quality career opportunity programmes with local sector specific employers such as hospitality, tourism and aviation in promoting jobs to graduates so that they chose to remain in the Ealing labour market.
- 3.63 UWL had seen an increase in communications with Ealing Council at various levels. Regular communications had yielded meaningful results in partnership activities and enabled the deployment of relevant resources to enhance these for residents. It was crucial for Ealing Council to maintain and increase communications with its partners for continuous cultural improvement.

West London College

- 3.64 Mr David Warnes (Deputy Principal, Strategy, Planning and Communications, WLC) and Mr Daljit Bains (Director of Business Development & Partnerships, WLC) outlined that:
- 3.65 WLC had worked closely with local partners to support the economic recovery in West London. Ealing's Plan for Good Jobs, GLA's Skills Roadmap for London and the national Skills Builders Network (SBN) framework had informed WLA's strategy on reskilling for the recovery.
- 3.66 Many employers in West London including Heathrow Airport and other larger employers used the SBN framework to support individuals into work.
- 3.67 WLC had developed a range of programmes for its learners who were 16+ years. The programmes, aligned to the essential skills of SBN framework, were tailored to individual needs and aimed to equip job seekers with the skills and attributes to find work.
- 3.68 WLC had campuses in the London Boroughs of Ealing, Brent and Hammersmith & Fulham. It worked closely with these boroughs and other key partners offering employment support provision within the borough such as Shaw Trust for getting women into construction, Action West London (AWL) which worked with young black males, Catch-22, WLA, WLB, JCP and Department for Work & Pensions (DWP).
- The range of programmes and support for young people included preapprenticeships; not in education, employment and training (NEET) programmes; young asylum seekers/refugees programmes; and Youth Hub engagement. The programmes helped young people to gain confidence,

create a CV, acquire interview techniques, work placement to progress into an apprenticeship, education or exposure to work opportunities relevant to their aspirations and long-term sustainable good jobs. Young asylum seekers and their parents were given wraparound support including English for Speakers of Other Languages (ESOL) provision to help them to settle into the country and become part of the local community. 150 young people had been supported through the independent Ealing Green Youth Hub. Catch-22, AWL and JCP worked closely with young people at the Youth Hub. 80% of WLC learners had progressed onto further study or apprenticeships on completion of a programme.

- 3.70 The WLC programmes for adults included working closely with DWP and JCP to align the offer to available job vacancies. WLC worked with specific employers such as Heathrow Airport and Thames Water which had numerous vacancies to co-develop appropriate programmes to meet their needs. The 2-3 week sector based work academies programmes (SWAPs) such as for retail, hospitality, construction and security sectors were designed with employers and guaranteed interviews on completion.
- 3.71 The essential digital skills qualification (EDSQ) was a key component in all WLC's work to help adults to improve their digital skills in accessing online job applications and virtual interviews. WLC's Kickstart Essential Skills programme offered a six-month work placement and employability programmes. 90% of Kickstarters at Thames Water had secured a full-time job with the organisation. The Heathrow Essential Skills programme offered recruitment to varied jobs at the Airport. The new Carbon Literacy programme would offer residents green skills. Multiply, a GLA funded programme which ran alongside ESOL programmes, focused on mathematics and financial literacy skills.
- 3.72 WLC worked closely with Work Ealing on its programmes to target residents. 78% of the 66 Ealing residents who had participated in SWAPs had progressed into jobs or further training with the associated employer. The Women into Construction (WIC) SWAP which had very good success rates of progressing people into secure employment within the construction sector was always oversubscribed. The Career Clinic SWAP which entailed working with National Health Service (NHS) and into jobs within the health sector had an 80% success rate of getting into jobs.
- 3.73 The WIC SWAP was held in Southall, making it accessible due to good transport links. WLC's new Construction Academy and Green Hub in Southall was scheduled to open in March 2023. The venue could be used productively by partners across the borough to ensure that there were no barriers to the aspirations of getting good high skill jobs for Ealing's adult community.
- 3.74 WLC was a member of Ealing Citizens to promote social inclusion and advocacy. All programmes for adults focused on addressing inequalities. For example, the inclusion of mindset and wellbeing to address the impact on people's mental health and wellbeing after the pandemic; digital skills were woven into most programmes; ESOL and Level Up programmes were

tailored to meet the needs of vulnerable asylum seekers of all ages. WLC's wider partners included Care4Calais, Ukrainian London Foundation and the Afghan Community Support. The London Mayor's Construction Academy and Green Skills Hub focused on hard to reach groups and those most impacted by the pandemic. These initiatives ensured that people could reenter the job market confidently and into sustained employment.

3.75 The WLC programmes were co-designed with employers to eradicate any barriers to the basic level entry requirements such as the need for a construction skills certification scheme card and security industry authority licence for their jobs. Jointly with KPMG, Heathrow Airport was presently undertaking a review of its partnership working with others to help inform the pre-employment training and job vacancies. A bespoke Heathrow Essentials programme sought to develop core employability skills such as customer services that were required for all their airport vacancies. A checkable five-year employment history to which potential applicants were subjected was a main deterrent for the Heathrow Airport jobs. Many organisations were lobbying against the employment history checks so that new settlers and people who had been unemployed during the past five-year period could take up these jobs.

Ealing and Hounslow Community Voluntary Service

- 3.76 Mr Iain Elliott (Funding and Group Development Manager, EHCVS) outlined that:
- 3.77 The EHCVS volunteer centre in Ealing matched volunteers with opportunities in the voluntary sector. It was a useful service for people who had been unemployed to get back their confidence through volunteering and helped the community sectors which could not run without volunteers. The Centre provided support to people starting new community groups such as a charity and community interest company. It also offered training and assistance with how to secure funding for projects. Typical volunteers were older women. Three key EHCVS projects were Give Back/Feel Better Supported Volunteering (GBFB project); Re-Klaim IT Ealing (RITE project) and The Powering Recovery (TPR project).
- 3.78 The GBFB project was a 12-week volunteering placement with mental health support for young people aged 18-25 years, living or studying in Ealing and currently struggling with a mental health problem. In addition to gaining invaluable skills through volunteering, individuals were signposted to local mental health services and informed about Crisis hotlines. The project had been running for several months and organisations such as NWLNHST, MindOut, UWL, MindFood and Mind promoted it to their beneficiaries. EHCVS was surveying its participants to assess the impact of volunteering on their mental health.
- 3.79 The RITE project aimed to tackle digital exclusion by distributing Ealing Council's surplus devices to vulnerable individuals. The project was targeted through current EHCVS database and its uptake was gradually increasing. The eligibility included meeting certain criteria and referral by a charity or non-profit organisation. Participants were expected to complete

four surveys – the first upon receiving the device, then at 30 days, 60 days and 90 days to enable EHCVS to assess outcomes. Presently, 77 devices had been distributed to NHS patients, 19 referrals made and 7 devices successfully distributed to individuals. 10 volunteers trained recipients to use the devices.

- 3.80 The GBFB and RITE projects were relatively new and EHCVS aimed to work with other organisations such as UWL to target more young people who met the criteria. EHCVS welcomed support from Ealing Council to promote the projects through its various communications channels.
- 3.81 EHCVS worked with NHS on the TPR project in providing digital support to five different partnerships three internal NHS services and two community charities, Mind and Dementia Concern. There were currently over 20 service users with more than 100 interactions between the TPR team and referrals. The project had enabled NHS patients to access appointments and rehabilitation sessions from their home whereas in person appointments may have been cancelled. The TPR and charity teams ran face-to-face digital support workshops for service users of the two charities to help improve their health and wellbeing through digital skills and usage. The positive feedback received for the project had included improved accessibility, home visits by health inclusion team, enabling online shopping and training.

Panel Conclusions

The Panel concluded that the Council should maintain continuous communications with its education sector partners regarding employment matters; lobby the government to relax the five-year employment history checks at Heathrow Airport; organise a combined event for all relevant employment and education partners in providing appropriate information to the borough's residents; have an employment communications programme advertised regularly through appropriate channels for all employment events, training opportunities and job vacancies on offer; and ensure that Councillors, frontline staff and other appropriate professionals, such as General Practitioners, were kept informed of all employment and training opportunities to refer people to the right place.

No.	Recommendation
R1	Ealing Council should maintain continuous and improved communications with its education sector partners regarding employment matters to provide appropriate support for the borough's residents in getting them back into work through training.
R2	The Cabinet Portfolio Holder should lobby Heathrow Airport to clarify and relax its five-year employment history checks as this would have direct benefits for local employment.
R3	Ealing Council should organise a combined event for all relevant employment and education partners in providing appropriate information to the borough's residents and getting them back into work after the challenges of COVID-19 pandemic.
R4	Ealing Council should have an employment communications

No.	Recommendation
	programme that is advertised regularly through appropriate channels for all employment events, training opportunities and job vacancies on offer so that residents could easily find out what was available to them.
R5	Ealing Council should ensure that Councillors, frontline staff and other appropriate professionals, such as General Practitioners, were regularly informed of all employment and training opportunities in the borough to enable referrals to the right place.

THE LOCAL JOBS PROVISION

3.83 The Panel received presentations from Ealing Council officers and two partner organisations, High Speed 2 Ltd (HS2) and OPDC, on bringing new and well-paid jobs back in this borough.

Ealing Council - Delivery of New Local Well Paid Jobs

- 3.84 The Council's Business Growth & Inward Investment (BG&II) service worked with other internal services and external stakeholders to deliver the Administration's commitment of securing 10,000 new local well-paid jobs.
- 3.85 The Council's target of 10,000 new local well-paid jobs was split in the ratio 7,000:3,000 between ELS service and BG&II, respectively. Two new posts had been created to support these services in achieving the targets.
- 3.86 BG&II had scoped the approach, developed relationships internally and externally, and drawn up plans to identify opportunities to help achieve its target. Some of the key stakeholders that BGII had worked with to engage business networks included EHSTF, West London Chamber of Commerce (WLCC), OPDC, WLB, UWL, WLC and Imperial College & Brunel University (IC&BU).
- 3.87 The Regeneration service had considered employment space and the physical needs of businesses to enable them to grow. The Sustainability team had considered a range of net zero agenda programmes for suppliers in responding to retrofit and other works. This had offered greater opportunities for local businesses in the construction sector, the second highest cluster of businesses within the borough. In considering food hygiene, the Environmental Health service had assisted businesses to improve operating standards, ratings, join online platforms and promote their offer to the market. The Strategic Property service had considered underused spaces and assets within the Council to accommodate employment space and support start-ups. The Procurement service had reviewed the Council's purchasing practices ensuring that local suppliers were considered first.
- The delivery of the Council's cultural manifesto and action plan was being considered together with the regeneration and jobs agendas. Presently, tourism was more closely linked with the Council's cultural manifesto work. Ealing was well known for being a green place with navigable and walkable pathways. It was recognised that Ealing's rich social history such as music/

film heritage and other characteristics were not widely known outside the borough. The Council was contemplating the infrastructure required to promote Ealing's culture and heritage to attract more visitors. A range of public realm initiatives were being considered as part of the delivery plan for the UKSPF scheme to promote, celebrate and showcase the place. A greater footfall in the area would hugely benefit the local businesses.

- 3.89 EHSTF had considered place-based improvement plans which entailed engaging new business groups and setup of new business associations in different parts of the borough. BG&II had worked closely with EHSTF to support and promote the borough's hospitality, retail and tourism sectors.
- 3.90 BG&II had recently funded a business award through WLCC and actively worked with affordable workspace providers. It had worked with OPDC in the CEZ and supported creative businesses in the Park Royal area. BG&II had worked with WLB on high growth businesses that had recently received Additional Restrictions Grants (ARG).
- 3.91 BG&II had worked closely with UWL in holding a joint event for built environment businesses, WLC's Green Skills Hub regarding green skills, and IC&BU about an innovative proposal for the local economy in Greenford. It had planned further forums for other business sectors in 2023 and would commission a provider to create a platform at the Park Royal CEZ with the potential of making it boroughwide.
- 3.92 In 2022, there had been 19,585 businesses in the borough with a total of 128,000 direct employees. BG&II had engaged with businesses and ELS to identify recruitment needs and matched these with available training or job opportunities.
- 3.93 BG&II had worked with community networks to support business start-ups and nurture entrepreneurship among those furthest from the labour market, targeting local women who were under-represented in this sector. BG&II and ELS had supported entrepreneurs in developing their enterprise ideas at the Start-up School.
- 3.94 BG&II had supported and promoted the Living Wage Employer Mark to local businesses. The Council had committed to have 200 local businesses registered for the accreditation by 2026. Presently, 45 employers had registered with the Foundation to pay their employees the LLW.
- 3.95 Approximately £2M funding from the GLA's UK Shared Prosperity Fund (UKSPF) for business support and advice was due in early 2023. £500,000 was allocated to support new and existing businesses through a series of joint key stakeholder events for accessing market opportunities.
- 3.96 The Council's business growth programmes for 2022-26 to unlock job opportunities included ARG funding to grow businesses; development of the CEZ, UKSPF projects such as artwork, festive lighting, and planting improvements in high streets to promote footfall; and High Street Challenge

Fund projects such as the restoration of a circular economy pop-up shop at W3 Hive on Churchfield Road in Acton.

Ealing Council's Apprenticeship Provision

- 3.97 The Council's apprenticeship scheme had commenced in 2007 and until 2016 was open only to young people. The eligibility was extended to people of all ages in 2017. Presently, 295 apprentices had been recruited to the scheme of which 284 were young people aged 16-24 years and 11 aged 25+ years. The national apprenticeship retention rate in 2021 was 65% whilst Ealing's was 96% of which 95% had progressed into employment, education and training (EET).
- 3.98 The apprenticeship model entailed the participants having to achieve the apprenticeship standard through practical work experience, professional knowledge, behaviours and values required in a professional environment before the end point assessment to demonstrate competence in their role. The apprenticeship standards were available at different stages ranging from Levels 2-7. Level 2 was equivalent to 5 GCSEs; Level 3 equivalent to two A Levels; Level 4 equivalent to a Foundation Degree; Levels 5/6 equivalent to a Degree and Level 7 equivalent to a Postgraduate Degree.
- 3.99 The Council's apprenticeship scheme had been successful due to a range of measures including an apprenticeship team which supported managers to setup, recruit, monitor and manage their apprentices; strong relationships with training providers; pastoral support; a priority recruitment policy; role models of apprentices who became Council employees still in the organisation after 15 years with some recruiting apprentices to their own teams; and the availability of degree apprenticeships such as in planning and surveying.
- 3.100 The pandemic had impacted on working practices. Many managers were unable to offer apprenticeship roles due to the uncertainty and need to work from home. The number of national apprenticeships had declined by 70%. Ealing had employed 30 young people on a Kickstart scheme as part of the government's Plan for Good Jobs programme. In addition to the easing of COVID-19 restrictions and getting accustomed to working from home, the scheme had helped managers to gain confidence in supporting young people with limited work experience. Consequently, four people had started apprenticeships and eight had secured jobs within the Council. 26 Kickstarters had moved into EET. There had been a marked increase in the number of apprenticeships and the Council was on track in recruiting 15 people during the current financial year.
- 3.101 The present national apprentice minimum wage was £4.81 per hour. Ealing Council had always paid well above the minimum level and its model rose incrementally over an apprenticeship period, reflecting an individual's skills and experience. The Council's current training allowance for Level 2 apprentices started at £6.00/hour rising to £9.50/hour (national minimum wage (NMW)) after six months, an annual allowance of £14,105. Levels 3-4 apprentices started at £11.95/hour (LLW), an annual allowance of £21,749.

- The Senior Leadership Team was due to review the Council's training allowance model for apprentices in 2023.
- 3.102 The apprenticeship scheme had enabled the Council to address its workforce imbalance in age as most apprentices were aged 16-24 years and create roles with training that had led to positive progressions for most participants.
- 3.103 In its commitment to care leavers, the Council had commenced a preapprenticeship Horizons Pathways Programme (HPP) in 2022. HPP would support four cohorts of 15 care leavers on a 5-month programme involving a two-day paid work placement, one day employment support, mentoring and progression support. Trainees were paid up to 15 hours per week at NMW. Previous programmes had achieved a 75% rate into EET outcomes.
- 3.104 The introduction of the apprenticeship levy in 2017 had changed the eligibility to enable people of all ages and qualification levels to undertake an apprenticeship. The Council had created its own corporate programme with 140 staff starting apprenticeships as part of the staff training scheme. This scheme had enabled the Council to train social workers and presently eight people were undertaking social work apprenticeship degrees.
- 3.105 Ealing Council had committed to a levy transfer scheme for local employers, or those with a strong link to the borough, which utilised its unspent apprenticeship levy to pay for apprenticeship training for the employers. The Council had committed to gift £400,000 of levy over four years and presently £66,000 had been gifted for apprenticeships including a teacher, sports coach, horticulture, and early years practitioners.
- 3.106 The Council had recently established an Ealing Apprenticeship Partnership with some apprenticeship training providers. The Council would develop an apprenticeship offer to support residents into good careers and assist businesses to create a highly skilled workforce. This action was anticipated to increase apprenticeship vacancies to help meet the target of creating 2,000 apprenticeships in the borough.

High Speed 2 Ltd

- 3.107 Mr Ambrose Quashie (Skills Manager, HS2) highlighted that:
- 3.108 The role of Skills Manager for London at HS2 was twofold. The first role entailed overseeing the contractual requirements of SCS Railways, its tier one contractor in London for main civils works; contractors Balfour Beatty, Vinci, and Systra the station construction partners for Old Oak Common; and Euston Station construction partner, Mace and Dragados. The second role was to oversee key stakeholder relationships which included Ealing Council in connecting Ealing residents to the opportunities that the borough's proximity to the HS2 line of route offered.
- 3.109 Skills and employment were one of the seven strategic goals of the HS2 programme that were integral to its delivery, making these a core part of the work. HS2 had significant workforce requirements and its previous year's

data indicated the need for 34,000 people during the peak construction period in building the railway line from London to Manchester. The peak workforce requirement in London was approximately 9,000. Insufficient people to help in the programme delivery was a significant risk. HS2 was keen for a sustainable legacy to demonstrate the programme's benefits by offering opportunities to local communities, disadvantaged people and under-represented groups.

- 3.110 The HS2 Skills, Employment and Education (SEE) Strategy, published in 2018, had four key priorities. The first priority was to ensure the skills to deliver the programme and leave a sustainable skills legacy for the transport infrastructure sector and wider UK economy. The second priority was to create sustainable skills, employment and education opportunities in the HS2 supply chain using procurement levers. This included activities such as employing previously workless individuals; creating work placements to a pathway into paid employment; recruiting apprentices through schools and further education colleges; and undertaking work to upskill the existing workforce. One of these activities had to be delivered per £3M of contract value which meant that lots of activities had to be delivered in the right way by the supply chain for contracts worth billions of pounds. The third priority was working with schools and young people to stimulate interest in science, technology, engineering and mathematics (STEM) subjects to encourage more young people into transport infrastructure related careers. HS2 had delivered workshops, career fairs and employability support such as mock interviews across schools and colleges located along the line of route. It had also attended large-scale events such as Skills London, UK's largest jobs and careers event for 14 -24-year-olds and their families, at ExCeL London in November 2022. The fourth priority was to work in partnership with stakeholders and industry to maximise the economic and regeneration benefits of the HS2 programme locally along the line's route and across UK. Local stakeholders would help to create the right pathways into employment and better representation across its workforce, ensuring that employees could sustain their employment and progress in the workplace.
- 3.111 HS2 aimed to deliver a job brokerage model that showcased vacancies and made it easier for under-represented and disadvantaged groups to access the job opportunities. The model, launched in 2021, had two key components to create pathways into employment at scale for local communities and diverse groups. The first component was a jobs board on the HS2 website for all vacancies across its supply chain. The second component was a network of job brokerage partners, such as local authorities, which had the requisite expertise in creating the pathways.
- 3.112 HS2 interventions in the borough had included participation in local jobs fairs through its partners; STEM workshops in local schools such as at Greenford High School; supporting 11 young people with special educational needs and disability (SEND) from Belvue High School through an 8-week employability project in 2022 with a second project planned for 2023; and conducted competitions in schools for the naming of tunnel-boring machines (TBMs) resulting in two local schools, Dairy Meadow Primary School and Brentside Primary Academy, naming two TBMs –

Sushila and Caroline (after Sushila Hirani, Head of Department and Lead for STEM at Greenford High School and astronaut Caroline Herschel). TBMs were traditionally given female names after Saint Barbara, the patron saint of miners.

- 3.113 Five miles of tunnelling work from West Ruislip through Northolt to Greenpark Way in Greenford, taking approximately 22 months to complete, had commenced in October 2022 using TBM Sushila. TBM Caroline was scheduled to launch shortly from the West Ruislip site to build the second twin-bore tunnel towards London. WLC had delivered training for the HS2 pre-employment programme linked to its tunnelling works. Three of the 11 people presently on these work placements were Ealing residents and HS2 aimed to get them all into apprenticeships or other roles.
- 3.114 HS2 used two key metrics to determine how local people had benefitted from its opportunities. One metric, workless job starts, measured individuals who had secured employment across its programme for at least 26 weeks. The second metric measured apprenticeship starts in which individuals had lasted for at least 12 weeks. In February 2017-September 2022, there had been 96 Ealing workless job starts (11% of Greater London total) and 24 Ealing apprenticeship starts (9% of Greater London total). If the total number of available apprenticeships had been spread equally across London then there would only have been 3% Ealing apprenticeship starts. HS2's focused work in the borough had benefitted residents significantly compared to other London boroughs. HS2 aimed to have at least 7% Ealing apprenticeship starts in future years.
- 3.115 A large-scale construction programme such as HS2 had a broad range of job opportunities including apprenticeships in construction engineering, cyber security, and fraud investigation. HS2 had launched various pathways to help people into these job opportunities such as offering work placements to civil engineering postgraduates from University of East London and ultimately most had secured permanent paid employment on the programme. The paid placements were an excellent opportunity for people to learn more about the whole civil engineering industry before deciding which discipline interested them most for long-term employment.
- 3.116 HS2 had engaged with WLC for several years. It continued to work with WLC at the Green Skills Hub from where training for the tunnelling preemployment programme had been delivered and WLC's plans for Southall Community College.
- 3.117 The 34,000 jobs for the overall HS2 project were anticipated to peak in 2027-28. The project's phase one, London to Birmingham line of route, was likely to peak around this time as the tunnelling works had just commenced. Presently, there were numerous job opportunities for which HS2 and Ealing Council had been preparing in the past 2-3 years, such as through the tunnelling pre-employment programme, to enable local people to take up the available jobs. The work across the two new stations of Old Oak Common and Euston would accelerate thereafter.

- 3.118 The low take-up of apprenticeships was a multi-faceted issue. Since Brexit, there had been a severe skills shortage in the construction industry and the take-up of construction apprenticeships had remained low despite HS2 paying a higher LLW to its apprentices. Many people deemed the construction industry less attractive due to safety and cleanliness concerns despite the vast range of different job opportunities that it offered. This perception was often held by young people, parents, carers and influencers. Many parents aspired for their children to go to a university despite the high costs and considered all other routes to a qualification as inferior even though a Level 7 apprenticeship was equivalent to a master's degree and fully paid for by the employer. Some employers had used their apprenticeship levy to retrain existing staff to create apprenticeships. Many young people did not want to attend college so preferred to go straight into a job. Some parents on state benefits were reluctant for young people to start apprenticeships because of the financial impact. HS2 provided sufficient information to young people and their parents to enable them to make informed decisions about the options. The low take-up of apprenticeships in London was evident across several sectors because it had a higher dependency on European Union migrant labour. The rising levels of economic inactivity since the pandemic had impacted on take-up of apprenticeships. The poor quality of job applications, non-attendance at interviews and inadequate interview skills were also significant problems. It was vital to raise greater awareness among young people, their families, and teachers of the good job opportunities that construction could offer as part of the built environment.
- 3.119 Presently, HS2 engaged with young people and their parents during the visits to high schools regarding job opportunities. As HS2 was a 30-year project, OPDC would consider visiting primary schools to raise awareness about the opportunities to encourage young people and their families to decide at a much earlier stage of available options. The Forge Manager would highlight the merits of apprenticeships at the Acton Bid in January 2023. Work Ealing would also promote apprenticeships and guidance on STEM subjects to schools much earlier before young people selected their GCSE subjects. It was important to ensure that young people had a linear progression from education to employment. Some apprenticeships sectors, such as construction, required rebranding to attract more young people.

Old Oak and Park Royal Development Corporation

- 3.120 Mr William Seago (Manager, The Forge@Park Royal, OPDC) outlined that:
- 3.121 The Forge, part of OPDC, was based in Park Royal. It was a collaborative business support, recruitment and up-skilling service launched in August 2020. The service was funded (£255,200) through the HS2 business and local economy fund (BLEF) programme and OPDC match funding.
- 3.122 OPDC was a Mayoral Development Corporation, established by the Mayor of London to secure the regeneration of the Old Oak Opportunity area, spanning land in three London boroughs Ealing, Brent and Hammersmith & Fulham. The area included Park Royal industrial estate, the Old Oak development area around the new HS2 Old Oak Common Station and

- protected land at Wormwood Scrubs. OPDC's Local Plan, adopted recently, set out the development framework area. Plans for Old Oak West on land surrounding Old Oak Common Station, Willesden Junction and North Acton were being developed to create an urban district.
- 3.123 The Forge was a delivery partnership between OPDC, the three London boroughs, DWP, Shaw Trust and WLC. It worked closely with HS2 and its contractors.
- 3.124 The Forge Manager led a team of one apprentice and three full time recruitment and business advisers. The Forge team supported businesses in Park Royal and the three boroughs, connecting them with a local talent pool of jobseekers. The staffing positions had been match-funded until June 2024 by the three boroughs. Ealing's Employment and Apprenticeships Manager sat on The Forge's delivery board that met quarterly. All vacancies were posted on The Forge online portal and across its networks. The Forge promoted the vacancies and assisted residents to compete for the listed jobs. The Forge team also delivered outreach services and events in JCP and the local community.
- 3.125 Park Royal was London's largest industrial estate spanning the three boroughs of Ealing (40%), Brent (40%) and Hammersmith & Fulham (20%). OPDC was its Local Planning Authority located in Brent. The area had a strange mix of commercial premises and housing. The commercial sectors included food and drink manufacturers, garage and motor repair, public services, retail, restaurants, hotels, wholesale, warehousing and logistics. There were 1,700 businesses located in Park Royal, mainly small and medium enterprises (SMEs) employing less than 500 people but most were microbusinesses employing less than 10 people. Approximately 800 of these businesses were in Ealing. About 40,000 people were employed at the industrial estate and 4,000 people lived there. It hosted 250 creative businesses which included film studios and makeup provision. The Forge and Ealing Council were jointly working on the funding bid for Acton CEZ.
- 3.126 The Forge had engaged with 234 employers, mainly in Park Royal, since August 2022 and 124 had used the services. 424 vacancies had been advertised over this period of which 164 had been filled with 87 candidates still in employment after six months. 755 residents had registered on The Forge online portal which had 30 employment vacancies presently.
- 3.127 The Ealing outcomes had included 90 Ealing employer registrations and 36 had used The Forge services. 87 Ealing vacancies had been advertised on the portal. 307 Ealing residents had registered with The Forge. 71 of the 165 vacancies advertised had been filled by Ealing residents and 35 were still in employment after six months. There had been 11 live Ealing vacancies presently, mostly in the food manufacturing sector.
- 3.128 The Forge's plans for 2023 included funding a creative careers fair with CEZ and Ealing Council at the Acton CEZ; organising an HS2/construction careers fair at OPDC site in Brent; jointly with TfL commission a new programme of business support for Park Royal SMEs; commission a

Change Foundation Street Elite (CFSE) programme for 15 gang members across the three boroughs through HS2 and its contractors. CFSE was a multi-award-winning training for work programme that used sport and intensive mentoring to support young people impacted by crime, violence and inequality into secure EET opportunities – Berkeley Group provided work opportunities for people completing the CFSE programme presently; referring suitable Park Royal businesses to GLA's Better Futures programme for businesses that delivered clean technology and solar panel support funded by OPDC; and continued mainstream recruitment and outreach delivery.

- 3.129 The Forge was liaising with Systra, a major landowner in Park Royal, regarding the solar panel support scheme. Many high energy usage businesses such as the food sector were keen to install solar panels due to the rising energy costs but buildings with asbestos roofs were deemed unsuitable. Councillors would be sent details of the scheme which they could share with others.
- 3.130 The Forge worked closely with the Council's Work Ealing service to identify what could be done to get more Ealing residents into the job vacancies. Some of the problems in filling the vacancies included low quality CVs received through DWP. The Forge had tackled this issue by referring people into the national career service for support. The Forge team had also worked with recruiting employers to screen and match individuals to vacancies. The team worked closely with job brokerages of all three boroughs and had helped individuals to improve their CVs to secure job interviews and suitable employment.

Panel Conclusions

3.131 The Panel concluded that much good work was being done across the borough by Council services and various partner organisations in creating employment opportunities but more needed to be done for local people by raising early awareness of schemes and providing appropriate support to increase the creation and take-up of apprenticeships and job vacancies.

No.	Recommendation
R6	Councillors should be provided details of the solar panel support
	scheme so that they could inform constituents about the offer.
R7	Ealing Council should actively encourage the borough's schools
	to promote apprenticeships more including at primary level.
R8	Ealing Council should promote the borough's rich heritage to
	attract more tourism and the creation of additional associated
	jobs in this area for local people.

SUPPORTING SMALL AND LOCAL BUSINESSES

3.132 The Panel received presentations from Ealing Council officers and four partner organisations – Loom Projects/Park Royal Design District (PRDD); West London Business (WLB); Your Acton Business Improvement District (BID); and University of West London, on the support provided to small and local businesses to recover from the COVID-19 pandemic and unlocking good job creation opportunities in this borough.

Ealing Council

- 3.133 The Council's Economic Growth service included the Business Growth & Inward Investment team, Regeneration team and Skills & Employment team. The service had worked closely with a vast array of small and local businesses across the borough's high streets and commercial areas over the past few years in helping them to recover from the pandemic and thrive. The service had a strategic responsibility to deliver the Council Plan target of 10,000 new jobs for the borough's residents by 2026.
- 3.134 Ealing had 19,585 businesses employing 127,000 people. 93.1% (compared to London average of 90.9% and England average of 89.8%) of these businesses were classed as micro businesses employing less than 10 people, indicating that it was a very entrepreneurial borough. The largest business sectors were retail & wholesale (17%); professional scientific & technical (15%); construction (13%); and information & communication (10%). The business sectors with the highest number of jobs were retail and wholesale (19%); business administration and support (10%); health (10%), manufacturing (9%) and education (9%). The sectors most impacted by the pandemic and cost of living included retail; hospitality; wholesale; manufacturing, particularly food production for the aviation industry; creative arts; and aviation.
- 3.135 Some challenges facing businesses included reduced profits due to low footfall in high streets from hybrid working patterns, resulting in under-occupied offices and impacting on the night time economy; market changes from Brexit leading to more paperwork, demand on storage space for inventory, supply chain delays and disruption, longer lead times for the delivery of parts and materials; the war in Ukraine impacting on the availability of goods such as some metals and food; significant increases in overhead expenditure from high inflation and energy costs; affordable work spaces; recruitment and retention difficulties with people leaving jobs due to low wages and rising cost of living; skills shortages at mid-skill level employment roles; and greater competition in recruiting highly skilled staff.
- 3.136 The Economic Growth service had worked jointly with other internal services such as procurement, sustainability & climate action, arts & culture, strategic asset management and customer services; and external partners such as UWL, WLC, WLB, Heathrow Airport, Imperial College, Brunel University, developers, employers and West London Chambers of Commerce to help local businesses in tackling some of their complex and varied challenges.
- 3.137 EHSTF ensured that the borough's high streets could reopen in a safe COVID-19 compliant way, aided by £300,000 government funding secured

through Reopening the High Streets Safely fund. As COVID-19 restrictions relaxed further, EHSTF successfully obtained additional funding through the Welcome Back fund and had been delivering numerous projects to help improve high streets across the borough. It encouraged people to support local businesses through a "Love Local" campaign. EHSTF collaborated with the Police and the Council's Community Safety team to tackle crime and antisocial behaviour in the borough's high streets, ensuring that people felt safe when working in or visiting these locations.

- 3.138 To mitigate the impact of the pandemic on businesses in 2021-22, the Council had distributed £2.7M of Additional Restrictions Grant (ARG) of under £25,000 to over 260 businesses through its business support programme. The programme included advising 430 small and local businesses to adapt to a new trading environment; distribution of £2.2M to 146 businesses linked to the aviation industry; and £500,000 assigned to 115 creative and cultural businesses/organisations. The Council had also awarded £1.18M Pioneer Grants to 12 businesses in various sectors that had the potential of high growth and creation of 278 jobs. Three businesses were within the food and drink sector, three within technology sector, five within creative and innovation sector, and one in environmental sector. BG&II officers regularly reviewed the progress of the 12 businesses and offered additional support accordingly.
- 3.139 Ealing Council had received £2.08M from the UK Shared Prosperity Fund (UKSPF) through GLA which had to be utilised by March 2025. Ealing's UKSPF programme included working with various partners such as UWL's Media School on projects that would continue local business recovery on the borough's high streets; provision of ongoing advice and support to business sectors through forums, start-up enterprise support for women, recruitment of a Food Hygiene Support Officer to help businesses to improve their food hygiene ratings, developing 'How to Guides' for businesses within the retail and hospitality sectors, and boroughwide events for place promotion to link with delivery of the Council's cultural manifesto.
- 3.140 There were business growth opportunities in many sectors, particularly within retail and hospitality; wholesale, logistics and manufacturing; and built environment including construction. The innovation and Net Zero agenda impacted all business sectors. The Net Zero commitments were driving demand for carbon saving measures such as phasing out of gas boilers from 2025 and only new green vehicles from 2030.
- 3.141 The Acton & Park Royal CEZ raised visibility of creative businesses within the traditional food production and manufacturing sectors in Park Royal. The creative businesses were mainly micro businesses and small startups with potential for growth. The CEZ was developing further relationships with the wider community such as W3 Hive circular economy project in Acton. The CEZ Hub would be launched formally during the London Craft Week (LCW) in May 2023.
- 3.142 Ealing Council had raised criminal and antisocial behaviour issues affecting businesses during the BID board meetings and dialogue with the Police.

The businesses were actively encouraged to report all incidents as evidence in getting the required level of policing for the area. The Council's Community Safety Team had conducted surveys in the previous year to identify safety issues and action required to make places safer. EHSTF was engaged in a range of discussions to encourage more active policing on the borough's high streets. The Council's CCTV team could assist by sharing coverage of incidents to help identify criminals and support the prosecution process.

- 3.143 There was presently a small cluster of businesses in the borough that installed a range of different zero carbon measures such as solar panels and air source heat pumps. Businesses had asked for support to access contract opportunities to support their sector. Ealing Council was keen to encourage growth in this area and was exploring how these businesses could be helped to acquire the necessary accreditations to compete for zero carbon initiative contracts. The Council could help the businesses to access more customers wanting to install carbon saving measures including government grants for qualifying households. The Council could list on its website the companies in the borough that were accredited to provide zero carbon goods, works and services.
- 3 144 Some manufacturing, production and construction businesses in Park Royal had difficulty recruiting due to the location and perception of the sectors. The Council's BGII and Skills & Employment teams had recently met with Park Royal Business Group (PRBG) to discuss this issue and would be launching recruitment campaigns to attract quality applicants to work in the very innovative forward-looking businesses at the industrial estate. Presently, only 400 out of 19,585 businesses in the borough offered work experience placements so it was important to urge more businesses to take up this opportunity. The Council would advise businesses about age neutral work placements that might encourage young people who were growing up and studying in the borough to take up local jobs. There had been a recent influx of former Hong Kong residents settling in the borough. The BGII team was liaising with the Community Management team to broker opportunities for volunteering and local jobs to help them and other new arrivals to integrate and continue to live here. The Council would also seek to promote local job vacancies, Ealing's culture and lobby the government for an extension to graduate visas.
- 3.145 BGII officers had recently met with 11 of the 12 EPG recipients to assess progress in their business plans and offer any follow-up support. Some recipients had sought additional help with their marketing and sales plans including exports. WLB regularly monitored the job outcomes and other target commitments related to the funding. All 12 recipients had committed to register with the Real Living Wage Foundation which assisted the Council's wage improvement campaign. One recipient was located into UWL's West London Food Innovation Centre through the Enterprise Hub so that an expanding business no longer had to operate from home.
- 3.146 Ealing Council had integrated into its UKSPF delivery plans some opportunities for students at UWL to gain live experience to support their

learning and development. For example, the media school agreement included the creation of social media content and videography during the development of business design proposals and implementation of improvements on the High Street. BGII would liaise with UWL and WLC College about linking their other faculties with relevant local businesses in providing work experience to their students. Ealing Council was one of the biggest employers in the borough but it could do more to provide work placements for graduates.

Loom Projects and Park Royal Design District

- 3.147 Grace Williams (Director, Loom Projects and Programme Director, PRDD) highlighted the work of PRDD:
- 3.148 Loom Projects supported and delivered creative projects across North West London which included the PRDD project. PRDD was a non-profit organisation led by some artists, designers, studio owners and other stakeholders based in or around Park Royal. It was funded through a CEZ grant and its mission was to support, promote and celebrate the growing community of designers, artists and makers in Park Royal through an inclusive programme of public events, networking and projects. PRDD aimed to raise the profile and boost economic resilience of Park Royal's makers and small creative businesses; and better connect the surrounding residential communities with the hidden cultural offers of Park Royal.
- 3.149 Park Royal was well known for its industry, food production and manufacturing sectors but more artist studios and creative businesses had recently moved into the area. Several old industrial warehouses had been converted into artist studios. About 300 individual creatives and many larger creative companies such as film production, music studios and photographers were presently based in Park Royal.
- 3.150 PRDD's online platform included a website featuring a directory of different makers which included individual portfolio pages showcasing their work through interactive galleries. It was developing an interactive map that would be searchable by the business name or type of work and sought to expand its reach of artist listings to cover other parts of the borough. An events calendar featured a 'what's on' guide for local events such as exhibitions, events, film screenings, product launches, studio social events and workshops. A series of short films commissioned by a local filmmaker related the stories of different businesses.
- 3.151 Events for LCW included a two-day festival featuring about 40 local businesses in a central marketplace. It would explore the intersection of future technology and traditional crafts through exhibitions, workshops, demonstrations and guided walks in the neighbourhood.
- 3.152 PRDD had participated in the London Design Festival (LDF) for the last two years which had enabled involvement in a wider range of activities to celebrate the rich diversity of design and talent in Park Royal. Many new local projects had resulted from exposure at the LDF and this year's event was scheduled for 16-24 September 2023.

- 3.153 PRDD's other year-round programmes included talks, films, public realm improvements, supper clubs, product launches and music events. The new Re-Made project in Park Royal was a material exchange hub that connected artists and makers with waste and surplus materials from local industries such as film studios. PRDD had raised £35,000 from crowdfunding through Space Hive to employ someone to run this hub. Many local creatives had also developed innovative solutions using waste materials from the streets and skips of Park Royal.
- 3.154 Excelsior Studios planned to create an Open Access Workshop in their new building. The project would provide affordable and accessible shared workbenches and tools to members of the space. Concessions were available for students, low-income individuals, unemployed and retired people. Local artists and makers would be encouraged to share their skills through workshops and seminars for use of the facilities. Local schools and universities would be encouraged to participate in the project, enabling a hobby to become a business idea.
- 3.155 PRDD had recently started a Park Royal's Women's Group in direct response to women from the creative sector and small businesses feeling unsafe in the area due to lack of street lights and presence of other people. Many women took cabs home after events due to non-existent safe routes in the industrial estate. The group had met several times and PRDD aimed to do a proper launch to reach more women in the area. Safety was critical for the success of the increasing cultural offer and events in Park Royal.

West London Business

- 3.156 Andrew Dakers (Chief Executive, WLB) highlighted the work of WLB:
- 3.157 WLB had been established nearly 30 years ago as a non-project company limited by guarantee. Its members worked collaboratively to maintain its global economic competitiveness and catalyse action for people. The organisational brand was co-developed with West London Alliance (WLA) and used by both organisations to promote West London.
- 3.158 WLB's offer to smaller businesses ranged from insight and analysis of the West London landscape; light touch business support through a varied annual events programme enabling networking, navigating current financial support and delivery of the Better Futures+ programme for the Mayor of London, enabling small and medium enterprises (SMEs) to plan their transition to the Net Zero targets.
- 3.159 WLB hosted PRBG that was established in 2014. PRBG's operational challenges included antisocial behaviour, security, and developing the local supply chain of businesses. WLB had been instrumental in acquiring a super-fast broadband investment across Park Royal industrial estate and was working on the energy supply challenges restricting the Park Royal and wider West London's economic growth. WLB had several cross-cutting programmes through which it signposted businesses to incubators, accelerators, knowledge transfer partnership opportunities with local

- universities and a new London West Innovation Network (LWIN) pathway. The Screen Capital West (SCW) programme supported inward investment for the screen and film sector across North West London, a rapidly grown sector.
- 3.160 The recently celebrated 10th WLB Awards that exposed micros businesses and SMEs to very large enterprises would be relaunched in 2024.
- 3.161 WLB had acted as a managing agent for the delivery of the Council's Ealing Pioneers' Fund programme, enabling 12 out of approximately 70 businesses to successfully access the available funding. One business, VMI, had attended COP26 and was recognised as one of two leading UK companies for its pioneering work on Net Zero. Focal Sun, another successful business, had maximised efficiency of solar and wind inputs to produce green hydrogen.
- 3.162 WLB sought to take fast growth businesses through the foreign network pathway. It had worked in partnership with further education colleges and higher education institutions in supporting about 150 businesses to develop their innovation, culture and capabilities.
- 3.163 WLB had secured additional funding for the Better Futures+ programme through the UKSPF that would sustain the programme for another two years. The programme had enabled WLB to assist businesses in accessing free climate essentials to measure their carbon baseline and develop a carbon reduction plan with particular focus on energy crisis.
- 3.164 WLB had developed a beneficial loans toolkit for employers to help provide loans through their payroll for staff, protecting them from loan sharks.
- 3.165 WLB was a local organisation with a global outlook. It partnered the Institute of Corporate Responsibility and Sustainability. WLB was a signatory to the United Nations Global Compact and had attained an observer organisation status at the UN Climate Change Conference UK 2021. It planned to send a delegation to COP28 later this year.
- 3.166 WLB's dealings with PRBG had highlighted increased crime and antisocial behaviour across the estate in recent years. WLB had found it harder to engage with the local police and would closely observe the new Police Commissioner's commitment to get more grassroot policing in industrial estates, residential areas and high streets.
- 3.167 WLB's survey had revealed that North West London (NWL) had a long way to go in building a zero carbon supply chain capacity. The three main factors in attracting established and growing businesses to an area were Agrade office space (which NWL, other than White City, lacked), permeable higher education institutions (which NWL had in UWL, Brunel University and Imperial College), and a good cultural offer which Ealing also had in place. In addition to existing UKSPF programmes such as Better Futures+, Imperial College and WLB were delivering the Sustainable Ventures programme that aimed to use commercial innovations to tackle climate

change. The programme supported early stage highly promising climate tech SMEs which often lack the skills, networks and confidence to bring their ideas to market or grow them quickly. WLB and UWL worked closely with Heathrow Airport on its Heathrow Lift Off programme which enabled innovative start-up growth businesses in West London to plug into the airport ecosystem supply chain.

- 3.168 Local businesses were presently struggling to recruit staff so it was important for them to tap into the job fairs arranged by universities and colleges to attract their learners/leavers for vacant positions. WLB promoted the job fairs to its members. WLB had recently recruited two international graduate students who were granted two-year visas. It was important for local businesses and Ealing Council to lobby central government to extend graduate visas for longer periods to enable West London's economy to be built on a global pool of talent.
- 3.169 WLB had experienced that with more people working remotely there was less capacity to host workplace visits and extended work placements. It encouraged its members to maximise the time that graduates and airline managers spent in the office environment to help progress their development.

Your Acton BID

- 3.170 Natasha Patel (Your Acton BID Manager) highlighted her organisation's work:
- 3.171 A BID was a defined geographical area in which the local businesses had voted to invest together to improve their environment. Businesses within the defined BID boundary paid a levy charge that was calculated as a percentage of the rateable value for their business premises. The collected levy was reinvested in the area to support services for its members including special projects and events.
- 3.172 Your Acton BID was established in 2018 and the businesses had recently voted for it to continue for another five years from 2023-2028. The BID worked to deliver a new mandate for the 600 businesses within its boundary. The Acton BID area included South Acton industrial estate, Acton Park industrial estate, The Vale industrial estate, and independent businesses along Acton High Street, Churchville Road and Oxford Road.
- 3.173 Some projects delivered by the Acton BID had included new Christmas lights; flower baskets and planters; branded bins in the town centre; CCTV cameras in South Acton industrial estate that were monitored by Ealing Council's CCTV team; a second screen for Act One cinema; way finding maps for Acton Town Centre; creation of more green spaces; additional deep cleans for the town centre; rebuilding big businesses during the COVID-19 pandemic; offering free pest control to SMEs; discounted rates on waste management; providing free training courses such as emergency first, health and safety and level two food hygiene; free broker services to help businesses find alternative utility providers; hiring a private security company, My Local Bobby (MLB), to provide additional support for

businesses to combat antisocial behaviour and retail crime; issuing free security radios to businesses for increased communications and crime prevention; liaison with the Council's Regeneration Team to help promote industrial establishments; and working with various High Speed 2 partners in the nearby areas.

- 3.174 Your Acton BID had found that businesses often did not report crime due to the low cost of items stolen. Hence, the BID had enlisted MLB to work in Acton Town Centre for four days a week. MLB worked closely with Metropolitan Police and Ealing Council's CCTV and Community Safety teams. Educating businesses to report crimes, provide evidence and attend law court proceedings were a major challenge in Acton Town Centre. Retail staff were reluctant to act against criminals for fear of reprisal and not paid by their employer to attend law courts. There had been a significant reduction in antisocial behaviour in parts of Acton since the introduction of MLB within the area.
- 3.175 Your Acton BID planned to create a welcome pack for small and new businesses in Acton that would include all the projects and services delivered to big businesses. The BID officers visited new occupants to ensure that they were up to date with all requirements such as a waste contract, pest control and helped with any Council communications. The small businesses within Acton Town Centre recognised the benefits of a BID and appreciated the support provision. WLB's Beneficial Loans Toolkit for Employers was recommended as a useful resource to local businesses.

University of West London

- 3.176 Stephen Fry (Executive Director, Westmont Enterprise Hub, UWL) highlighted the work of UWL:
- 3.177 UWL was a good partnership and career university. It focused specifically on ensuring that the graduates were work-ready and went into jobs with clarity. Its student surveys suggested a high rate of satisfaction.
- 3.178 Entrepreneurship was at the foundation of every career. It meant having the ability to take risks, be happy and secure in taking risks, knowing that an individual had the competence and knowledge to risk, and the assurance of own success. UWL built these fundamentals into the students as they graduated from their studies.
- 3.179 UWL's research focused on emerging technologies, disciplines and sciences. It assisted local businesses in these three emerging areas. UWL's venture making model was an early stage think through process that was central to the Hub's activities.
- 3.180 The Hub was established in 2018 with philanthropic gift and had gone live in 2019. This had enabled it to help start-ups pivot to a post COVID-19 environment.
- 3.181 The Hub had worked with Ealing and other sub-regional businesses to develop and grow their ideas into commercial realities, managing to get two

- companies (one was now valued at £32M) to market during lockdown and presently incubating eight start-ups. It had 200 members across West London who were mostly located within Ealing.
- 3.182 The Hub was due to work with Ealing Council in delivering a women entrepreneurs initiative using its venture making as a core tool for assisting ideas. It aimed to get 50 women through the programme and 10 start-up businesses operating in 12 months. UWL was in the centre of a talent-rich community so it sought to understand and bring this talent into the university through its skills and knowledge transfer. It worked with investors to ensure that companies leaving the Hub were properly funded through best possible deals. Funding was being arranged for three Ealing incubating start-ups before their graduation and going live to market with venture capital investment.
- 3.183 The Hub's biggest challenge was encouraging some reticent micro businesses to come out of their homes and working with them face to face in the real world. The Hub was willing to collaborate with Ealing Council in getting such businesses to work with and learn from other experienced businesses across the borough.
- 3.184 The Hub was keen to work with the Council to ensure that Ealing businesses received the best of what UWL had to offer.
- 3.185 UWL could work with Ealing Council to consider why some young people were disenfranchised and apply its venture making programme for young people in schools that were on the verge of entering a criminal life. The programme would give such young people a sense of purpose in becoming entrepreneurs, running a business and seeing the other side of their past actions.
- 3.186 UWL was a career university and the biggest recruiters of its graduates were small and medium enterprises which had been hardest hit by the pandemic. UWL would ensure that the degrees were converted into jobs and assist its learners to grow and become employer-ready on graduation.
- 3.187 Sustainability was at the heart of UWL's ideation development so the Hub ensured that all the United Nations' 17 Sustainable Development Goals (SDGs) were built into a business start-up idea. SDG 13 was climate action. The start-ups needed to adopt the SDGs and understand what they had to do as compliant and valuable businesses of the community. A good business ought to have a social view of its position within the communities that it worked in and served. The start-ups also had to understand how to exploit the SDGs into market actions in finding opportunities for their products and services quickly and easily.

Panel Conclusions

3.188 The Panel concluded that:

- Despite all the good work that was being done across the borough by Council services and its partners in supporting small and local businesses to recover from the pandemic and unlocking good job creation opportunities more needed to be done for continuous prosperity of all business sectors and residents.
- The Council's Youth Justice Service needed to liaise with UWL's
 Westmont Enterprise Hub to develop a scheme to divert young people at
 risk of coming to the attention of the criminal justice system into
 entrepreneurship.
- Ealing Police needed to work with the BIDs to formulate a strategy for dealing with crime and antisocial behaviour in the borough's town centres. This would encourage more businesses to report crime and engage in any associated prosecution processes, making it safe and pleasant for people working in or visiting the town centres.
- The Council ought to provide information on its website about how businesses could come together to form a BID in town centres, such as Southall and Northolt, that currently did not have one.
- As part of its Violence Against Women and Girls initiative, the Council
 ought to proactively review safety measures, such as street lighting and
 accessible public transport, in the borough's industrial estates to ensure
 that women and girls could visit and work in these places safely at all
 times.
- The Council needed to list the borough's companies that were accredited to provide zero carbon services such as heat pump installation on its website to encourage more local businesses to attain this accreditation.
- The Council needed to publicise the services available for local businesses on its website including additional beneficial information and links to appropriate associations to enable businesses to access these services readily.
- The Council needed to encourage more businesses in the borough to participate in visitor visits to showcase their premises to potential employees and offer work experience placements for local people of all ages. This would help residents to take up local employment opportunities.

No.	Recommendation
R9	Ealing Council's Youth Justice Service should liaise with
	University of West London's Westmont Enterprise Hub to
	develop a scheme to divert young people at risk of coming to the
	attention of the criminal justice system into entrepreneurship.
R10	Ealing Police should work with the local Business Improvement
	Districts to formulate a strategy for dealing with crime and
	antisocial behaviour in the borough's town centres. This would
	encourage more businesses to report crime and engage in any
	associated prosecution processes, making it safe and pleasant
	for people working in or visiting the town centres.
R11	Ealing Council should provide information on its website about
	how businesses could come together to form a Business
	Improvement District in town centres that currently did not have
	one.
R12	Ealing Council's Violence Against Women and Girls initiative
	should proactively review safety measures in the borough's
	industrial estates to ensure that women and girls could visit and
	work in these places safely at all times.
R13	Ealing Council should list the borough's companies that were
	accredited to provide zero carbon services on its website to
	encourage more local businesses to attain this accreditation.
R14	Ealing Council should publicise the services available for local
	businesses on its website including additional beneficial
	information and links to appropriate associations to enable
R15	businesses to access these services readily.
RIS	Ealing Council should encourage more businesses in the
	borough to participate in visitor visits to showcase their premises to potential employees and offer work experience placements for
	local people of all ages. This would help residents to take up
	local employment opportunities.
	local employment opportunities.

4.0 MEMBERSHIP AND ATTENDANCE

4.1 The tables below show the Panel membership and attendance at meetings and site visits.

Membership and Attendance at Panel Meetings

Name	Total Possible	Actual Attendance	Apologies Received
Councillors			
Cllr Jon Ball (Chair)	4	4	-
Cllr Praveen Anand (Vice Chair)	4	4	-
Cllr Kamaljit Dhindsa	4	4	-
Cllr Monica Hamidi	4	4	-
Cllr John Martin	4	4	-
Cllr Kim Nagpal	4	2	-
Cllr Charan Sharma	4	4	-
Cllr Tarept Sidhu	4	4	-
Cllr Anthony Young	4	3	1
<u>Co-optees</u>			
Mr Denver Dias (Chartered Accountant, Williams Chartered Accountants, Park Royal)	3	2	1
Ms Roop Kaur (Founder, King Street Shopkeepers Forum, Southall)	3	3	-

Substitutes and Other Councillors

Meeting 1:

- Cllr Shital Manro (Cabinet Member for Good Growth)

Meeting 2:

- Cllr Fabio Conti substituted for Cllr Anthony Young

External Witnesses

- Mr John Charlton (Head of Knowledge Exchange and Business Engagement, University of West London
- Mr David Warnes (Deputy Principal, Strategy, Planning and Communications, West London College)
- Mr Daljit Bains (Director of Business Development and Partnerships, West London College)
- Mr Iain Elliott (Funding and Group Development Manager, Ealing and Hounslow Community Voluntary Service)
- Mr Ambrose Quashie (Skills Manager, High Speed 2 Ltd)
- Mr William Seago (Manager, The Forge@Park Royal, Old Oak and Park Royal Development Corporation)
- Ms Grace Williams (Director, Loom Projects and Programme Director, Park Royal Design District)
- Mr Andrew Dakers (Chief Executive, West London Business)
- Ms Natasha Patel (Your Acton BID Manager)
- Mr Stephen Fry (Executive Director, Westmont Enterprise Hub, University of West London)

Service Officers

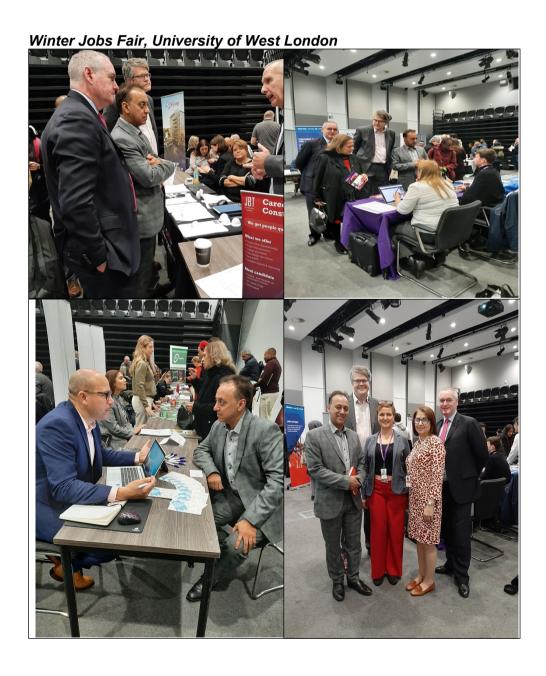
- Connor McDonagh (Assistant Director of Economic Growth)
- Angela McKeever (Assistant Director of Employment, Learning and Skills)
- Cristi Gonzalez (Learn Ealing Manager)
- Diana Skwarczowska (Partnerships and Performance Officer)
- Una Crotty-Joyce (Curriculum & Quality Manager)
- Ljiljana Colak (Curriculum & Quality Manager)
- Fiona Crehan (Interim Head of Business Growth and Investment)
- Naseem Kauser (Employment and Apprenticeships Manager)
- Vanita Nicholls (Apprenticeships Programme Manager)

Attendance at Site Visits

Site	Visited	Member Attendance
1.	Youth Hub Ealing Green College 3.00pm-4.00pm Thursday 22 September 2022	- Cllr Praveen Anand (Vice Chair) - Cllr Kamaljit Dhindsa - Cllr Monica Hamidi - Cllr John Martin - Cllr Anthony Young - Ms Roop Kaur (Co-optee)
2.	Winter Jobs Fair University of West London 10.00am-11.00am Wednesday 30 November 2022 (This was a joint site visit with Scrutiny Panel 1 – Tackling the Cost of Living Crisis)	- Cllr Jon Ball (Chair) - Cllr Praveen Anand (Vice Chair)
3.	Various Local Business Premises: - Excelsior Studios Park Royal Industrial Estate, North Acton - Acton Market Square - Charmy's Newsagent Acton High Street - International House refurbishment Ealing Broadway Shopping Centre - The Fox Inn Green Lane, Hanwell - Greenford Quay development Greenford - Aria's Coffee Shop King Street, Southall - Chana Chemist South Road, Southall	 Cllr Jon Ball (Chair) Cllr Praveen Anand (Vice Chair) Cllr John Martin Cllr Charan Sharma Cllr Anthony Young Ms Roop Kaur (Co-optee)

Youth Hub, Ealing Green College





Excelsior Studios, Park Royal Industrial Estate, North Acton





Ealing Broadway Centre – International House refurbishment



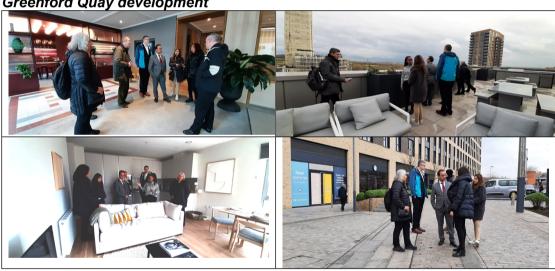


The Fox Inn, Hanwell





Greenford Quay development





5.0 BACKGROUND INFORMATION

5.1 **Useful Papers**

Ealing Council's Constitution, available at Council constitution | Council constitution | Ealing Council

Scrutiny Panel 2 – 2022/2023: Recovery from the Pandemic – Work Programme, Agendas, Minutes and Reports available at Committee details - Scrutiny Panel 2 - 2022/23: Recovery from the Pandemic (moderngov.co.uk).

Overview and Scrutiny Committee – Work Programme, Agendas, Minutes and Reports available at Committee details - Overview and Scrutiny Committee (moderngov.co.uk).

Current agendas and reports are available at Committees (moderngov.co.uk).

5.2 Useful Websites

Ealing Council - www.ealing.gov.uk

Centre for Governance and Scrutiny – <u>Home - Centre for Governance and Scrutiny (cfgs.org.uk)</u>

Government Services and Information – www.gov.uk

Greater London Authority – Home page (london.gov.uk)

Local Government Association – Home | Local Government Association

University of West London – <u>Discover the Career University | University of West London (uwl.ac.uk)</u>

West London College – <u>Ealing Green College</u> | <u>West London College</u> (<u>wlc.ac.uk</u>)

Ealing and Hounslow Community Voluntary Service – <u>Ealing and Hounslow</u> <u>CVS | Team London</u>

High Speed 2 Ltd – Homepage - HS2

Old Oak and Park Royal Development Corporation – <u>Old Oak and Park</u> Royal Development Corporation (OPDC) | London City Hall

Loom Projects – Loom (loomprojects.co.uk)

Park Royal Design District – Park Royal Design District

West London Business – Homepage - West London Business

Your Acton BID - Your Acton BID

5.3 **Further Information**

For further information about Scrutiny Panel 2 – 2022/2023: Recovery from the Pandemic please contact:

Harjeet Bains Overview and Scrutiny Officer **Ealing Council**

Email: bainsh@ealing.gov.uk
Tel: 020-8825 7120

6.0 **RECOMMENDATIONS**

Rec No.	Panel Recommendation
R1	Ealing Council should maintain continuous and improved communications with its education sector partners regarding employment matters to provide appropriate support for the borough's residents in getting them back into work through training.
R2	The Cabinet Portfolio Holder should lobby Heathrow Airport to clarify and relax its five-year employment history checks as this would have direct benefits for local employment.
R3	Ealing Council should organise a combined event for all relevant employment and education partners in providing appropriate information to the borough's residents and getting them back into work after the challenges of COVID-19 pandemic.
R4	Ealing Council should have an employment communications programme that is advertised regularly through appropriate channels for all employment events, training opportunities and job vacancies on offer so that residents could easily find out what was available to them.
R5	Ealing Council should ensure that Councillors, frontline staff and other appropriate professionals, such as General Practitioners, were regularly informed of all employment and training opportunities in the borough to enable referrals to the right place.
R6	Councillors should be provided details of the solar panel support scheme so that they could inform constituents about the offer.
R7	Ealing Council should actively encourage the borough's schools to promote apprenticeships more including at primary level.
R8	Ealing Council should promote the borough's rich heritage to attract more tourism and the creation of additional associated jobs in this area for local people.
R9	Ealing Council's Youth Justice Service should liaise with University of West London's Westmont Enterprise Hub to develop a scheme to divert young people at risk of coming to the attention of the criminal justice system into entrepreneurship.
R10	Ealing Police should work with the local Business Improvement Districts to formulate a strategy for dealing with crime and antisocial behaviour in the borough's town centres. This would encourage more businesses to report crime and engage in any associated prosecution processes, making it safe and pleasant for people working in or visiting the town centres.
R11	Ealing Council should provide information on its website about how businesses could come together to form a Business Improvement District in town centres that currently did not have one.
R12	Ealing Council's Violence Against Women and Girls initiative should proactively review safety measures in the

Rec No.	Panel Recommendation
	borough's industrial estates to ensure that women and girls could visit and work in these places safely at all times.
R13	Ealing Council should list the borough's companies that were accredited to provide zero carbon services on its website
	to encourage more local businesses to attain this accreditation.
R14	Ealing Council should publicise the services available for local businesses on its website including additional beneficial
	information and links to appropriate associations to enable businesses to access these services readily.
R15	Ealing Council should encourage more businesses in the borough to participate in visitor visits to showcase their
	premises to potential employees and offer work experience placements for local people of all ages. This would help
	residents to take up local employment opportunities.

7.0 RECOMMENDATIONS WITH OFFICER COMMENTS

Rec No.	Panel Recommendation	Service Officer Comments (Including Any Resource and Legal Implications)	Recommended Cabinet Response (Accept/Reject)
R1	Ealing Council should maintain continuous and improved communications with its education sector partners regarding employment matters to provide appropriate support for the borough's residents in getting them back into work through training.	Connor McDonagh (Assistant Director Economic Growth) We will continue to work with education sector partners to continue to provide communications.	Accept
		We have commissioned the University of West London to deliver a programme to support women into entrepreneurship to start their own business.	
		We had our inaugural high growth sector steering group with these partners on 24 October and this will happen 3 to 4 times a year.	
R2	The Cabinet Portfolio Holder should lobby Heathrow Airport to clarify and relax its five-year employment history checks as this would have direct benefits for local employment.	Connor McDonagh (Assistant Director Economic Growth) The council is to recalibrate it relationship with Heathrow and this can form an action as part of that.	Accept
R3	Ealing Council should organise a combined event for all relevant employment and education partners in providing appropriate information to the borough's residents and getting them back into	Connor McDonagh (Assistant Director Economic Growth) Resource implications –	Accept

Rec No.	Panel Recommendation	Service Officer Comments (Including Any Resource and Legal Implications)	Recommended Cabinet Response (Accept/Reject)
	work after the challenges of COVID-19 pandemic.	requires financial investment and adequate venue to organise an event.	
		Multiple events held, including Employment and Skills Spring Job Fair - 25 April 2023 - Greenford Hall, Greenford - the fair focused on all types of employment and had attendance from various employers and exhibitors from each key sector.	
		Sector forums will be co- curated with employment and education partners and delivered in settings most inspirational and practical for attendees.	
R4	Ealing Council should have an employment communications programme that is advertised regularly through appropriate channels for all employment events, training opportunities and job vacancies on offer so that residents could easily find out what was available to them.	Connor McDonagh (Assistant Director Economic Growth) Ongoing communications through newsletters and campaigns. The Work Ealing and Good for Ealing webpages will be used to maximise promotion.	Accept
R5	Ealing Council should ensure that Councillors, frontline staff and	Connor McDonagh (Assistant	Accept

Rec No.	Panel Recommendation	Service Officer Comments (Including Any Resource and Legal Implications)	Recommended Cabinet Response (Accept/Reject)
	other appropriate professionals, such as General Practitioners, were regularly informed of all employment and training opportunities in the borough to enable referrals to the right place.	Director Economic Growth) This will continue via no wrong door and IPS referrals.	
R6	Councillors should be provided details of the solar panel support scheme so that they could inform constituents about the offer.	Connor McDonagh (Assistant Director Economic Growth) The Climate Action Team will issue details.	Accept
R7	Ealing Council should actively encourage the borough's schools to promote apprenticeships more including at primary level.	Connor McDonagh (Assistant Director Economic Growth) Ongoing work with schools through Connexions and Work Ealing, Ealing Apprenticeship Partnership.	Accept
R8	Ealing Council should promote the borough's rich heritage to attract more tourism and the creation of additional associated jobs in this area for local people.	Connor McDonagh (Assistant Director Economic Growth) This is ongoing following the publication of the Cultural Manifesto and development of the Culture Infrastructure Plan. The Good for Ealing website launched in September also promotes the heritage of each town and link through to job opportunities.	Accept
R9	Ealing Council's Youth Justice Service should liaise with University of West London's Westmont Enterprise Hub to develop a scheme to divert young people at risk of coming to the attention of the criminal justice system into entrepreneurship.	Connor McDonagh (Assistant Director Economic Growth) The service is currently developing a pilot called 'Project Zoo', which will be	Accept

Rec No.	Panel Recommendation	Service Officer Comments (Including Any Resource and Legal Implications)	Recommended Cabinet Response (Accept/Reject)
		consulted with UWL and other HE and FE providers to maximise its reach and impact.	
R10	Ealing Police should work with the local Business Improvement Districts to formulate a strategy for dealing with crime and antisocial behaviour in the borough's town centres. This would encourage more businesses to report crime and engage in any associated prosecution processes, making it safe and pleasant for people working in or visiting the town centres.	Connor McDonagh (Assistant Director Economic Growth) This already occurs via Ealing's High Street Taskforce and will continue.	Accept
R11	Ealing Council should provide information on its website about how businesses could come together to form a Business Improvement District in town centres that currently did not have one.	Connor McDonagh (Assistant Director Economic Growth) The Good for Ealing website launched in September provides information.	Accept
R12	Ealing Council's Violence Against Women and Girls initiative should proactively review safety measures in the borough's industrial estates to ensure that women and girls could visit and work in these places safely at all times.	Connor McDonagh (Assistant Director Economic Growth) The council is producing a new Evening & Night Time Economy Strategy and safety will be a key component of that.	Accept
R13	Ealing Council should list the borough's companies that were accredited to provide zero carbon services on its website to encourage more local businesses to attain this accreditation.	Connor McDonagh (Assistant Director Economic Growth) The council recently obtained Good Business Charter accreditation and is encouraging other businesses to secure the same	Accept
R14	Ealing Council should publicise the services available for local businesses on its website including additional beneficial information	Connor McDonagh (Assistant Director Economic Growth)	Accept

Rec No.	Panel Recommendation	Service Officer Comments (Including Any Resource and Legal Implications)	Recommended Cabinet Response (Accept/Reject)
	and links to appropriate associations to enable businesses to access these services readily.	The Good for Ealing website launched in September provides information.	
R15	Ealing Council should encourage more businesses in the borough to participate in visitor visits to showcase their premises to potential employees and offer work experience placements for local people of all ages. This would help residents to take up local employment opportunities.	Connor McDonagh (Assistant Director Economic Growth) The council already supports this approach in the North Acton & Park Royal Creative Enterprise Zone via the annual Park Royal Design District festival. Subject to securing further resource, this approach can be expanded to other towns.	Accept

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Agenda Item 12



Report for: ACTION	
Item Number:	

Contains Confidential or Exempt Information	No
Title	Final Report of Scrutiny Panel 3 – 2022/2023:
	Regrow, Rewild and Recycle
Responsible Officer(s)	Helen Harris
	Director of Legal and Democratic Services
	harrish@ealing.gov.uk
Author(s)	Cllr Miriam Rice (Chair)
	Cllr Athena Zissimos (Vice Chair)
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	Email: <u>bainsh@ealing.gov.uk</u>
	Tel: 020-8825 7120
Portfolio(s)	Councillor Deirdre Costigan (Deputy Leader and Climate Action)
	Councillor Polly Knewstub (Thriving Communities)
For Consideration By	Cabinet
Date to be Considered	06 December 2023
Implementation Date if	10 December 2002
Not Called In	18 December 2023
Affected Wards	All
Keywords/Index	scrutiny; review; regrow, rewild and recycle; recommendations

Purpose of Report:

The purpose of this report is to refer to Cabinet the final report and recommendations of Scrutiny Panel 3 – 2022/2023: Regrow, Rewild and Recycle

1. Recommendations

- 1.1 It is recommended that Cabinet:
 - notes the final report of Scrutiny Panel 3 2022/2023: Regrow, Rewild and Recycle, which is attached as **Appendix 1**;
 - accepts the Panel's recommendations in Section 7.0 of the final report;
 - identifies whether further information or advice is required from service officers on any of the recommendations before Cabinet can take a decision about accepting or rejecting these; and
 - directs service officers to produce/or finalise an action plan within an agreed timescale on those recommendations that are agreed by Cabinet.

2. Reason for decision and options considered

2.1 Scrutiny panels have a role in improving decision-making and service delivery through effective scrutiny. Recommendations from scrutiny panels need to be taken forward in a timely manner and in accordance with the Council's constitution if the scrutiny function is to be effective. The Scrutiny and Executive Protocol identifies the timescale for Cabinet to respond to scrutiny panel recommendations. This decision will mean that the response is made in a timely manner and that services can implement the accepted recommendations.

3. Key implications

- 3.1 The recommendations of Scrutiny Panel 3 2022/2023: Regrow, Rewild and Recycle are provided in a table format in Section 7.0 of the Panel's final report in Appendix 1.
- 3.2 The Council constitution (Part 2 Article 6.03) gives the OSC power to 'set up individual specialist panels to investigate and report back to OSC ...' Part 4 of the constitution, scrutiny procedure rules (par.10) identifies that OSC prepares a formal report on its recommendations and submits it to Cabinet.
- 3.3 Where appropriate, service officers have identified the financial, legal and any other pertinent implications against each recommendation to enable Cabinet to reach a decision.
- 3.4 OSC will monitor the progress on the implementation of each recommendation agreed by Cabinet.

4. Financial implications

- 4.1 The service officer response, including suggested actions which may have potential financial implications, to each recommendation is provided in Section 7.0 of Appendix 1.
- 4.2 The majority of the recommendations have no financial implications or those that have can be contained within existing service budgets. Where a recommendation involves additional funds then these will have to be contained at present and any further allocation of funds would need to be obtained through the normal budget setting process.

5. Legal

- 5.1 The constitution requires that scrutiny panel recommendations be submitted to OSC for approval prior to submission to Cabinet.
- 5.2 The council has the powers to implement all those recommendations that have been accepted. Detailed legal advice will be provided at the point that they are taken forward for implementation.

6. Value for money

6.1 The effectiveness of Scrutiny is measured by the quality of its recommendations to Cabinet and the extent to which it has contributed to both democratic renewal and members' community development role. The scrutiny panel held open meetings in public, solicited views through expert witnesses and media channels to ensure a regular and sustained input to the work of the panel.

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- 6.2 With respect to scrutiny panel recommendations, value for money implications are outlined in the officer response to each recommendation in the schedule, as appropriate.
- 6.3 If recommendations arising from scrutiny panels are not taken forward and implemented in a timely manner then improvements to service delivery are not made efficiently.

7. Sustainability impact appraisal

7.1 There is none arising directly from this report.

8. Risk management

8.1 There are no direct risk management implications arising from this report but the failure to act on agreed recommendations or action plans arising could give rise to risk issues in service delivery.

9. Community safety

9.1 There are no direct implications arising from this report but the failure to act on agreed recommendations or action plans arising could give rise to risk issues in service delivery and community safety.

10. Links applicable to the three key priorities for the borough

The recommendations arising from the panel's review relate to the key priorities of tackling the climate crisis and fighting inequality.

11. Equalities, human rights and community cohesion

11.1 No Equality Analysis Assessment has been undertaken on these recommendations. Any equalities or community cohesion issues have been addressed by the service officers' response as appropriate.

12. Staffing/workforce and accommodation implications

12.1 Any staffing/workforce and accommodation implications have been addressed by the service officers' response as appropriate.

13. Property and assets

13.1 None.

14. Any other implications

14.1 None.

15. Consultation

- 15.1 The Overview and Scrutiny Committee considered and approved the final report of the Panel on 05 October 2023.
- The recommendations take into consideration the views of local organisations and residents as expressed at the panel's open meetings and site visits.

16. Timetable for implementation

16.1 OSC will monitor, twice yearly, the implementation of the recommendations accepted by Cabinet.

Cabinet Action		Date	Service Implementation
1.	Cabinet accepts some or all recommendations.	06 December 2023	18 December 2023 – in line with Call-in requirements.
2.	Cabinet requests further information.	06 December 2023	Service provides additional information for Cabinet on 17 January 2024.
3.	As a result of further information, Cabinet accepts or rejects remaining recommendations.	17 January 2024	29 January 2024 – in line with Call-in requirements.

17. Appendices

17.1 **Appendix 1:** Final Report of Scrutiny Panel 3 – 2022/2023: Regrow, Rewild and Recycle

18. Background information

- 18.1 Ealing Council's constitution is available at <u>Council Constitution</u>.
- 18.2 Overview and Scrutiny Committee agendas, minutes and reports, available at Overview and Scrutiny Committee.
- 18.3 Scrutiny Panel 3 2022/2023: Regrow, Rewild and Recycle agendas, minutes and reports, available at Committee details Scrutiny Panel 3 2022/23: Regrow, Rewild and Recycle (moderngov.co.uk).
- 18.4 Current agendas and reports are available at <u>Committees</u> (<u>moderngov.co.uk</u>).

Report Consultation

Name of Consultee	Department	Date Sent to Consultee	Date Response Received from Consultee	Comments Appear in Report Para
Internal				
Peter George	Strategic Director Economy and Sustainability	12.10.23		
Nicky Fiedler	Strategic Director for Housing and Environment	12.10.23		
Chris Bunting	Assistant Director Leisure	12.10.23		
Chris Welsh	Parks Operations Manager	12.10.23		
Dale Mortimer	Tree Service Manager	12.10.23		
Earl McKenzie	Assistant Director Street Services	12.10.23		
Catherina Pack	Waste and Street Services Manager	12.10.23		
Helen Harris	Director of Legal and Democratic Services	02.11.23		
Emily Hill	Strategic Director Resources	02.11.23		
Sam Bailey	Head of Democratic Services	02.11.23		
Senior Leadership Team	All Members	15.11.23		
Overview and Scrutiny Committee	All Committee Members	05.10.23		
Cllr Deirdre Costigan	Deputy Leader and Climate Action	12.10.23		
Cllr Polly Knewstub	Cabinet Member – Thriving Communities	12.10.23		
External				
None				

Report History

Decision Type:		Urgency item?	
Non-key Decision		No	
Authorised by Cabinet Member:	Date Report Drafted:	Report Deadline:	Date Report Sent:
N/A	-	23.11.23	23.11.23
Report No.: Report Author a		and Contact for Queries.	
	Harjeet Bains		
	Overview and Scrutiny Officer		
	Email: bainsh@ealing.gov.uk Tel: 020-8825 7120		





SCRUTINY PANEL 3 – 2022/2023

REGROW, REWILD AND RECYCLE

FINAL REPORT

11 MAY 2023

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CHAIR'S OVERVIEW



Councillor Miriam Rice (Panel Chair)

The Regrow, Rewild and Recycle Scrutiny Review Panel knew it had a substantial brief, and the areas covered would coincide with a number of hot topics in Ealing.

For that reason, this panel demanded much more than meetings and discussions, and I was delighted that we managed to pack in such an excellent programme of site visits. North Acton Playing Fields to visit ARTification, Horsenden Farm, Perivale Park to witness the fruits of the Greenford to Gurnell Greenway Project, Warren Farm, Bixley Fields Allotments, Grove Farm and the N&P Material Recycling Facility (MRF) in Crayford.

It has certainly been an honour to meet and hear from expert witnesses including Dr Sean McCormack from Ealing Wildlife Group and Susannah Littlewood from Trees for Cities, and place the focus on the magnificent volunteer effort from Ealing residents, and the running theme throughout the year has been to look at how best we can support existing volunteers and build on that to further promote Active Citizenship in the borough.

The panel settled on three areas, Ealing Council Biodiversity Action Plan, Ealing Trees Programme, and Reducing, Reusing and Recycling of Waste in the Borough.

It was exciting to discuss the BAP and how Ealing was all set to welcome beavers to Paradise Fields, and again, we did want to learn more about the undoubted reliance we have on volunteers to deliver, whether it be planting, clearing waters, or creating educational opportunities for the community. A day visiting a number of sites illuminated the panel on what was happening in the borough.

Trees are critical, especially in a climate emergency, and we do emphasise this through the number of trees which we plant. We do recognise the challenge to maintain our trees, and we must consider the impact of development on existing trees. Residents are always encouraged to assist with our efforts to plant trees and ensure they thrive.

We also have an obligation to make it easier for as many residents as possible to recycle, and ensure they are informed as to how to reduce, reuse and recycle effectively, and so it was extremely useful to witness a MRF in action and be equipped to reassure residents of the value of their efforts. Ealing already leads in recycling due to the initiatives taken over the past few years, and it was beneficial to highlight present work and future aspirations, whilst we look to getting residents even more involved.

I personally would like to thank all the expert witnesses, officers, and panel members for their contributions, and for the recommendations which are included in this report at the end of an inspiring year.

1.0 INTRODUCTION

1.1 The Panel's work would assist the Council in meeting the commitments of the new administration's manifesto pledge of **Regrow**, **Rewild and Recycle** "We will create 10 new parks and open spaces, plant 50,000 more trees, and give 800,000 sqm back to nature. Everyone agrees we need to tackle the climate crisis, protect the environment and do even more to make our borough open and accessible for people to enjoy" and the associated priorities within the Council Plan.

Scope

1.2 The Panel's scope was to scrutinise matters relating to regrowing, rewilding and recycling in greening of the borough and make recommendations for improvements accordingly. The Panel focused on the Council's biodiversity action plan; Ealing trees programme; and the reduction, reuse and recycling of waste in the borough.

2.0 METHODOLOGY

General

2.1 The Panel received reports and presentations from internal services, external agencies and expert witnesses at its four hybrid meetings which participants could join in person or virtually via Zoom. The meetings were held in Ealing Town Hall and webcast live on the Council's YouTube channel. The Panel also conducted several site visits.

Site Visits

- 2.2 Within the Borough
 - Various Biodiverse Sites:
 - North Acton Playing Fields, Acton
 - Horsenden Hill Farm, Perivale
 - Greenford to Gurnell Greenway, Perivale
 - Warren Farm, Southall
 - Bixley Fields Allotments, Southall
 - Grove Farm Local Nature Reserve, Greenford
- 2.3 Outside the Borough
 - Materials Recycling Facility, Crayford Creek in Dartford

Co-option

2.4 Mr Paul Carter (Trustee of Ealing Parks Foundation and Chairman of Ealing Allotments Partnership) was co-opted onto the Panel at the second meeting.

Publicity

2.5 The Panel's work was publicised in the Council's *Around Ealing* free magazine which is delivered to all households in the borough, website and direct emails.

3.0 <u>DETAILED CONSIDERATIONS</u> OVERVIEW – REGROW, REWILD AND RECYCLE

3.1 The Panel received an overview of rewild, regrow and recycle from Council officers and two partner organisations – Parks for London (PfL) and Ealing Allotments Partnership (EAP):

Ealing Council

- 3.2 Chris Welsh (Parks Operations Manager) outlined that the new Ealing Biodiversity Action Plan 2022-2027 (BAP) had defined Rewild as "leaving spaces unmanaged for nature to revert to its natural processes". In 2015, the Council had decided to start rewilding the municipal sites by reducing its grooming regime. The Ealing Climate and Ecological Emergency Strategy 2021-2030 (ECEES) had defined Regrow as "food growing is one way we interact with the environment; it offers us a unique opportunity to place ourselves within the ecosystem and see the workings of nature first-hand". The ECEES had defined Recycle as "increasing the amount of our belongings that we fix, reuse, upcycle and recycle throughout the borough". The BAP and ECEES would guide the Council's work in the next four years and beyond.
- 3.3 Some of the borough's recent achievements had included the publication of the BAP; more Green Flag awards; Britain in Bloom accreditation; working closely with Trees for Cities plus securing funding for planting more trees; and ongoing success as one of the Tree Cities of the World.
- 3.4 The Council had actively changed its approach to land management since 2017 in rewilding the borough. It had worked with nature and de-intensified historical municipal maintenance regimes. Vast hectares of previously mown grass had been converted into wildflower meadows since 2015. The reduction in mechanical mowing and compaction had initially started under tree canopies. It had taken three years to convince people, particularly dog owners, that in moving back to a more natural environment was a positive change. Harvest mice had been released at Horsenden Hill and new wetland habitats had been created in parts of the borough. For example, the creation of new swales in Lammas Park helped to stop continuing flooding, hosted a vast quantity of new fauna and flora, and ensured that the paths remained accessible to park users. This project was used as a case study in the Greater London Authority's (GLA) guide to sustainable drainage systems (SuDS) in parks and open spaces. The Greenford to Gurnell Greenway SuDS scheme in Perivale Park had created new habitats and manged water quality and flood risk. Many kilometres of hedgerow, for example the mixed border in Walpole Park, had been planted around the borough.
- Planting of 37,000 trees, which included 20,000 trees planted at Marnham Fields in Northolt and Greenford Country Park, in the past four years had exceeded the previous administration's manifesto commitment to plant 30,000 trees by 2022. The new administration had pledged to plant 50,000 trees in the next four years. There had been a reduction in the use of chemicals for weed control particularly on paving areas. The use of some chemicals was inevitable in containing the giant hogweeds that came down

the river from the neighbouring boroughs to ensure public safety. Parks for London had devised an integrated weeds management plan template for London boroughs to use which Ealing aimed to complete by December 2022.

- 3.6 Over the past few years there had been many achievements and positive steps towards increasing the access to and education of locally grown food. There were over 2,000 allotment tenants across the borough who were supported by various organisations including ARTification which was based in North Acton Playing Fields (NAPF), MindFood which had several plots across a few sites such as Cleveland Crescent in Acton and Horsenden Hill. and APPLE supported initiatives in Acton Park. Cultivating Ealing (previously Ealing in Bloom) was a judged process which had been taken on by EAP. There had been renewed enthusiasm with allotment tenants. residents and schools participating in the Cultivating Ealing competitions. Hundreds of fruit trees had been planted around the borough. The Hanwell and Norwood Green Orchard Trail had several hundred fruit trees in a string of public community orchards along the Grand Union Canal corridor. Following a restructure, the Council no longer had dedicated staff to support allotments and food growing. Existing staff had taken on the additional duties and depended upon volunteers to sustain these areas. There were supported volunteer sessions such as at Walpole Park Walled Garden. A previous post at Walpole Park, funded through the Holiday Activity and Food (HAF) project, had delivered for schools and food growing sessions. EPF had sometimes funded a continuation of this activity. Ealing Wildlife Group (EWG) had partnered with educational sessions on locally grown/sourced food. Trees for Cities (TfC) had developed an edible playground at Blair Peach Primary School in Southall. The Nepalese community visited Horsenden Farm twice a week during the growing season. Horsenden Horticultural Association, which managed three allotment sites north of Greenford, had involved the community in growing grapes along a previously overgrown south-facing slope at the Horsenden Grape and Honey Farm.
- 3.7 Ealing was one of the top performing London boroughs for recycling with a rate of 49% in 2020-21. The Council had increased efforts through the ECEES to further progress up the waste hierarchy with the aim to help engender behavioural change. The service supported community groups such as LAGER Can and service users on litter recycling through litter reduction initiatives and exploring infrastructure for recycling in parks. The Library of Things scheme enabled individuals to rent useful household items cheaply, encouraging reuse. The recycling/repair initiatives such as the repairing of bicycles through the Let's Go Southall programme gave a new lease of life to discarded bicycles collected from the West London Waste Authority. People were encouraged to cycle and use more active travel methods to maintain a healthy lifestyle and protect the environment. The Council was exploring options for a circular economy hub and updating Ealing's reduction, reuse and recycling plan.
- 3.8 In the last 5-7 years, volunteers from across the borough had made a significant contribution to the Council's achievements in rewilding, regrowing

and recycling. They had come up with innovative initiatives and solutions to help attain the borough's target of zero carbon by 2030. The Council continued to work as a partner on an initiative and provided as much support as possible to a community group without turning it into a Councilled group.

- 3.9 Inconsistencies in the aftercare within parks depended on the community group with which the service worked. It was challenging for the stretched Parks Service to provide the level of continued support that was required by some community groups. This situation was also reflected within the allotments. When a community group approached the Parks Service with an idea, officers highlighted to them the time and resource commitment that would be required to look after some of the spaces. The service would review its present advice and guidance for community groups and individuals to ensure that it was clearer on the ongoing involvement and dedication required of them to maintain the spaces. The Council was looking at different ways in which it could reduce the use of chemicals for weed control.
- 3.10 The resource constraints made it challenging for existing Parks Services staff to keep abreast of regular communications required to inform the public of new initiatives and changes to the standard regimes. The service would look to emulate London Borough of Sutton's website which provided clear updated information about what the Council was doing about their various green spaces.
- 3.11 The Council's work with the Government was limited. The small amounts of £25,000 in grants funding for the various Government initiatives had been inadequate. The Parks Service had started to make small changes to its provision from 2015 in doing things differently by learning from others through the PfL benchmarking group. There had been budget cuts but some of the changes that were implemented had required reduced resources. Convincing the public of the need for change had been the biggest challenge for the service. Increasingly, more people were willing to work with the service on various initiatives. There had been a significant increase in the membership of many local voluntary organisations such as EWG and LAGER Can in the past five years. More people tended to join community-led initiatives.
- 3.12 Traditionally, Friends Groups existed in areas with high levels of home ownership and stable occupation compared to areas that had high levels of private renting. The COVID-19 pandemic had highlighted the need for green spaces particularly for apartment blocks and multi-occupancy dwellings. Parks usage had increased by 200-250% during the pandemic. The sustained surge in usage had been evident from the increased litter. Many residents had joined groups to pick litter in their local neighbourhoods instead of complaining to the Council. There had been more wear and tear of the Council's assets as a result of increased usage but many volunteers were helping the service to manage some of these challenges.

3.13 Dog fouling in the parks was a challenge for the service. There had been an increase in the number of new dog owners during the pandemic. In the initial summer period, the service had partnered with Parkguard Limited to conduct dog training programmes at some parks where spare funding had been available. The service continued to work closely with the Council's enforcement team at some persistent sites to tackle the ongoing problem.

Parks for London

- 3.14 Mr Tony Leach (Chief Executive, PfL) highlighted that PfL, a charity supported by the London Mayor, worked across London. It produced an annual audit of all the London boroughs measured against 10 criteria of how their parks were doing. PfL's resources hub about good parks for London had started in 2017. Ealing was always in the top half and edged more towards the top quartile in comparison with other London boroughs against the 10 criteria. Rewild, regrow and recycle crossed several of the 10 criteria for which data was gathered. Food growing was considered within the health, fitness and wellbeing criteria. The management of assets, types of kits used and kind of recycling undertaken were considered within the nature criteria.
- 3.15 The scores in PfL's feedback report for the previous year had shown that Ealing was performing very well in comparison with other London boroughs. The report had indicated that the strongest area within Ealing's parks services was collaboration. This was demonstrated by the close working relationship with the local communities resulting in increased rewilding, regrowing and recycling within the borough.
- 3.16 In 2020, PfL had undertaken a case study of sustainability in Ealing when the Council brought the grounds maintenance contract back in-house. Compared to London Borough of Lambeth, Ealing Council had done well because the Council had purchased green equipment that made a vast difference to the way in which its carbon footprint was measured. The Council had also equipped staff with electric or battery operated handheld equipment that was lighter and less noisy with reduced vibration.
- 3.17 The recently published 2022 PfL annual assessment had assessed Ealing's Parks Service a joint 10th position out of 32 London Boroughs. The service had scored the highest possible scores for collaboration demonstrating its work with the local communities and community involvement through the Active Citizens programme which had included the creation of Ealing Parks Foundation, friends of various parks groups and a growing network of organisations supporting the green agenda in Ealing; events demonstrating the management, promotion and attracting diverse audiences; health, fitness and wellbeing investing in outdoor gyms and trim trails to enable residents to keep fit and be healthy; and sustainability actively supporting nature. It was anticipated that Ealing would score highly for strategic planning once the green spaces strategy was completed.
- 3.18 The Panel was assured that compared to other London boroughs, Ealing was in a good position and PfL had no concerns regarding its whole area of rewilding, regrowing and recycling.

Ealing Allotments Partnership

- 3.19 Mr Paul Carter (Chair, EAP and Trustee Ealing Parks Foundation) highlighted that the Council's active citizenship programme relied significantly on volunteers, particularly those within well-established local groups. The borough's whole network was supported by volunteers so the Council needed to reconsider its relationship with local community groups and volunteers. The Council ought to set a minimum standard for situations by facilitating local enthusiasm to enable day-to-day activity by volunteer groups. For example, residents should not feel that they were not allowed to water trees outside their house even if these were dying because it was someone else's job. This model had operated successfully in the neighbouring boroughs of Hounslow and Kensington & Chelsea.
- 3.20 The Council could consider redefining its programme of engagement and communication. For example, the concept of local ownership of some green spaces could be improved by calling the volunteers 'supporters of a park' instead of 'friends of a park' as the term did not appeal to everyone.
- 3.21 There were 2,000-2,500 tenants on the borough's 45 allotment sites. EAP had compiled a questionnaire and guide for allotments which highlighted the ongoing time and resource commitment required in maintaining an allotment site. EAP was still short of achieving its goal of 'no produce left wasted on allotment sites' because lots of rotting produce was evident there in September. There was a logistical challenge in getting fresh fruit and vegetables from where it was grown on allotments, front gardens or green spaces to places such as Ealing Foodbank, Southall Food Hub and South Ealing Community Food Cupboard that could use the much needed produce in the borough. More green spaces such as front gardens, community gardens and forgotten spaces in the borough could be utilised to produce edible foods.

EALING BIODIVERSITY ACTION PLAN

3.22 The Panel received presentations from Council officers and two partner organisations – EWG and Friends of Horsenden Hill (FHH) on delivery of the BAP.

Ealing Council

- 3.23 Chris Bunting (Assistant Director Leisure) and Chris Welsh (Parks Manager) highlighted that at NAPF, the first site of the five biodiverse sites visited by the Panel, ARTification's three-year funded Edible Acton project entailed working with local volunteers at various sites across Acton such as South Acton Recreation Grounds. The weekly gardening sessions at NAPF had enabled volunteers to connect more with nature, learn how to grow vegetables and meet other people in the community, particularly after isolation during the pandemic.
- 3.24 The second site, Horsenden Farm, had demonstrated ways in which volunteers from groups such as FHH had managed areas of the hill creatively through animal grazing on the meadows, food grown on the farm to support mental health charities and connecting residents with nature.

- 3.25 The third site, Greenford to Gurnell Greenway, had demonstrated how the GLA funded Greenford to Gurnell SuDS scheme had improved water quality and created new wetland habitats in disused areas. Volunteer groups such as Greenwayers, LAGER Can and Clean Up River Brent (CURB) worked collaboratively at the site by litter picking along the course of River Brent in Ealing and Brent.
- 3.26 The fourth site, Warren Farm, demonstrated the unique advantages to large scale connected meadows and the benefits for many types of wildlife including vulnerable and rare species such as skylarks. Volunteers from groups such as Brent River & Canal Society and Campaign Group for Warren Farm Nature Reserve helped to retain it as a biodiverse rewilded grassland site.
- 3.27 The fifth site, Bixley Field Allotments, showcased a variety of benefits of biodiversity and food growing. The enthusiastic allotment community was keen to form an association to help improve the site and educate more Southall residents and school children about food growing and healthy lifestyles.
- 3.28 The Council's BAP had been produced in consultation with numerous key stakeholders across the borough. The BAP aimed to include a set of objectives and actions, taking into consideration both local and national priorities, to help deliver and protect strategic biodiversity networks.
- 3.29 The BAP's vision was to conserve enhanced habitats that created better and more interconnected places for wildlife across the borough; increase awareness of biodiversity and encourage more people to connect with nature. The actions would benefit biodiversity and reduce the use of chemicals for weed control. Some accomplishment was evident from the diligent and innovative work that various volunteer groups had performed across the borough.
- 3.30 BAP outlined the status and future priorities for habitats and species for the period 2022-27 within its Habitat Action Plans (HAPs) and Species Action Plans (SAPs). HAPs focused on the four specific habitats of built environment; parks and open spaces; wetlands and waterways; and woodland. Each habitat had a clear action plan that outlined what the local authority, residents and private landowners could do for it. Helpful tips and links which people could utilise were also provided. SAPs focused on seven specific species of reptiles and amphibians: bats; water voles; hedgehogs; birds; pollinators; other invertebrates; and plants that were endangered or at risk of extinction.
- 3.31 The BAP was adopted in March 2022 and the Ealing Biodiversity Partnership (EBP), comprising of Council officers and representatives of consulted organisations, would provide the first annual update in March 2023. Regular quarterly partnership meetings would review progress and prioritise actions against the set BAP targets. The progress would be monitored and actioned over the next four years.

- 3.32 The key actions undertaken within the BAP had included maintaining and updating local planning practice guidance (LPPG) and ensuring sustained communication with planning colleagues; developing and maintaining the ecological network map; creating an EBP; reviewing and improving land management uses and practices; creating and updating site specific management plans; regularly monitoring and updating records; and sharing the BAP and engaging with various audiences.
- 3.33 Tangible outcome targets within the BAP included improving a minimum of five hectares of grassland by 2027; improving 0.5 hectares of gardens for pollinators by 2027; increasing tree canopy in the borough to 25% by 2030; and creating new wetlands/floor management projects managing 10,000m3 surface water by 2027. Independent ecologists were presently assessing all the sites to inform the Council's new local plan. The enhanced information would assist the service to successfully achieve the set quantitative targets. The BAP would be reviewed annually to ensure the aspirations were met.
- 3.34 The BAP had targets to build wildlife-friendly practices into the planning process and listed a selection of things for developers to do on their sites. Actions such as green roofs within built environments would have a big impact on capturing carbon, support pollinators, and enable people to enjoy and learn more about nature from their homes.
- 3.35 The BAP provided information on what residents could do to engage with nature such as with window boxes, gardens, allotments and various species. The service planned to send out periodic bite-sized information publications of the BAP to enable residents to undertake appropriate biodiversity activities. There were toolkits for residents on how to embrace biodiversity and gardening. The Council's Do Something Good website contained toolkits on how to engage residents, volunteer and involvement with groups. This summer's inaugural tree festival sought to educate and inform residents on the benefits of trees including the planting of trees on highways, front and back gardens, attitudes and policy change around car use, parking and crossovers.
- 3.36 Conflict was inevitable in development and green spaces. It was evident that there should be a better connection between active planning decisions and the BAP to ensure that planners and developers used it as a live document to progress environmental matters. The Trees Service used a Capital Asset Value for Amenity Trees (CAVAT) method to calculate the community valuation for the loss of trees due to development as well as secure adequate and appropriate compensation for their removal through private development from the developer. In some developments trees were irreplaceable due to the lost generations of tree development and growth which money could not compensate. Such situations were always difficult to resolve in London which had a housing shortage.
- 3.37 For the eighth consecutive year, Ealing had attained several awards for some of its parks and open spaces from London in Bloom. Horsenden Hill East, Horsenden Hill West, Longfield Meadow, Perivale Meadow and Bolo

Brook Park had received gold awards. Yeading Brook Meadow had received a silver gilt and Longfield Meadow had also received a Special Trustees Award.

- 3.38 The Trees and Parks Services had received significant resources to transform the canopy cover in parts of the borough. The service was working closely with the Canal and River Trust (C&RT) on a project in Southall to create a wellbeing way. The project had received £700,000 from the London Mayor to transform the relationship of communities with the canal and green/open spaces. Southall residents wanted an intervention within 500 metres of their front door to get daily exercise and interaction with nature. The project would create a hyper localised space that was expected to change people's behaviour and attitude towards daily physical activity.
- 3.39 The service acknowledged the valuable input from collaborators for the achievements in the borough's parks and open spaces. The social return on investment and a community's engagement in certain locations of the borough was deemed more rewarding than commercial opportunities.
- 3.40 The Council and the Parks Service were custodians of the borough's green spaces. The last Council's green spaces strategy adopted in 2012 had largely met its target of no net loss of open space over the last 10 years except for some loss of space due to the HS2 project and a utility company projects. It would be beneficial to inform residents of this achievement as some public concerns had been expressed about these issues.
- 3.41 Some conflicting issues occurred on sites which were often created by the Council. Some sites were unique such as NAPF which was 99% sports orientated but horticulture community gardening had been introduced there. It was anticipated that this offer would be applied more widely to other sites across the borough. There had been some resistance from residents when the Council changed its grass management practices to make financial savings. Ealing was a trailblazer in London for creating biodiverse area pollinating corridors and some mature sites now contained new species. Community engagement regarding this approach had challenges such as with Warren Farm. Warren Farm used to be a farm and then a sports around from 1966-7 which fell into disrepair in 2009-10. Consequently, it had been allowed to rewild and the Council now needed to work with the local communities and interested groups to co-design and achieve the best solution for this site. Ealing Council was liaising with Imperial College and other nearby landowners regarding the use of their land and how that could complement the current activities at Warren Farm Sports Ground. The Parks Service had recommended more locations in the borough for nature reserve designations which included Horsenden Hill and several meadows adiacent to Warren Farm. It was evident that there needed to be a balanced offer regarding parks and open spaces to meet the different needs of local communities such as physical activity, sport, recreation and dog walking.
- 3.42 The quarterly Around Ealing paper magazine had two pages of coverage for Leisure/ Parks/Environment services which mainly promoted the good collaborative work undertaken with partners. The weekly Around Ealing

digital bulletin also contained some articles covering leisure and culture activities. There was reasonable coverage of biodiversity activities through the Council's communications channels but more extensive promotion could be undertaken

3.43 It was challenging to get large diverse populations to be interested and involved in activities so it was important to build a community of practice for a common goal. For example, a group of 45 people from diverse backgrounds in Southall were consulted on the Let's Go Southall project which aimed to help inactive residents become healthier and more active. The group has since been consulted and involved in various local activities such as development planning issues, physical activity, nutrition, nature and nature conservation. C&RT and Ealing Council had recently worked with the group to launch the Southall Grand Union Canal Wellbeing Way Project to improve the canal towpath and surrounding green spaces in Southall. This project had been funded through a grant of approximately £1m from C&RT and Ealing Council.

Ealing Wildlife Group

- 3.44 Dr Sean McCormack (Chair, EWG) highlighted that EWG was set up in 2016 as a Facebook group to put on some bat walks and had grown into a community group of over 5,000 members. EWG had a core group of about 100 active volunteers across the borough so its projects now covered more areas.
- 3.45 EWG's present volunteers were predominantly white middle-class people interested in nature and green spaces. EWG had recently included a diversity and inclusion strategy into its work and would shortly be recruiting a diversity inclusion officer. It sought to cover the whole borough through targeted outreach activities but got less engagement from the Acton, Northolt and Southall areas. EWG had limited resources to undertake extensive community engagement as most of its volunteers worked full time and undertook wildlife conservation activities in their spare time.
- 3.46 EWG had contributed to the SAPs and regarded Ealing Council as progressive due to its value of green space and biodiversity. EWG focused on delivering meaningful change for people and wildlife. It operated on the ethos of conservation, collaboration and community. EWG aimed to get people actively involved in what green spaces meant for nature and people.
- 3.47 EWG concentrated on species that were of national and London concern. Species within BAP were termed as umbrella species because any action on them would have a wide-ranging impact on lots of other wildlife and people. Some of the actions were habitat management and public engagement. Charismatic species had been selected to attract and involve the public.
- 3.48 EWG assumed BAP's five-year timescale to be very short. For example, it had taken EWG 3-4 years to get barn owls to breed again in Ealing by changing the management of grassland to encourage their food which included field voles and harvest mice. EWG had selected harvest mouse,

- which was not on the BAP, due to its massive public appeal. The public had crowdfunded harvest mice, an emblem of good mosaic grassland habitat, that would also support other species. EWG had applied for a licence to introduce beavers in Ealing.
- 3.49 Many public fears about species such as beavers were common and often mislaid. The UK now had over 1,000 free living beavers in the wild that were reintroduced legally and illegally, through natural spread or escape. Beavers were a protected species in England. EWG had worked closely with the Beaver Trust and would apply for a 5-year enclosure trial of beavers in an urban landscape licence. The entire 10-hectare Paradise Fields would be enclosed to give beavers space away from human habitation to see what they did, the impacts such as beaver dams and resulting floods, and how these could be mitigated. People would not be restricted from entering the site. Beavers did not live more than 20 metres from a waterside environment and were easy animals to manage. A willow chopped by a beaver would sprout again into a new tree. The young willow tree supported a lot more different species of insects than a mature one which also benefitted birds and bats. Rangers regularly managed protected trees in the borough to ensure that these were unharmed and there remained a structural diversity within trees and age of trees. In response to EWG's consultation some concerns had been expressed about beavers eating trees, changing rivers/streams and making them inhospitable to fish. These concerns were unfounded because beavers had existed alongside trees and fish for millions of years and had only been gone from the UK for about 400 vears. Several scientific studies had shown that beavers had increased fish in freshwater systems by putting more wood into the water system which sheltered fish from predators. Salmon could jump over obstacles and had no problem getting upstream around beaver dams through the surrounding flooded areas
- 3.50 EWG sought to educate the public that everything was linked, equally important and had to be looked after through connected green spaces, particularly in an urban environment.
- 3.51 EWG urged the Council to provide shovel-ready projects that could be supported and additional funding sought to help deliver BAP targets.
- 3.52 EWG expressed concern that non-replacement of essential staff could cause problems in delivering the BAP as several Rangers who had undertaken the research and stakeholder sessions had left. The Council could emulate London National Park City by operating a network of volunteer rangers to replace the abolished permanent roles that supported volunteers.

Friends of Horsenden Hill

3.53 Mr Martin Smith (Chair, FHH) outlined that he had worked as a conservation volunteer at Horsenden Hill since 1984 and then as a Ranger/Senior Ranger for 10 years before retirement. At 100 acres, Horsenden Hill was the biggest single site nature reserve in the borough. It comprised of meadows, wetland and woodland habitat. The site was managed and maintained by

Council Rangers and FHH, a volunteer group. Horsenden Farm was a small part of the site. It had an orchard and animals such as cows, goats, pigs, chickens and geese. Since 2006, the smaller patches of grassland were managed by letting cattle graze in the fields. MindFood, which operated from the farm, was an Ealing based charity that supported people with depression, anxiety and stress to improve their wellbeing through gardening and horticulture. The produce was sold from the farm shop at weekends and the income reinvested in other farm projects.

- 3.54 Changes at Horsenden Hill had included the reintroduction of harvest mice and grass meadows been left for longer each season to provide cover. In the last three years, brown hairstreak, a butterfly not unique to Ealing had also been detected there.
- 3.55 FHH had organised community events such as an apple day to produce apple juice and a summer nature festival that was attended by nearly 2,000 people. Income from events was reinvested in the farm projects.
- 3.56 FHH had established a new Forest School on the site in 2018 and planted a new orchard two years ago. It had won several top awards over the years in the London in Bloom community category and a special award from the Royal Horticultural Society in the previous year.
- 3.57 FHH and Horsenden Farm were seeking funding for refurbishment of the derelict big house. The refurbished house would be put to community use. The refurbishment project would require about £1m and several volunteers were devising a project plan for this work. Some ideas proposed by visitors to Horsenden Hill for use of the refurbished house had included a cafeteria, conference centre and studios for small start-up businesses such as craft shops. FHH commended and endorsed the aspirations of BAP.

Panel Conclusions:

- During the Panel's site visits to various biodiverse sites to observe the
 community at work in helping to deliver the BAP, it was evident that there
 was a need for associations/forums to plan and spread learning from
 activities in Ealing's parks, allotments and other green spaces across the
 borough.
- The Council should consider putting signage in Warren Farm advising people about minimising disturbance to the nesting skylarks and improving the peripheral pathways to help preserve the rewilded site.
- Appropriate bite-sized biodiversity articles should be promoted through all Council's communications channels such as the website, social media and Around Ealing magazine, including a volunteering page in the digital edition to inform and engage residents in BAP activities that were taking place across the borough.
- Environmental volunteer groups such as EWG and EPF should also be consulted on the Local Plan and directed to the Community Amenities chapter for their input. The Council should establish the relationship

between Community Amenities and its Climate Change and Health & Wellbeing strategies. The relationship between these strategies and the built environment on commercial sites was also relevant to local business consultees. Businesses could be asked to provide space and opportunity for employees to engage in biodiversity through edible gardens on site or professionally run volunteer projects such as Greenwayers and TfC.

- The Council should consider investing some of its community infrastructure levy funds from planning projects in the borough's green spaces.
- The BAP depended on volunteers for its successful delivery so the Council ought to have sufficient resource in place to support all volunteer groups effectively for the long term to help achieve the set targets. A network of volunteers, like the London National Park City volunteer rangers, should be considered to replace abolished permanent roles that supported volunteers across the borough.
- Volunteer networks should promote diversity, inclusion and encourage excellence through rewards facilitated by the Council. Strong volunteer networks would be more effective in fundraising and facilitating ecological activities across the borough.

No.	Recommendation
R1	The Panel had visited a number of projects and witnessed the community at work in helping to deliver the Ealing Council Biodiversity Action Plan. The Council should help further to publicise and support such projects and utilise its
	communications channels to do so. This would entail publicising bite-sized biodiversity articles on social media to encourage more people to get involved, greater coverage in Around Ealing magazine and include a volunteering page in the digital edition. Other support could include getting information circulated such as where visitors should not venture in Warren Farm to avoid disturbing the nesting skylarks.
R2	The Council should consult environmental volunteer groups such as Ealing Wildlife Group and Ealing Parks Foundation on the Local Plan and direct them to the appropriate chapter for their input. In compiling the Local Plan, the Council should determine the relationship between community amenities and its Climate Change and Health & Wellbeing strategies. The relationship between these strategies and the built environment on commercial sites was also relevant to local business consultees. Businesses could be asked to provide space and opportunity for employees to engage in biodiversity through edible gardens on site or professionally run volunteer projects such as Greenwayers and Trees for Cities.
R3	Ealing's parks, allotments and other green spaces identified a need for associations/forums where holders could plan and learn from across the borough, aspire towards improved enforcement and amenities, and ascertain how progress could be sought in

No.	Recommendation
	the current financial climate. These would depend on voluntary efforts, recognising the dependency also of the Council Plan on voluntary commitment. The Council could learn from others such London National Park City's network of volunteer rangers in replacing abolished permanent roles which had supported volunteers. Volunteer networks should promote diversity, inclusion and encourage excellence via rewards facilitated by the Council. Strong networks would be more effective in fundraising and instrumental in facilitating activities across the borough. The Council should consider investing some of its community infrastructure levy funds from planning projects in the borough's green spaces.

EALING TREES PROGRAMME

3.58 The Panel received presentations on the delivery of Ealing Trees Programme from Ealing Council officers, representatives of two partner organisations – Trees for Streets (TfS), Trees for Cities (TfC), and an Acton resident.

Ealing Council

- 3.59 Dale Mortimer (Tree Service Manager) outlined that in growing Ealing's urban forest, the Council's vision was to ensure trees remained a defining feature of the borough. Aligned with the London target, it was committed to increasing canopy cover from 16.9% to 25%, attaining a 35% increase on the existing canopy cover by 2030.
- 3.60 London Borough of Ealing was one of the greenest boroughs in London, containing a vast collection of street trees, housing trees, many parks and green spaces which all contributed to its urban forest.
- 3.61 The Council's 2018 i-Tree Project had accurately measured the full extent of the urban forest and highlighted the numerous eco-system benefits that it provided such as the interception of 48 Olympic swimming pools of water. The urban forest also offered many environmental, economic and social benefits, many yet unmeasurable. The borough's trees greatly enhanced the quality of life for its people and the need for trees had never been greater.
- The potential effects of climate change were widely recognised now as a significant threat for humanity and its ecological systems. Ealing Council had declared a climate emergency in April 2019 and adopted ECEES in 2021, pledging to make the borough carbon neutral by 2030.
- 3.63 The impact and role of nature had been considered within one of the four themes of CEE and identified three objectives increasing tree canopy across Ealing by 2030; managing green spaces to increase biodiversity, increasing natural carbon capture and reducing carbon emissions; and utilising green infrastructure to capture carbon, mitigate surface water flooding and improve biodiversity and water quality.

- 3.64 Growing and sustaining Ealing's urban forest was paramount in achieving the nature objectives. This would entail preserving and protecting existing trees and planting new trees and woodlands. The Council had recently pledged to plant 50,000 new trees by 2025 to help meet its canopy cover target.
- 3.65 Canopy cover was the area of land covered by trees when viewed from above. The Ealing i-Tree Canopy survey had used aerial photography at random points to conduct a land cover assessment. Each point had been classified to a ground cover type such as tree canopy, road and water. 500-700 random sample points had been classified for each of the 23 Wards. The canopy assessment had highlighted disparities in the extent of tree cover between Wards North Greenford had the highest at nearly 26% and Southall Green the lowest at 6.4% but the environmental and sociological reasons for the variations were more complex.
- The borough's present vast urban forest comprising of extensive woodlands, parkland trees, garden planting and street trees contributed to an estimated 234,000 trees. Ealing had been awarded the status of Tree City of the World in 2019 which recognised its responsible and innovative arboricultural management.
- 3.67 Ealing Council had increased its street tree stock by approximately 8% in the last decade and created more woodlands. Its ambitious target of growing the urban forest by 35% would require thorough planning and due care to ensure that the local impact of tree planting was positive and existing land uses not compromised.
- 3.68 The Council recognised GLA's 2005 'Tree and Woodland Framework for London' principle of 'right place, right tree' and the importance of considering the context within which a tree was planted and likely impact of future design issues over its lifetime. When planting new trees, it was important to select the right species and location as that would affect the establishment of a tree, future management and have a long-term impact on the local environment.
- The Council had provided a capital budget of £3M over four years to plant the 50,000 trees which included the employment of a Tree Planting Officer. An uplift in the revenue budget for tree maintenance had been approved when the trees target was set. There was an ongoing revenue contribution to support the additional trees and the overall budget target to support the increase in tree canopy was £5M over four years. The Tree Service had presently acquired £3.8M of the overall budget through various funding streams including the Mayor of London's Street Trees Programme. The costs of tree maintenance had increased significantly in recent years and the Tree Service was reviewing its schedules to assess how the budget could be stretched to support ongoing maintenance.
- 3.70 The most appropriate tree establishment method varied depending on the budget, site factors, growing challenges and opportunities. Planting very

young trees in large groups was most cost-effective to establish canopy cover but this was often incompatible with the site conditions and its existing usage. The site conditions in an urban environment were often inhospitable for very small trees so larger and stronger specimens were required which also provided significant and instant impact. A very young tree could be purchased for under £1 whilst a 10 metre semi-mature tree could cost over £5.000.

- 3.71 Very young trees known as 'Whips' were about 18 months old, approximately 50cm long and planted in large groups of 30+ trees. Whips would be planted on copses and woodlands within existing park grassland at 1.5 metre spacing, accounting to 4,444 trees per hectare (2,400 per acre). The new trees would be heavily mulched to suppress other vegetation and not require watering.
- 3.72 Specimen parkland trees would be planted with larger young trees known as 'Light Standards' which were about 2 metres long with a stem circumference of 6-8 centimetres. Light Standards were significantly more established than Whips but relatively easy to handle and could be planted as open-grown trees or in groups with a minimum of 6-metre spacing. Light Standards would be double-staked with tree ties, heavily mulched and generally required a two-year watering programme which had been increased to three years in recent summers. Ealing Council had contractors with contract arrangements for routine watering and aftercare of trees. Volunteers and Tree Wardens were required for additional care.
- 3.73 New street trees would be 'Standards' or 'Select Standards' that were 2.5-3.0 metres long with a stem circumference of 8-10 centimetres and 10-12 centimetres, respectively. An average street tree faced many challenges because a built urban environment presented harsh conditions for tree establishment which often included heavily compacted ground, surrounded impermeable surfaces, reflective structures, and pedestrian/vehicle traffic. Standard sized trees were widely planted in street locations for being large enough to have an immediate presence, reserves to assist establishment, and planted practically without substantial excavation and cost.
- 3.74 The planned 50,000 new trees would consist of 30,000 Whips; 10,000 Light Standards; and 10,000 regular Standards. The proposed street tree planting would be investigated and confirmed three months prior to the planting season and about 2,500 trees planted annually. It was anticipated that the bulk of tree planting would happen in 2023-24 and completed in 2025.
- 3.75 Ealing Council's Tree Service, the custodian of the borough's urban forest, worked closely with various stakeholders and partners including TfS and TfC. The team was responsible for the management and maintenance of all publicly owned trees, provided professional arboricultural advice to all internal departments, and responded to all tree-related enquiries. The Tree Service was responsible for the delivery of Growing Ealing's Urban Forest project. A recently appointed Tree Planting Officer would plan, coordinate

- and deliver the planting of 50,000 new trees plus a wider expansion of the urban forest on private land and residential gardens.
- 3.76 The Council's Parks and Rangers Service would be integral in planning, investigating and locating the new trees, copses and woodlands on parkland. Their extensive knowledge of local sites, habitats and park users would ensure that new trees enhanced the aesthetics of the landscape and offered a significant positive outcome for the local community.
- 3.77 In 2023, the Tree Service would relaunch the Ealing Tree Wardens scheme by engaging local volunteers to help maintain new trees, promote the benefits of trees and encourage residents to plant trees in their gardens. The Tree Service would offer annual training to Tree Wardens and encourage them to attend tree planting and young tree maintenance event days.
- 3.78 The Tree Service had signed up to the national TfS project in November 2022. The project provided an online platform for residents to request and contribute for a new tree in their street. An additional discount was offered to any residents willing and able to water the new tree for two years. The platform also provided a Memorial/Celebration Tree Sponsorship Scheme which facilitated the purchase of a new tree and an ornamental plaque in a designated park location.
- In 2016, Ealing Council had created a strategic partnership with tree planting charity, TfC. The collaboration had planted thousands of new trees, engaged community groups and facilitated the Ealing i-Tree project. The strategic partnership would continue to expand the Council's tree stock, seeking opportunities for tree planning across all sites. It would be challenging to increase 35% in canopy cover on Council land alone due to insufficient space. Working with TfC, the Tree Service would seek to engage with residents, community groups, businesses, schools and all landowners in a campaign to encourage planting of more trees. The partnership would promote the many social and environmental benefits of trees and their importance in meeting the challenges of climate change through social media, educational activities, events and roadshows.
- 3.80 The trees were routinely surveyed every three years but consideration would be given for a two-year check on new trees subject to resources. The Tree Planting Officer would monitor young trees annually for the first three years until better established.
- 3.81 1,500 trees had been planted in the previous year and the majority of trees that had died were in parkland sites. This could be because many residents had watered the street trees which also had less competition in water take-up within a built environment. Trees planted in parkland sites two years ago had been watered in the summer instead of a regular three-year cycle. It would be difficult to increase this frequency but the Tree Service could work with the Rangers Service to re-mulch grass sites annually to retain moisture in the soil. This treatment would be costly so consideration would be given to involving volunteer friends' groups at parks in assisting with the task.

- 3.82 There were 28,000 street trees that were checked every three years. An average street tree pit was 60 by 60 centimetres but contractors could be asked to enlarge these in the future. It appeared that some pits had been tarmacked during highway alterations to the surrounding pavement which made it difficult to spot and resolve this issue.
- 3.83 Sponsoring a memorial tree was expensive because half the cost (£450.00) was for a long-lasting cast aluminium alloy plaque. Some boroughs used cheaper wooden plaques which rotted away after some years. The cost of a memorial tree included the price of tree, planting it and three-year maintenance. If a memorial tree failed within the initial three years then a replacement was planted and maintained for a further three years. Memorial trees could be sponsored without a plaque, making it more affordable for residents. Residents could be involved in the planting and aftercare of a memorial tree.
- 3.84 The Council was considering promoting tree planting in private front gardens. The Council anticipated subsidising such trees and would recommend the choice of species through Tree Wardens and Tree Planting Officer.
- 3.85 Ealing Council did not have its own tree nursery. It was more cost effective to buy trees because nurseries required substantial resources such as land to grow trees and extensive water supplies. The Council purchased its trees from some well-established suppliers.
- 3.86 An additional 35% of existing 234,000 overall forest had to be planted to achieve a 25% boroughwide canopy cover by 2030. This would require planting numerous trees on Council and private land. The Council would initially plant trees on its land where appropriate and liaise with residents and private landowners to plant on private land. This would be a challenging exercise to undertake. Tree planting was aimed first at low canopy areas such as Southall Green Ward. The Council had planted nearly 500 trees in the Ward over recent years but some had not survived due to unique challenges such as parking pressures from residents and vandalism. The Council would endeavour to plant more trees in this Ward despite the issues. The Park Royal industrial estate, a massive predominantly private land, had very low canopy cover so the Council would seek to plant trees there.
- 3.87 The annual tree planting season was from October to March so any damaged and diseased trees were replaced almost straight way, depending on when a tree had been removed and where the Council planned to plant in the next planting season.
- 3.88 The Tree Officer commented on arboriculture issues in planning applications and there had been an improved response from Planning Officers regarding Section 106 agreements since. The Tree Service rarely visited development sites to check whether agreed actions had been implemented due to resource constraints. The Service acknowledged that it was

beneficial to undertake checks after five years at newly completed developments. The biggest challenge in new developments was the lack of sufficient space for tree planting once a building was constructed near the edge of a property to provide much needed housing.

- 3.89 A wide variety of trees were planted annually to deter potential pests and diseases. Presently, London Plane trees had the largest canopy cover across London and there was concern that these could be destroyed within 10-15 years if the disease affecting France reached Great Britain.
- 3.90 The 10,000 street trees would be planted in suitable sites across the borough but a site list was currently unavailable. A tree surveyor was presently surveying the existing trees and identifying new sites in accordance with the tree planting criteria. Any trees planted in error, such as under existing canopy cover, were removed and the pavement restored. The regulations required a minimum space of 90 centimetres on a pavement to enable a double buggy to pass. Some large historic London Planes did not meet this criterion on certain roads of the borough but local residents found the best way to manoeuvre around these obstacles.
- 3.91 Presently, no consideration had been given to hay fever issues in tree planting. When disturbed by wind in summer, fine hair on the underside of London Plane leaves could cause some irritation such as coughing to individuals but not hay fever. Birch trees were more likely to aggravate hay fever but the Council was unlikely to stop planting them for this reason.
- 3.92 The benefits of trees were difficult to measure and quantify. The Council only removed trees for good or arboricultural reasons such as unreasonable and unfeasible ongoing maintenance. Trees were only removed if assessed as dangerous, dead, diseased or dying. All good quality trees that had been removed were replanted in other suitable sites. The life expectancy of a street tree was 60-80 years. Sheffield City Council had undertaken a cost benefit exercise of its trees about five years ago which had determined the removal of numerous street trees to reduce pavement maintenance costs. The controversial tree-felling programme was very unpopular with residents and had provoked scenes with protesters, police, arrests and immense adverse national publicity.
- 3.93 The present untimely response to complaints about trees was mainly due to lack of staff and resources within the Tree Service. The Service anticipated an improved trees complaints procedure with the additional new staff.

Trees for Streets

- 3.94 Mr Simeon Linstead (Project Director, TfS) highlighted that TfS was the new national street tree sponsorship scheme from the national charity, TfC. The scheme enabled Councils an easy mechanism to run a sponsorship scheme for trees in streets and parks.
- 3.95 The Street Trees Sponsorship Scheme (STSS) offered residents the opportunity to donate for sponsorship of a new street tree to go outside their house or somewhere in their neighbourhood. Residents could access the

TfS website and select a spot on the street where they would like their tree. There were some questions to determine whether the location was suitable for planting. TfS relayed this information to the Council who assessed the suitability of the location and planted the trees accordingly.

- 3.96 In some London boroughs such as Haringey, many residents had come together to green whole streets by crowdfunding the planting of their trees. Approximately 430 trees had been sponsored there over two seasons.
- 3.97 The London Mayor had funded 110 extra trees to each participating London Council including Ealing. The additional funding was used to plant trees in priority streets which included spots that had low canopy, high deprivation, less affluence, state schools or playgrounds.
- 3.98 For the Memorial/Celebration Tree Sponsorship Scheme, residents could donate for sponsorship of a new tree, complete with an ornamental plaque, in a designated park location.
- 3.99 The schemes had generated significant engagement about trees and greening of neighbourhoods. Sponsorship was another source for funding trees in addition to the Council's direct funding, grants, Section 106 agreements and community infrastructure levy funds.
- 3.100 STSS offered sponsors a reduced sponsorship contribution of £170 for watering their tree instead of £275 if the Council had to water it. TfS had sent weekly reminders to sponsors throughout the watering season and advised about the required amount of water as recommended by the Agricultural Association. This scheme was launched in Ealing recently and TfS had put promotion notices on trees to encourage more sponsorship which could be taken up jointly with other residents. The Tree Officer at London Borough of Croydon had observed that their residents who had invested in a tree took good care of it and sometimes planted other smaller flowering plants around it. The care of sponsored trees by residents had often been better than that provided by their contractors. Similar to other Councils, TfS sought regular promotion of STSS through Ealing Council's website and social media channels to encourage increased participation in the scheme by residents.
- 3.101 STSS was about connecting, enabling and empowering residents so collaboration to sponsor a single or several street trees was encouraged. The TfS website enabled crowdfunding for street trees so that people could contribute what was affordable for them. For example, 180 residents and businesses in a rundown retail street in the centre of Croydon had successfully raised £113,500 and some residents in Haringey had raised enough to sponsor 18 trees for their street. STSS had received funding from participating Councils in the first year and some additional GLA funding in the second year. Ealing Council had become involved in the scheme when it received GLA funding for 110 street trees. The GLA funding requirements included the planting of trees in areas of high deprivation; streets with low canopy cover; streets with a state school; and shade planting around children's playgrounds.

Trees for Cities

- 3.102 Ms Susannah Littlewood (Senior Partnerships and Development Coordinator, TfC) outlined that TfC had a long ongoing partnership with Ealing Council for over a decade. It had planted nearly 90,000 trees with the Council since 2010 and anticipated helping to plant the planned new 50,000 trees.
- 3.103 TfC had undertaken 30 projects in the borough including a mixture of planting in parks, woodland creation, edible playgrounds in schools involving the growing of fruit and vegetables with children. TfC had significant community engagement in their projects. It had helped to organise the first Ealing Tree Festival held in May 2022 to get residents more interested in trees and learn about their importance in an urban environment.
- 3.104 TfC had a Whole Schools Programme which entailed engaging with schools to undertake various projects involving children in tree planting and growing fruits/vegetables. TfC also organised community engagement days which involved families, children and young people. TfC offered workshops to local schools near a planting site for all its tree planting projects. It also conducted surveys with participants to gauge the success of activities and inform future projects.
- 3.105 The maintenance of trees was critical particularly during the recent hot summer weather. TfC had worked closely with various Council departments including the Tree Service, Parks Service, Regeneration Service, and Schools. TfC had previously worked with the Council annually on various projects but had formed a three-year strategic partnership in 2016 which had been more effective in the planning and delivery of projects. The three-year strategic partnership had since been renewed in 2019-22 and 2022-25.
- 3.106 The Council had changed the type of ties used to support trees over the years. Initially, a single rigid plastic buckle tie on a single stake method had been replaced by a two ties technique but the current method employed two stakes with a loose-fitting loop. The latest method enabled a tree to grow within the loop and the wooden stakes gradually rotted away. TfC used the loop method with biodegradable hessian ties and maintained new trees for three years. TfC kept a record of all the trees and their staff checked these trees periodically, removing ties after three years once the trees were well established.
- 3.107 TfC anticipated supporting the Council's plan of planting 50,000 new trees by planning appropriate projects; getting match funding; and increasing community awareness and participation to help achieve this ambitious target.

Acton Resident

3.108 Dr Martin Kunz (Acton Resident) expressed views on the planting of street trees in his area. He was a member of Mill Hill Residents Association and had previously been involved in planting an orchard in Heathfield Gardens, Acton which had not thrived due to lack of water and poor soil conditions.

- 3.109 In the Council's quest to meet its tree planting targets, the street trees were often planted in unsuitable locations such as under overhanging canopies from existing trees in private gardens and parks; too close to the curb so trees were often mown down by large construction lorries trying to turn the narrow corner at Mill Hill Road and Gunnersbury Lane; too narrow pavements with trees taking at least 25% of the space; failure of protection in allowing sufficient space around trees; appropriate tree species such as hardy Turkish Hazel should be planted near schools to prevent damage by exuberant young people; and lack of aftercare for example, regular watering.
- 3.110 Ealing Council's online complaints procedure for reporting issues about street trees was inadequate. The process enabled easy reporting about tree obstructions but not vandalism to trees.

Panel Conclusions:

- The Council's efforts in planting more trees in greening the borough were commendable.
- The recent site visit to Grove Farm Local Nature Reserve had highlighted the overshadowing to trees and green spaces from nearby building developments resulting in loss of vital light and cession of its metropolitan open land status.
- Consideration should be given to employing an Ecology Officer to offer advice and guidance at all levels of tree planting.
- More information ought to be provided to residents and key stakeholders on the planting and maintenance of trees. There needed to be better aftercare in tree planting including the replacement of vandalised trees; frequent trimming of overgrown canopy and basal growth; regular watering particularly in hot dry weather; and ample tree pits around street trees to enable adequate watering.
- Consideration should be given to subsidising the Memorial/Celebration Tree Sponsorship Scheme to enable more residents to plant trees in memory of their loved ones.
- More information should be provided to residents about planting trees in their private gardens and a list of tree species to the Councillors.
- The Council should actively encourage more volunteering in the borough, identify volunteers and provide appropriate support to them.

No.	Recommendation
R4	The Planning process should also consider the matter of overshadowing to the borough's trees and green spaces in preventing loss of vital light. In the absence of an Ecology Officer at Ealing Council, more education on this matter should be made available to Councillors and relevant staff. Ideally, Ealing Council should consider employing an Ecology Officer to offer advice and guidance at all levels. Further clarification on the proposed changes to status of spaces within the Local Plan was essential, for example why Grove Farm would cease to be metropolitan open land, and an Ecology Officer could play a useful role in this exercise.
R5	For the reassurance of residents and other stakeholders, more information on the maintenance of trees was necessary particularly in light of the 50,000 new trees manifesto pledge. Additional trees would result in more leaves on the ground, making pavements unsafe for those less steady on their feet and the roots could damage pavements which would create further work for the Highways Department. A system must be in place to monitor the unwelcome outcomes of tree planting and how these would be addressed within available budgets. Also, residents should be informed of how the Council would avoid infringing on other budgets to maintain its trees.
R6	Increased reliance on voluntary efforts required empowerment for residents and Councillors. Councillors needed a list of tree species in the borough, further knowledge about the work of Trees for Streets and how residents could get involved and sponsor trees. Also, residents with suitable gardens should be informed of the opportunity to have trees planted in their gardens. Volunteers required support and the Council should be explicit about how it intended to identify volunteers and provide that support to them.

REDUCING, REUSING AND RECYCLING OF WASTE

3.111 The Panel received presentations on the progress in the reduction, reuse and recycling of waste in this borough from officers of Ealing Council and West London Waste Authority (WLWA).

Ealing Council

- 3.112 Earl McKenzie (Assistant Director Street Services) and Catherina Pack (Waste and Street Services Manager) highlighted that Ealing Council, a Waste Collection Authority, had a statutory duty to collect waste and recycling from residents (and businesses on request) in the borough.
- 3.113 The Council's local authority trading company, Greener Ealing Limited (GEL), carried out the collections and was responsible for street cleansing including flytipping within the borough.

- 3.114 Residents could recycle a wide range of materials from their homes, a network of neighbourhood recycling sites or the Household Reuse and Recycling Centre in Greenford.
- 3.115 Ealing's recycling rates were consistently in the top three of the London local authorities. The recycling rate for the current year to date (April-December 2022) was 48.29%, an improvement from 47.25% in 2021-22. The recycling rate in 2020-21 (during the COVID-19 pandemic) had been 48.82% and 50.07% in 2019-20 (pre-COVID 19 pandemic).
- 3.116 The Council's waste disposal authority, WLWA, was responsible for the processing and disposal contracts for much of the waste from the borough's residents and businesses.
- 3.117 Ealing's dry mixed recycling was processed at the Materials Recovery Facility (MRF) in Crayford Creek, Dartford which several Panel Members and Waste and Street Service (WSS) officers had visited on 29 March 2023. The process for separating mixed materials into individual materials for onward sale to be made into new products involved mechanical sorting, screening, use of infra-red technology, magnets and eddy currents.
- 3.118 Regular and targeted communications by the Council helped to ensure that the material collected for recycling from residents and businesses was of a high quality. A recent doorstep campaign across the seven lower performing rounds had encouraged participation in kerbside food waste recycling and correct dry mixed recycling, reducing contamination.
- 3.119 The Council continued to roll out food waste recycling to flatted properties and 29% of the roll out had been accomplished.
- 3.120 Ealing Council's Cabinet was due to approve its new Reduction and Recycling Plan (RRP), a requirement of the London Environment Strategy 2018, in May 2023. The RRP disclosed that Ealing was already meeting the London Mayor's minimum service level for collection of the six main dry recyclable materials and separate collection of food waste for kerbside properties including flats. The RRP themes were waste reduction, maximising recycling, reducing environmental impact and maximising waste sites.
- 3.121 There had been ongoing work in engaging with communities to reduce waste and reuse activities to move towards a circular economy approach. A circular system maintained the reclaiming of materials through sharing, leasing, reusing, repairing, refurbishing and recycling reducing waste to a minimum.
- 3.122 Ealing Council was involved in an innovative pan-London food waste campaign, *Eat Like a Londoner*, that was designed to help Londoners shop, cook and eat better more sustainably, cost-effectively and deliciously.
- 3.123 WSS ensured that businesses were aware of the requirement to have separate arrangements in place for the collection and disposal of their

commercial waste as this was not covered through business rates. Businesses could sign up to the Council's business waste collection service for residual waste and dry mixed recycling. The Council did not have a food waste collection service presently but had considered the feasibility and recently surveyed existing customers. Businesses could have contracts with other private contractors for the collection of food waste and used cooking oil. The Council was keen to extend its food waste collection service to businesses and expand its existing dry mix recycling offer to them in the near future

- 3.124 There was a need for enforcement as not all residents and businesses disposed of their waste responsibly. In 2022-23, the service had issued 1,754 fixed penalty notices (FPN) for flytipping offences in the borough of which nearly two-thirds related to flytipped household rubbish and a third to flytipped commercial waste.
- 3.125 WSS also ensured that new residents were made aware of the rubbish and recycling services available to them, including collection dates and times.
- 3.126 WSS worked closely with residents, businesses, landlords and managing/letting agents to ensure that correct information was provided to them.
- 3.127 Waste contamination was initially considered through collection crews who placed contamination tags on the relevant bins to help inform occupants of those properties. The crews recorded details of the offending properties through their in-cab technology. It was anticipated that the contamination tags which had pictures of what could or could not be recycled would help inform the occupants to recycle materials correctly. Similarly, contamination from flats was also monitored and addressed through the collection crews. The service intervened where persistent contamination was encountered by communicating with the occupants directly or through landlords and managing agents.
- 3.128 Soft plastics were presently recycled by supermarkets which would be subject to the imminent extended producer responsibility (EPR) for packaging regulations. Local authorities would receive funding support from the government to enable recycling of soft plastics in the next few years.
- 3.129 Ealing was the largest of the six WLWA boroughs so it seemingly collected a higher tonnage of waste which was still the lowest kilogrammes per household per year of residual waste. The performance of the boroughs was measured as a percentage to provide an accurate comparison of recycling rates. Ealing's recycling rate had consistently been in the top three of all London boroughs over the last few years.
- 3.130 WSS worked closely with the Private Sector Licensing team for the provision of bins in HMOs. The quantity of bins were issued according to the number of occupants in a property and reviewed when necessary. Leaflets and posters to inform residents about recycling were also provided. The service was presently reviewing some of its recycling leaflets and would consider making these available more readily online and through collection crews.

Illustrative stickers of what could or could not be recycled in bins were stuck on the inside of lids when alternate weekly collections had been introduced. WSS would also review the recycling information presently provided to HMOs.

- 3.131 WSS maintained data for recycling and reuse of different types of items. Ealing's contamination rate was 11-13% and the main contaminants were waste from black bags, food waste, sanitary waste and textiles. WSS was developing some awareness campaigns through social media about common recycling contaminants such as soiled nappies.
- 3.132 Textiles were collected separately to the blue bin if placed in a clear bag on top of or next to the bin. Residents could also book an appointment with TRAID, Ealing Council's textiles recycler, for the collection of textiles and small electrical items. This provision was not widely known by residents so the service would have to promote the offer extensively.
- 3.133 The clear bags provided for household mixed recycling at flatted properties did state this on them but the service would review that to make it clearer.
- 3.134 Ealing Council engaged with schools and had recently sent them information and resources about food waste. Many schools had participated in the food waste action week in March 2023 and had sought additional information. The service intended to run a competition for schools that would involve designing a poster on the side of a waste collection vehicle and get recycling crews to explain about their work. Various video resources were also available for schools. School children were not allowed to visit recycling sites due to health and safety reasons.
- 3.135 Council officers were liaising with the new Circular Economy Manager at Acton Market about various recycling related activities such as repair workshops in the area. WSS was also liaising with housing officers about facilitating repair workshops in community areas of the borough's seven towns.
- 3.136 WSS provided information leaflets to people on request and had articles on waste management in every issue of the Council's free Around Ealing magazine that was distributed to households in the borough. There had been information leaflets in various commonly spoken languages in the borough that could be refreshed to meet the needs of specific communities.
- 3.137 WSS had worked with various community groups such as LAGER Can regarding volunteering and litter picking. It was keen to liaise with faith and other community groups in the borough.
- 3.138 The booking system at Greenford Centre had been introduced for health and safety reasons during the pandemic but the site efficiency had improved significantly since. There had been reduced illegal waste getting through the paid waste system. The Council had received positive feedback from residents about the booking system as it enabled them to plan ahead accordingly. Although the site had been used by pedestrians and cyclists

- previously, the Health and Safety team deemed it to be unsafe for them with large vehicles in operation. The Council would inform residents and businesses through its various communications channels once the site was made safe for use by pedestrians and cyclists.
- 3.139 Younger people could learn from older generations who were generally thriftier and tended to home compost their food waste, repaired, reused and recycled items. The older generations had used reusable nappies whilst disposable nappies were mostly used nowadays. Although it was environmentally friendly to use reusable nappies consideration had to be given to drying them economically indoors or on balconies in flats. Compared to other recyclables that were being captured, 30% of Ealing's rubbish was food waste so it was important to focus more on this area to achieve a significant increase in recycling rates. Ward Councillors could promote food waste recycling in their areas to encourage more residents to participate in the activity.
- 3.140 Any unauthorised waste put in the environment was illegal. Flytipping was a problem across the borough. Preventing people from flytipping was a massive ongoing challenge for the limited enforcement resources within the service. The Council's special flytipping investigation team and up to six officers a day from its external enforcement contractor looked at the flytipping hotspots. CCTV camera had been deployed at the hotspots based on intelligence, leading to some successful prosecutions of perpetrators. Flytipping was an environmental blight, a fire risk and costly. Removal of flytipping had costed the Council £350,000 per annum excluding disposal costs. The Enforcement Manager produced a bi-monthly bulletin of all enforcement activity in the borough such as flytipping investigated, fixed penalty notices issued and number of prosecutions. The bulletin was also circulated to Councillors. The service would work more closely with the Housing team to ensure that preventative measures such as regular fire risk surveys were in place for all Council housing stock and surrounding environment to mitigate any adverse risks.
- 3.141 Organised gangs carried out flytipping across West London. Flytipping was a criminal offence so local authorities regularly shared intelligence on major flytipping instances in order to catch the perpetrators. The boroughs had similar flytipping challenges which they continued to tackle through their teams. There was a transient population in many of the hotspot areas which made it difficult for services to get the right messages across to everyone.
- 3.142 The Council was not doing enough presently to support volunteer groups adequately. The Assistant Director Street Services had a personal objective set to increase the number of volunteer groups that his service worked with but had not achieved it this year due to capacity issues. WSS worked well with some groups such as LAGER Can and would continue to build on this work to engage and support more volunteer groups.

West London Waste Authority

- 3.143 Ms Emma Beal (Managing Director, West London Waste Authority) highlighted that WLWA was a statutory body, created in 1986, that represented the six West London boroughs of Brent, Ealing, Harrow, Hillingdon, Hounslow, and Richmond upon Thames. It was responsible for disposing of waste collected by these boroughs and the recycling centres. Its expertise was collaboration and cooperation across the sub-region to create efficiencies.
- 3.144 WLWA was governed by six Councillors, one from each borough, and funded through pay as you throw and fixed cost levies. It serviced a population of approximately 1.8 million across the whole area, giving the boroughs a city-sized purchasing power and an opportunity for collaborative work.
- 3.145 WLWA focused on materials and infrastructure. Its head office was in West Drayton and trains were used to take waste to the energy recovery site through the two large rail link transfer stations in Brentford and Ruislip. It also had a recycling centre in Brent. It leased several contracts which included MRF.
- 3.146 Food waste was transported to WLWA's anaerobic digestion facility where it was transformed into gas and then energy. Vehicles that transported food waste in the sub-region utilised some of the gas produced, creating a circular system.
- 3.147 WLWA had been decarbonising waste for some time by getting waste out of landfill as that was within its control. Decarbonising by increasing recycling and reducing waste was more complex as it required circular economy thinking; working with partners including local groups, businesses, and residents; integration with growth; and place making.
- 3.148 WLWA measured carbon in the waste annually to help prioritise its waste projects. The largest carbon producing components were food waste; composite and hard to recycle materials such as plastic; and textiles. It was particularly important to get the high carbon producing materials out of the waste to help achieve the government's Net Zero standard.
- 3.149 WLWA had developed a framework with the boroughs in March 2022 to reduce waste by tackling food, textile and plastic waste and encouraging more reuse of materials. It aimed to have a clear plan in place by 2030 that would be delivered using data and communications. The plan would be underpinned by a change in skills.
- 3.150 WLWA had invested £3M in 2019 in projects across the six boroughs to increase food waste recycling including introduction of the service to 24,500 flats and providing bin swap and cleaning services. This had increased the food waste capture rate from 21% in 2019-20 to 24% in 2022-23. Reducing food waste from going into landfill had decreased the carbon impact on the environment and saved money for individuals and Councils.

- 3.151 WLWA had offered resources to stimulate the growth of reuse and repair markets and drive innovation by setting up new bulky waste collection and booking systems; training operatives and extracting valuable products such as bicycles, furniture, laptops and smartphones, and healthcare equipment. It had a fixing factory where items were repaired for reuse.
- 3.152 In measuring the social value of its furniture project, WLWA had found that there had been £4.39 in social value created for every £1 expenditure. The benefits had included reduced isolation in individuals, green skills development, improved mental health, support into work, volunteer opportunities, business support for small and medium enterprises as well as reduction in carbon emissions and waste materials.
- 3.153 There were presently 13-14 electrical recycling banks in the borough to which people could take their small electrical items. Laptops that were taken to the Greenford Recycling Centre were fixed through WLWA's Fixing Factory and redistributed through its Reuse project to those in need within the local community. Bicycles that were disposed at the Recycling Centres were repaired and given to the local community through the Let's Go Southall and Let's Ride Southall projects. There was an online repair directory that residents could use to check where they could get items fixed.
- 3.154 WLWA had found that more publicity of its activities such as the Fixing Factory, refurbishment of furniture and bicycles being repaired at the onsite workshop had helped to raise awareness and interest in local communities. Many people tweeted and posted online messages about these activities and it was anticipated that this process would grow. The present partnership working with the Councils and understanding how things worked was very beneficial. There were funding difficulties for local authorities but EPR would be an excellent model for attracting further funds to help scale up these projects considerably. The Council's aspirations for a circular economy would localise much of this activity within the borough's seven towns, enabling people to exchange items and get things repaired.

Panel Conclusions:

- Members commended the commitment and responsiveness of the Waste and Street Services teams in tackling flytipping reported through the Love Clean Streets application and Council's website.
- The Panel's site visit to the MRF had been very informative in learning about how the borough's mixed dry recycling was processed.
- Volunteers were essential for the Council's work so it needed to ensure that they were well supported and their contribution recognised.
- The enforcement bi-monthly bulletin needed to be circulated more widely through different communication channels to make people aware of the activity that was taking place in the borough.

- The Council's recycling information should be refreshed and made available in different formats and languages to inform the borough's diverse communities and meet their varying needs effectively.
- In meeting the Council's objective of tackling the climate crisis, WSS
 needed to apply a more coordinated approach in working more closely
 with other internal services and external partners for proactive
 identification and implementation of relevant activities for the borough's
 residents and businesses.

No.	Recommendation
R7	Volunteers had proven beyond a doubt how critical they were to the Council's efforts. The Council should be investing further to provide support to volunteer groups to form and thrive whilst in turn they supported its efforts and were enabled to work more effectively. Specific incentives should be offered such as awards for exceptional volunteer and recycling efforts, whilst highlighting where there was still need for volunteers to step in. The Council already had structure and experience, including its Do Something Good initiative, to build the central support.
R8	Important and relevant facts were publicly circulated on matters such as the number of fixed penalty notices issued, however, residents and Councillors were not always in receipt of the documents. As the Council had stated that there would be Town Forums put in place, then these would provide an ideal opportunity to ensure that all attendees were aware of the enforcement work undertaken. Town Forums should be open and welcoming to all, and it would be useful to provide guidance through them on how to effectively recycle and this should be in a number of languages and in a manner accessible to those with little online access. By whatever medium the information was communicated, picture symbols should be included to educate residents on what could be recycled, and how to avoid contamination, especially to explain why the recycling that had been left out had not been collected.
R9	The Council's administration has three key priorities for Ealing which included tackling the climate crisis. Departments across the Council would be working with this in mind, and there may be further opportunities for partnership between relevant activities. These included Active Travel where bicycles could be refurbished for the benefit of those who could use them, where Housing Services should be proactive in speaking to landlords to identify where more recycling bins were needed in flats, and where the Food Safety Service should encourage commercial sites to recycle food in order to combat the threat of vermin. The skills of residents could be key in this, and this covered where greater knowledge and encouragement could be given to schools, and where the Council could raise further awareness of the Acton Market Reduce and Recycle Hub, for example. Also, projects such as <i>Eat Like a Londoner</i> could offer opportunities to improve skills and tackle loneliness.

4.0 MEMBERSHIP AND ATTENDANCE

4.1 The tables below show the Panel membership and attendance at meetings and site visits.

Membership and Attendance at Panel Meetings

Nama	Total	Actual	Apologies
Name	Possible	Attendance	Received
Councillors Cllr Miriam Rice (Chair) Cllr Athena Zissimos (Vice Chair) Cllr Shahbaz Ahmed Cllr Fabio Conti Cllr Kate Crawford Cllr Monica Hamidi Cllr Karam Mohan	4 4 4 4 4 4	4 4 2 4 4 3 4	- - - - 1
Cllr Grace Quansah Cllr Hitesh Tailor	4	4 4	-
Co-optee Mr Paul Carter (Trustee, Ealing Parks Foundation and Chairman, Ealing Allotments Partnership)	3	2	1

Substitutes and Other Councillors

None.

External Witnesses

- Mr Tony Leach (Chief Executive, Parks for London)
- Mr Paul Carter (Chairman, Ealing Allotments Partnership)
- Dr Sean McCormack (Chair, Ealing Wildlife Group)
- Mr Martin Smith (Chair, Friends of Horsenden Hill)
- Mr Simeon Linstead (Project Director, Trees for Streets)
- Ms Susannah Littlewood (Senior Partnerships & Development Co-ordinator, Trees for Cities)
- Dr Martin Kunz (Acton Resident)
- Ms Emma Beal (Managing Director, West London Waste Authority)

Service Officers

- Chris Bunting (Assistant Director Leisure)
- Chris Welsh (Parks Operations Manager)
- Dale Mortimer (Tree Service Manager)
- Earl McKenzie (Assistant Director Street Services)
- Catherina Pack (Waste and Street Services Manager)

4.2 Attendance at Panel Site Visits

Site Visited		Member Attendance	
1.	Various Local Biodiverse Sites: - North Acton Playing Fields, Acton - Horsenden Hill Farm, Perivale - Greenford to Gurnell Greenway, Perivale - Warren Farm, Southall - Bixley Fields Allotments, Southall 10:00am-4:00pm Saturday 15 October 2022	 Cllr Miriam Rice (Chair) Cllr Athena Zissimos (Vice Chair) Cllr Fabio Conti Cllr Kate Crawford Cllr Monica Hamidi Cllr Karam Mohan Cllr Hitesh Tailor Mr Paul Carter (Co-optee) 	
2.	Grove Farm Nature Reserve Greenford 10:00am-1:00pm Sunday 15 January 2023	 Cllr Miriam Rice (Chair) Cllr Athena Zissimos (Vice Chair) Cllr Fabio Conti Cllr Karam Mohan Cllr Grace Quansah 	
3.	Materials Recycling Facility Century Wharf, Crayford Creek, Dartford 9:30am-4:00pm Wednesday 29 March 2023	 Cllr Miriam Rice (Chair) Cllr Athena Zissimos (Vice Chair) Cllr Kate Crawford Mr Paul Carter (Co-optee) 	

Materials Recycling Facility, Crayford Creek in Dartford



Grove Farm Nature Reserve, Greenford



Various Biodiverse Sites in the Borough



5.0 BACKGROUND INFORMATION

5.1 **Useful Papers**

Ealing Council's Constitution, available at Council constitution | Council constitution | Ealing Council

Scrutiny Panel 3 – 2022/2023: Regrow, Rewild and Recycle – Work Programme, Agendas, Minutes and Reports available at Committee details - Scrutiny Panel 3 - 2022/23: Regrow, Rewild and Recycle (moderngov.co.uk).

Overview and Scrutiny Committee – Work Programme, Agendas, Minutes and Reports available at Committee details - Overview and Scrutiny Committee (moderngov.co.uk).

Current agendas and reports are available at Committees (moderngov.co.uk).

5.2 Useful Websites

- Ealing Council www.ealing.gov.uk
- Centre for Governance and Scrutiny <u>Home Centre for Governance</u> and <u>Scrutiny (cfgs.org.uk)</u>
- Government Services and Information www.gov.uk
- Greater London Authority Home page (london.gov.uk)
- Local Government Association Home | Local Government Association
- Canal and River Trust <u>Canal & River Trust | Wellbeing for everyone (canalrivertrust.org.uk)</u>
- Ealing Parks Foundation Parks | Ealing Parks Foundation | England
- Ealing Allotments Partnership <u>EAP website</u> (ealingallotmentspartnership.co.uk)
- Parks for London Parks for London
- Ealing Wildlife Group Home Ealing Wildlife Group
- Friends of Horsenden Hill <u>Friends of Horsenden Hill Horsenden Farm</u> & Hill
- Trees for Cities Home | Trees for Cities
- Trees for Streets Trees for Streets Let's fill our streets with trees
- West London Waste Authority West London Waste | Homepage
- N&P N+P Group
- TRAID Clothes Reuse and Recycling TRAID

5.3 **Further Information**

For further information about Scrutiny Panel 3 – 2022/2023: Regrow, Rewild and Recycle please contact:

Harjeet Bains Scrutiny Review Officer Ealing Council

Email: bainsh@ealing.gov.uk

Tel: 020-8825 7120

6.0 **RECOMMENDATIONS**

Rec No.	Panel Recommendation
R1	The Panel had visited a number of projects and witnessed the community at work in helping to deliver the Ealing Council Biodiversity Action Plan. The Council should help further to publicise and support such projects and utilise its communications channels to do so. This would entail publicising bite-sized biodiversity articles on social media to encourage more people to get involved, greater coverage in Around Ealing magazine and include a volunteering page in the digital edition. Other support could include getting information circulated such as where visitors should not venture in Warren Farm to avoid disturbing the nesting skylarks.
R2	The Council should consult environmental volunteer groups such as Ealing Wildlife Group and Ealing Parks Foundation on the Local Plan and direct them to the appropriate chapter for their input. In compiling the Local Plan, the Council should determine the relationship between community amenities and its Climate Change and Health & Wellbeing strategies. The relationship between these strategies and the built environment on commercial sites was also relevant to local business consultees. Businesses could be asked to provide space and opportunity for employees to engage in biodiversity through edible gardens on site or professionally run volunteer projects such as Greenwayers and Trees for Cities.
R3	Ealing's parks, allotments and other green spaces identified a need for associations/forums where holders could plan and learn from across the borough, aspire towards improved enforcement and amenities, and ascertain how progress could be sought in the current financial climate. These would depend on voluntary efforts, recognising the dependency also of the Council Plan on voluntary commitment. The Council could learn from others such London National Park City's network of volunteer rangers in replacing abolished permanent roles which had supported volunteers. Volunteer networks should promote diversity, inclusion and encourage excellence via rewards facilitated by the Council. Strong networks would be more effective in fundraising and instrumental in facilitating activities across the borough. The Council should consider investing some of its community infrastructure levy funds from planning projects in the borough's green spaces.
R4	The Planning process should also consider the matter of overshadowing to the borough's trees and green spaces in preventing loss of vital light. In the absence of an Ecology Officer at Ealing Council, more education on this matter should be made available to Councillors and relevant staff. Ideally, Ealing Council should consider employing an Ecology Officer to offer advice and guidance at all levels. Further clarification on the proposed changes to status of spaces within the Local Plan was essential, for example why Grove Farm would cease to be metropolitan open land, and an Ecology Officer could play a useful role in this exercise.
R5	For the reassurance of residents and other stakeholders, more information on the maintenance of trees was necessary particularly in light of the 50,000 new trees manifesto pledge. Additional trees would result in more leaves on the

Rec No.	Panel Recommendation
	ground, making pavements unsafe for those less steady on their feet and the roots could damage pavements which would create further work for the Highways Department. A system must be in place to monitor the unwelcome outcomes of tree planting and how these would be addressed within available budgets. Also, residents should be informed of how the Council would avoid infringing on other budgets to maintain its trees.
R6	Increased reliance on voluntary efforts required empowerment for residents and Councillors. Councillors needed a list of tree species in the borough, further knowledge about the work of Trees for Streets and how residents could get involved and sponsor trees. Also, residents with suitable gardens should be informed of the opportunity to have trees planted in their gardens. Volunteers required support and the Council should be explicit about how it intended to identify volunteers and provide that support to them.
R7	Volunteers had proven beyond a doubt how critical they were to the Council's efforts. The Council should be investing further to provide support to volunteer groups to form and thrive whilst in turn they supported its efforts and were enabled to work more effectively. Specific incentives should be offered such as awards for exceptional volunteer and recycling efforts, whilst highlighting where there was still need for volunteers to step in. The Council already had structure and experience, including its Do Something Good initiative, to build the central support.
R8	Important and relevant facts were publicly circulated on matters such as the number of fixed penalty notices issued, however, residents and Councillors were not always in receipt of the documents. As the Council had stated that there would be Town Forums put in place, then these would provide an ideal opportunity to ensure that all attendees were aware of the enforcement work undertaken. Town Forums should be open and welcoming to all, and it would be useful to provide guidance through them on how to effectively recycle and this should be in a number of languages and in a manner accessible to those with little online access. By whatever medium the information was communicated, picture symbols should be included to educate residents on what could be recycled, and how to avoid contamination, especially to explain why the recycling that had been left out had not been collected.
R9	The Council's administration has three key priorities for Ealing which included tackling the climate crisis. Departments across the Council would be working with this in mind, and there may be further opportunities for partnership between relevant activities. These included Active Travel where bicycles could be refurbished for the benefit of those who could use them, where Housing Services should be proactive in speaking to landlords to identify where more recycling bins were needed in flats, and where the Food Safety Service should encourage commercial sites to recycle food in order to combat the threat of vermin. The skills of residents could be key in this, and this covered where greater knowledge and encouragement could be given to schools, and where the Council could raise further awareness of the Acton Market Reduce and Recycle Hub, for example. Also, projects such as <i>Eat Like A Londoner</i> could offer opportunities to improve skills and tackle loneliness.

7.0 RECOMMENDATIONS WITH OFFICER COMMENTS

Rec No.	Panel Recommendation	Service Officer Comments (Including Any Resource and Legal Implications)	Recommended Cabinet Response (Accept/Reject)
R1	The Panel had visited a number of projects and witnessed the community at work in helping to deliver the Ealing Council Biodiversity Action Plan. The Council should help further to publicise and support such projects and utilise its communications channels to do so. This would entail publicising bite-sized biodiversity articles on social media to encourage more people to get involved, greater coverage in Around Ealing magazine and include a volunteering page in the digital edition. Other support could include getting information circulated such as where visitors should not venture in Warren Farm to avoid disturbing the nesting skylarks.	Chris Bunting (Assistant Director Leisure) The parks service continues to engage with the council's communications team to further develop the council's promotion of park's activities and programmes. The communications team are currently developing a new volunteering section for the council's website in addition to the Volunteer - Do Something Good platform. The parks service has engaged with the Brent River and Canal Society to agree wording and location of 'skylark; notices at Warren Farm. This is considered a practical approach rather than circulating information which	Accept
R2	The Council should consult environmental volunteer groups such as Ealing Wildlife Group and Ealing Parks Foundation on the Local Plan and direct them to the appropriate chapter for their input. In compiling the Local Plan, the Council should determine the relationship between	might encourage more visitors. Chris Bunting (Assistant Director Leisure) The planning service has engaged directly with the	Accept

Rec No.	Panel Recommendation	Service Officer Comments (Including Any Resource and Legal Implications)	Recommended Cabinet Response (Accept/Reject)
	community amenities and its Climate Change and Health & Wellbeing strategies. The relationship between these strategies and the built environment on commercial sites was also relevant to local business consultees. Businesses could be asked to provide space and opportunity for employees to engage in biodiversity through edible gardens on site or professionally run volunteer projects such as Greenwayers and Trees for Cities.	Ealing Parks Foundation at Regulation 18 stage.	
R3	Ealing's parks, allotments and other green spaces identified a need for associations/forums where holders could plan and learn from across the borough, aspire towards improved enforcement and amenities, and ascertain how progress could be sought in the current financial climate. These would depend on voluntary efforts, recognising the dependency also of the Council Plan on voluntary commitment. The Council could learn from others such London National Park City's network of volunteer rangers in replacing abolished permanent roles which had supported volunteers. Volunteer networks should promote diversity, inclusion and encourage excellence via rewards facilitated by the Council. Strong networks would be more effective in fundraising and instrumental in facilitating activities across the borough. The Council should consider investing some of its community infrastructure levy funds from planning projects in the borough's green spaces.	Chris Bunting (Assistant Director Leisure) The Ealing Parks Foundation supported by the council are planning to engage with associations and volunteer groups to create a support and sharing network. The tree service have launched a tree warden campaign.	Accept
R4	The Planning process should also consider the matter of overshadowing to the borough's trees and green spaces in preventing loss of vital light. In the absence of an Ecology Officer at Ealing Council, more education on this matter should be made available to Councillors and relevant staff. Ideally, Ealing Council should consider employing an Ecology Officer to offer advice and guidance at all levels. Further clarification on the proposed changes to status of spaces within the Local Plan was essential, for example why Grove	Chris Bunting (Assistant Director Leisure) The parks service will be employing an ecology officer in lieu of the vacant senior ranger post.	Accept

Rec No.	Panel Recommendation	Service Officer Comments (Including Any Resource and Legal Implications)	Recommended Cabinet Response (Accept/Reject)
	Farm would cease to be metropolitan open land, and an Ecology Officer could play a useful role in this exercise.		
R5	For the reassurance of residents and other stakeholders, more information on the maintenance of trees was necessary particularly in light of the 50,000 new trees manifesto pledge. Additional trees would result in more leaves on the ground, making pavements unsafe for those less steady on their feet and the roots could damage pavements which would create further work for the Highways Department. A system must be in place to monitor the unwelcome outcomes of tree planting and how these would be addressed within available budgets. Also, residents should be informed of how the Council would avoid infringing on other budgets to maintain its trees.	Dale Mortimer (Tree Service Manager) and Tony Singh (Head of Highways) The Tree Service continues to survey all street trees on a three yearly basis and prioritises resources to ensure the council meets its 'duty of care' obligations. Leaf collection will remain part of the seasonal street cleansing operations - any additional challenge will be gradual and absorbed over the next 30 years. Likewise, surface roots and pavement maintenance will be absorbed into the routine inspection and repair of highway assets. The specification of tree species by Parks has been changed to reduce the impact of trees on the highway network. New trees in recent years has been for species with roots that penetrate into	Accept

Rec No.	Panel Recommendation	Service Officer Comments (Including Any Resource and Legal Implications)	Recommended Cabinet Response (Accept/Reject)
		the ground and are less likely to affect the footway or carriageway. Species which have shallow roots extending below the surface of the ground are no longer planted. The majority of tree root problems in the borough relate to existing or large or mature trees, and as trees grow this will be the main area of concern in relation to damage to the highway network.	
		 A plan of action to deal with existing street trees that are causing highway maintenance issues and how this will be budgeted for. Ensuring that any new street trees are carefully selected 	
		with a view to minimising the need for future highway maintenance.	
R6	Increased reliance on voluntary efforts required empowerment for residents and Councillors. Councillors needed a list of tree species in the borough, further knowledge about the work of Trees for Streets and how residents could get involved and sponsor trees. Also, residents with suitable gardens should be informed of the opportunity	Chris Bunting (Assistant Director Leisure) Councillors were provided with a list of tree species as part of the Scrutiny programme.	Accept

Rec No.	Panel Recommendation	Service Officer Comments (Including Any Resource and Legal Implications)	Recommended Cabinet Response (Accept/Reject)
	to have trees planted in their gardens. Volunteers required support and the Council should be explicit about how it intended to identify volunteers and provide that support to them.		
R7	Volunteers had proven beyond a doubt how critical they were to the Council's efforts. The Council should be investing further to provide support to volunteer groups to form and thrive whilst in turn they supported its efforts and were enabled to work more effectively. Specific incentives should be offered such as awards for exceptional volunteer and recycling efforts, whilst highlighting where there was still need for volunteers to step in. The Council already had structure and experience, including its Do Something Good initiative, to build the central support.	Chris Bunting (Assistant Director Leisure) and Catherina Pack (Waste and Street Services Manager) The parks service continues to engage with the council's communications team to further develop the council's promotion of park's activities and programmes. Street Services also continues to engage with volunteers to enhance the street scene. The communications team is currently developing a new volunteering section for the council's website in addition to the Volunteer - Do Something Good platform. Street Services engages regularly with schools, running competitions to promote and reward reuse and recycling.	Accept

Rec No.	Panel Recommendation	Service Officer Comments (Including Any Resource and Legal Implications)	Recommended Cabinet Response (Accept/Reject)
R8	Important and relevant facts were publicly circulated on matters such as the number of fixed penalty notices issued, however, residents and Councillors were not always in receipt of the documents. As the Council had stated that there would be Town Forums put in place, then these would provide an ideal opportunity to ensure that all attendees were aware of the enforcement work undertaken. Town Forums should be open and welcoming to all, and it would be useful to provide guidance through them on how to effectively recycle and this should be in a number of languages and in a manner accessible to those with little online access. By whatever medium the information was communicated, picture symbols should be included to educate residents on what could be recycled, and how to avoid contamination, especially to explain why the recycling that had been left out had not been collected.	Catherina Pack (Waste and Street Services Manager) Street Services will produce a regular enforcement bulletin to include relevant statistics. The team has reviewed the current leaflets, which include pictures of materials acceptable/not acceptable for recycling and will look at the feasibility of translations. The contamination tags are scheduled to be reviewed with Greener Ealing so the message is clear to residents.	Accept
R9	The Council's administration has three key priorities for Ealing which included tackling the climate crisis. Departments across the Council would be working with this in mind, and there may be further opportunities for partnership between relevant activities. These included Active Travel where bicycles could be refurbished for the benefit of those who could use them, where Housing Services should be proactive in speaking to landlords to identify where more recycling bins were needed in flats, and where the Food Safety Service should encourage commercial sites to recycle food in order to combat the threat of vermin. The skills of residents could be key in this, and this covered where greater knowledge and encouragement could be given to schools, and where the Council could raise further awareness of the Acton Market Reduce and Recycle Hub, for example. Also,	Catherina Pack (Waste and Street Services Manager) and Emily Shovlar (Principal Transport Planner) Street Services currently support a group of community organisations, charities and volunteers linked to – Let's Go Southall. This is a local initiative to get the town of Southall more physically active, and to create a space for a circular economy model. Let's Go Southall collect	Accept

Rec No.	Panel Recommendation	Service Officer Comments (Including Any Resource and Legal Implications)	Recommended Cabinet Response (Accept/Reject)
	projects such as Eat Like A Londoner could offer opportunities to improve skills and tackle loneliness.	abandoned and old bikes (that would otherwise have been disposed of), they are repaired and refurbished and given to local residents. Street Services continues to raise awareness of local activities such as the Acton Market Reduce and Recycle Hub and the Ealing Repair Café, including recently running electrical repair and clothes repair workshops and creating a zero waste map, which provides opportunities for unwanted or broken items to receive a new lease of life and helps to create a circular economy where things are kept in use for longer periods. www.ealing.gov.uk/recyclingmap. Street Services will continue to be involved in pan-London communication campaigns such as Eat Like A Londoner.	

Rec No.	Panel Recommendation	Service Officer Comments (Including Any Resource and Legal Implications)	Recommended Cabinet Response (Accept/Reject)
		The Active Travel team does not currently have resource for offering refurbished bicycles, due to the reduction in funding from Transport for London. However, there are certainly opportunities for more partnership working to link the circular economy approach to active travel.	

Agenda Item 13



Report for: ACTION	
Item Number:	

Contains Confidential or Exempt Information	NO		
Title	Final Report of Scrutiny Panel 4 – 2022/2023:		
	Genuinely Affordable Homes		
Responsible Officer(s)	Helen Harris		
	Director of Legal and Democratic Services		
	harrish@ealing.gov.uk		
Author(s)	Cllr Chris Summers (Chair)		
	Cllr Gregory Stafford (Vice Chair)		
Portfolio(s)	Harjeet Bains Overview and Scrutiny Officer Email: bainsh@ealing.gov.uk Tel: 020-8825 7120 Councillor Bassam Mahfouz (Safe and Genuinely Affordable Homes) Councillor Shital Manro (Good Growth and New Housing)		
For Consideration By	,		
Date to be Considered			
Implementation Date if Not Called In	18 December 2023		
Affected Wards	All		
Keywords/Index	scrutiny; review; genuinely affordable homes; recommendations		

Purpose of Report:

The purpose of this report is to refer to Cabinet the final report and recommendations of Scrutiny Panel 4 - 2022/2023: Genuinely Affordable Homes

1. Recommendations

- 1.1 It is recommended that Cabinet:
 - notes the final report of Scrutiny Panel 4 2022/2023: Genuinely Affordable Homes, which is attached as **Appendix 1**;
 - accepts the Panel's recommendations in Section 7.0 of the final report;
 - identifies whether further information or advice is required from service officers on any of the recommendations before Cabinet can take a decision about accepting or rejecting these; and
 - directs service officers to produce/or finalise an action plan within an agreed timescale on those recommendations that are agreed by Cabinet.

2. Reason for decision and options considered

2.1 Scrutiny panels have a role in improving decision-making and service delivery through effective scrutiny. Recommendations from scrutiny panels need to be taken forward in a timely manner and in accordance with the Council's constitution if the scrutiny function is to be effective. The Scrutiny and Executive Protocol identifies the timescale for Cabinet to respond to scrutiny panel recommendations. This decision will mean that the response is made in a timely manner and that services can implement the accepted recommendations.

3. Key implications

- 3.1 The recommendations of Scrutiny Panel 4 2022/2023: Genuinely Affordable Homes are provided in a table format in Section 7.0 of the Panel's final report in Appendix 1.
- 3.2 The Council constitution (Part 2 Article 6.03) gives the OSC power to 'set up individual specialist panels to investigate and report back to OSC ...' Part 4 of the constitution, scrutiny procedure rules (par.10) identifies that OSC prepares a formal report on its recommendations and submits it to Cabinet.
- 3.3 Where appropriate, service officers have identified the financial, legal and any other pertinent implications against each recommendation to enable Cabinet to reach a decision.
- 3.4 OSC will monitor the progress on the implementation of each recommendation agreed by Cabinet.

4. Financial implications

- 4.1 The service officer response, including suggested actions which may have potential financial implications, to each recommendation is provided in Section 7.0 of Appendix 1.
- 4.2 The majority of the recommendations have no financial implications or those that have can be contained within existing service budgets. Where a recommendation involves additional funds then these will have to be contained at present and any further allocation of funds would need to be obtained through the normal budget setting process.
- 4.3 Recommendation R6, that the Council should regularly assess the financial risks for the proposed housing developments, will further safeguard financial control.

5. Legal

- 5.1 The constitution requires that scrutiny panel recommendations be submitted to OSC for approval prior to submission to Cabinet.
- 5.2 The council has the powers to implement all those recommendations that have been accepted. Detailed legal advice will be provided at the point that they are taken forward for implementation.

6. Value for money

The effectiveness of Scrutiny is measured by the quality of its recommendations to Cabinet and the extent to which it has contributed to Page 334

both democratic renewal and members' community development role. The scrutiny panel held open meetings in public, solicited views through expert witnesses and media channels to ensure a regular and sustained input to the work of the panel.

- 6.2 With respect to scrutiny panel recommendations, value for money implications are outlined in the officer response to each recommendation in the schedule, as appropriate.
- 6.3 If recommendations arising from scrutiny panels are not taken forward and implemented in a timely manner then improvements to service delivery are not made efficiently.

7. Sustainability impact appraisal

7.1 There is none arising directly from this report.

8. Risk management

8.1 There are no direct risk management implications arising from this report but the failure to act on agreed recommendations or action plans arising could give rise to risk issues in service delivery.

9. Community safety

9.1 There are no direct implications arising from this report but the failure to act on agreed recommendations or action plans arising could give rise to risk issues in service delivery and community safety.

10. Links applicable to the three key priorities for the borough

The recommendations arising from the panel's review relate to the key priorities of tackling the climate crisis and fighting inequality.

11. Equalities, human rights and community cohesion

11.1 No Equality Analysis Assessment has been undertaken on these recommendations. Any equalities or community cohesion issues have been addressed by the service officers' response as appropriate.

12. Staffing/workforce and accommodation implications

12.1 Any staffing/workforce and accommodation implications have been addressed by the service officers' response as appropriate.

13. Property and assets

13.1 None.

14. Any other implications

14.1 None.

15. Consultation

- 15.1 The Overview and Scrutiny Committee considered and approved the final report of the Panel on 05 October 2023.
- The recommendations take into consideration the views of local organisations and residents as expressed at the panel's open meetings and site visits.

16. Timetable for implementation

16.1 OSC will monitor, twice yearly, the implementation of the recommendations accepted by Cabinet.

Cabinet Action		Date	Service Implementation
1.	Cabinet accepts some or all recommendations.	06 December 2023	18 December 2023 – in line with Call-in requirements.
2.	Cabinet requests further information.	06 December 2023	Service provides additional information for Cabinet on 17 January 2024.
3.	As a result of further information, Cabinet accepts or rejects remaining recommendations.	17 January 2024	29 January 2024 – in line with Call-in requirements.

17. Appendices

17.1 **Appendix 1:** Final Report of Scrutiny Panel 4 – 2022/2023: Genuinely Affordable Homes

18. Background information

- 18.1 Ealing Council's constitution is available at Council Constitution.
- 18.2 Overview and Scrutiny Committee agendas, minutes and reports, available at Overview and Scrutiny Committee.
- 18.3 Scrutiny Panel 2 2022/2023: Recovery from the Pandemic agendas, minutes and reports, available at Committee details Scrutiny Panel 4 2022/23: Genuinely Affordable Homes (moderngov.co.uk).
- 18.4 Current agendas and reports are available at <u>Committees</u> (<u>moderngov.co.uk</u>).

Report Consultation

Name of Consultee	Department	Date Sent to Consultee	Date Response Received from Consultee	Comments Appear in Report Para
Internal			T	T.
Peter George	Strategic Director Economy and Sustainability	12.10.23		
Nicky Fiedler	Strategic Director for Housing and Environment	12.10.23		
Philip Browne	Director of Housing Development	12.10.23		
Jamie Burns	Assistant Director of Housing Commissioning and Strategy	12.10.23		
Andy Berridge	Head of Construction	12.10.23		
Jessica Tamayao	Assistant Director Strategic Property	12.10.23		
Elaine Dorricott	Development Programme Manager	12.10.23		
Adam Towle	Head of New Business	12.10.23		
David Colley	Head of Housing Regeneration	12.10.23		
Simeon Abraham	Housing Regeneration Manager	12.10.23		
Samuel Cuthbert	Principal Planner	12.10.23		
Lisa Watson	Housing Policy and Strategy Manager	12.10.23		
Jack Dempsey	Head of Allocations and Accommodation	12.10.23		
Gordon Cooper	Principal Project Manager, Broadway Living	12.10.23		
Stephen Rizzo	Assistant Director for Building Control	12.10.23		
Helen Harris	Director of Legal and Democratic Services	02.11.23		
Emily Hill	Strategic Director Resources	02.11.23		
Sam Bailey	Head of Democratic Services	02.11.23		
Senior Leadership Team	All Members	15.11.23		
Overview and Scrutiny Committee	All Committee Members	05.10.23		
Cllr Bassam Mahfouz Cabinet Member – Safe and Genuinely Affordable Homes		12.10.23		
Cllr Shital Manro Cabinet Member – Good Growth and New Housing		12.10.23		
External				
None				

Report History

Decision Type:		Urgency item?		
Non-key Decision		No		
Authorised by Date Report Cabinet Member: Drafted:		Report Deadline:	Date Report Sent:	
N/A	-	23.11.23	23.11.23	
Report No.: Report Author a		and Contact for Queries	:	
	Harjeet Bains			
	Overview and Scrutiny Officer			
	Email: <u>bainsh@ealing.gov.uk</u> Tel: 020-8825 7120			



SCRUTINY PANEL 4 – 2022/2023

GENUINELY AFFORDABLE HOMES

FINAL REPORT

16 MAY 2023

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CHAIR'S OVERVIEW



Cllr Chris Summers (Panel Chair)

The Genuinely Affordable Homes Scrutiny Panel was formed in May 2022, shortly after the council elections, and had an ambitious work programme. This included discussion of how the council could work with partners in the social housing landlord sector and the private sector, considering the future challenges faced by the council and reviewing possible improvements to the handling of the waiting list and the allocation of properties.

The panel consisted of a number brand new councillors who were on their first scrutiny panel but I was impressed by their enthusiasm, knowledge and willingness to challenge the council and its partners. I thank them all the for their contributions.

The panel's work programme was conducted against the background of major political and economic turmoil, with two prime ministers resigning and a government mini-budget being delivered in September 2022 which had catastrophic consequences for interest rates and the economy in general.

Furthermore, we heard throughout the year from several guests and from council officers how inflation, both in terms of labour costs and building material costs, was having a major impact on the viability of genuinely affordable housing projects across the borough.

The panel was also apprised of the emerging government policy, in the wake of the Grenfell Tower and the subsequent public inquiry, of making two stairwells mandatory in all tall buildings, and how this would also have a major impact on genuinely affordable housing schemes. The Housing Secretary, Michael Gove, finally confirmed this policy in July 2023, setting a height of 18 metres as the maximum for which a building only needed one stairwell.

The panel also conducted a visit to the Copley (formerly Copley Close) estate in Hanwell in February 2023, discussed the evolution of the project with officials from Broadway Living and the council and also met with a number of residents. We were impressed by the quality of the homes we saw at Matlock Court, which were aimed at key workers who were struggling to pay full market rent. The panel hopes the new community centre will help to rebuild a community spirit on the estate which some residents felt had been lost over the years.

Overall, the panel was successful and has come up with some good recommendations but in my opinion the issue of genuinely affordable housing is so crucial to the borough that it is a subject which should be revisited regularly in 2023/24 and beyond.

Cllr Chris Summers Chair, Genuinely Affordable Homes Scrutiny Panel 2022-23

1.0 INTRODUCTION

1.1 The Panel's work would assist the Council to meet the commitments of the new administration's manifesto pledge of *More Genuinely Affordable Homes* "We will deliver 4,000 new and safe genuinely affordable homes. London's affordable housing crisis means we need to do everything we can to build more genuinely affordable homes that cost no more than a third of household incomes, stop people being priced out of local housing, and build many more new council homes for rent." and the associated priorities within the Council Plan.

Scope

The Panel's scope was to scrutinise matters relating to the delivery of more genuinely affordable homes in the borough and make recommendations for further improvements accordingly. The Panel focused on the Council's affordable housing development programme; partnership working; new Ealing housing and homelessness strategy; Locata IT System; and Ealing Council's readiness in tackling future challenges.

2.0 METHODOLOGY

General

2.1 The Panel received reports and presentations from internal services, external agencies and expert witnesses at its four hybrid meetings which participants could join in person or virtually via Zoom. The meetings were held in Ealing Town Hall and webcast live on the Council's YouTube channel. The Panel also conducted a site visit within the borough.

Site Visits

2.2 The Panel visited Ealing Council's Copley Estate in Hanwell that was undergoing major regeneration.

Co-option

2.3 Ms Alicia Kennedy (Director, Generation Rent) was co-opted onto the Panel at the first meeting.

Publicity

2.4 The Panel's work was publicised in the Council's *Around Ealing* free magazine which is delivered to all households in the borough, website and direct emails.

3.0 <u>DETAILED CONSIDERATIONS</u> GENUINELY AFFORDABLE HOMES PROGRAMME

- 3.1 The Panel considered the Council's genuinely affordable homes (GAH) programme at its first meeting and received regular updates on progress at subsequent meetings.
- 3.2 Philip Browne (Director of Housing Development), Jamie Burns (Assistant Director Housing Strategy and Commissioning), Dave Baptiste (Head of Housing Development), Andrew Berridge (Head of Construction), Firas Al-Sheikh (Finance Manager) and Jessica Tamayao (Assistant Director Strategic Property) highlighted that:
- 3.3 The Housing Development Service was primarily responsible for the delivery of a range of affordable housing in the borough and the Council's regeneration scheme.
- There was more demand for the supply of affordable housing and increasing housing supply across all tenures was one of the six proposed priorities of Ealing's new housing and homelessness strategy. Increasing genuinely affordable housing was a key local priority which the Council had to balance with the challenging overall housing delivery targets imposed by central government and Greater London Authority (GLA) through the London Plan. It was monitored via the Housing Delivery Test.
- 3.5 Ealing's draft strategic market housing assessment (SMHA) had indicated that a lot more social and market housing was required to tackle the housing need in the borough. The SHMA was the evidence that supported the direction of the Council's regeneration policy. The targets were set on a scheme by scheme basis and the Council attempted to get as much housing and affordable housing reasonably possible within a local community including the provision of amenities. The service was not driven by an obsession with targets. The targets and evidence were used as the basis for what could be delivered through planning, available funding and market support. The schemes needed to maximise the opportunities to address an increasing need for more housing of all tenure types.
- The Council's last administration had set an ambitious target to deliver 2,500 GAH in 2018-22 and had delivered 2,576 GAH.
- 3.7 Within the broad definition of affordable housing, GLA's preferred affordable housing tenures were homes based on social rent levels, including Social Rent, London Affordable Rent (LAR), London Living Rent (LLR) and London Shared Ownership.
- 3.8 Ealing defined GAH as the GLA did except that shared ownership and intermediate homes were deemed GAH if housing costs took up no more than a third of gross household income, this was in line with the rent setting methodology of GLA's LLR.

- 3.9 LAR was aimed at low income households, with rents based on social rent levels that were allocated through local authority allocation policies. The rent levels were approximately 50% of market rent in Ealing.
- 3.10 LLR was offered to London households with incomes below £60,000 and insufficient current savings to purchase a home in the local area. It was a below-market rent with tenancies for a minimum of three years to help renters to save for a deposit to buy their own home. The rents were based on a third of average gross local incomes and adjusted to reflect location and bedroom size.
- 3.11 New GAH in the borough were delivered through a combination of private sector development with affordable housing secured through planning Section 106 agreements for developments over 10 units; housing association/registered provider development providing these within their programmes; and Ealing Council house building through the housing revenue account (HRA) and its housing association, Broadway Living Registered Provider (BLRP).
- 3.12 The majority of GAH had routinely been delivered by about 15 developing housing associations and there was increasing reliance on them to build more. A substantial proportion of GAH was delivered through the Council's programme of delivery which included its regeneration schemes and by BLRP.
- 3.13 The main funders of GAH were GLA grant, Council grant through right to buy receipts, private borrowing by registered providers, Council and BLRP borrowing, cross subsidy generated through market sale. In Ealing, a small pot of money was available through the Section 106 funds. It was kept small because the Council pressed for affordable housing to be built on site rather than take a commuted sum in lieu of housing.
- 3.14 The new administration had set a challenging target of delivering 4,000 GAH for 2022-26. The assumed basis of delivery to achieve this target was largely based on past performance. Ealing had a good record of meeting housing targets so there was more confidence in achieving the proposed delivery of GAH in the first year but less certainty for the remaining years due to unknown factors at this stage. Ealing's definition for genuinely affordable housing in respect of the 4,000 homes target was that a housing cost should not be more than a third of the local household income in the locality of an application. This was done on a Ward basis and did not include any shared ownership. All affordable housing to be delivered in the new plan would be at social rent or Council rent. This meant that all the rental housing delivered through the new plan would meet the definition and be much more affordable than the current LAR homes being delivered in the 2018-23 programme. It was likely that the majority of homes in the new programme would be more affordable than the 2,500 homes delivered in the 2018-23 programme due to the switch to social rent in the new funding regime.

- 3.15 There was a dependence on developing registered providers to deliver over half of the set target for GAHs so the strategic alliance with them needed to be strong in order to understand their priorities, ambitions, challenges and requirements. It was too soon to plan the programme of delivery in detail because much of it depended on registered providers purchasing land and obtaining planning permission. The Council also had the role of an enabler to ensure that its partners could deliver on schemes. It could become a critical and strategic friend to enable development of more GAH in this sector.
- 3.16 Although it was too early in the GAH programme to count starts on site it was anticipated that 994 units would have started on site by March 2023. 639 units would be through the Council and BLRP with 355 units through other registered providers in the borough. Officers ensured that starts on site and completed GAH were not double counted for the delivery of the programme.
- 3.17 The emerging challenges in maintaining a financially viable development programme at project and business plan levels included the market impacts of the Russian invasion of Ukraine, taxation, energy cost rises, UK interest rate rises, rapidly rising inflation and revised building regulations requirements.
- 3.18 Consequently, there were significant increases in the materials and labour costs within the construction sector and main contactors were increasingly reluctant to commit to long-term fixed price contracts, with many expecting to see an uplift mechanism in future contacts to allow for continued cost increases for schemes over 2-3 years. Many contractors were becoming selective in tendering for schemes and were dismissing single-stage competitive tendering in preference for direct negotiation or a two-stage tendering approach. Market analysts had predicted that tender prices would increase by 7-8% during 2022.
- 3.19 The GLA had removed LAR as a funded rent and replaced it with Social Rent which was set using a national formula incorporating local factors. In Ealing, rents were lower than LAR. The reduced rent meant that to maintain financial viability, a home let at Social Rent would require a higher grant than a home let at LAR. People with housing needs received rental support through their benefit receipts. The service did not conduct routine affordability checks other than whether people qualified for the low rents. GAH were primarily driven by housing needs.
- 3.20 GLA funding was no longer available for homes that replaced homes that had been, or would be, demolished. For example, if 100 existing homes were demolished to build 150 new homes then funding would only be available for the additional 50 homes. The GLA was also not providing grants for Section 106 homes unless schemes delivered above what was required in the planning system. The changes to GLA funding had significant implications for Ealing's regeneration programme in improving some of its housing estates.

- 3.21 Housing was often delivered in surges which could be at the beginning or end of a programme. The 2018-22 programme had been extended by a year due to the COVID-19 pandemic and expected to complete by March 2023. In 2018, Ealing had received approximately £100M from the London Mayor's fund for delivery of 1,138 homes. Not all the funding was for the 2,500 GAH as shared-ownership homes were a major proportion of the overall housing delivered. The Council had secured a similar amount of funding for 2022-26 towards GAH and shared-ownership homes. Approximately 80% of the homes would be built for social rent and LAR.
- The Council had awarded a total funding package of up to £400M for the BLRP business plan which had been agreed by Cabinet and Council in November and December 2020. This finance was for the delivery of 1,500 homes. Subsequently, BLRP had brought forward Tranche 1 of its schemes and secured approximately £103M of the overall Council's lending pot. The Council had recently agreed to lend £212M for the Tranche 2 BLRP schemes. In addition, the Council had agreed a budget of £36M capital spend to bring forward schemes to a point for transferring to BLRP and on transfer the capital spends repaid to the Council. Almost 1,000 homes were expected to be delivered in the next year.
- The GLA funding was a capital grant and the Council had received a total of £250M for both Ealing and BLRP across the two programmes for 2018-23 and 2021-26. The GLA capital grant did not have to be paid back. The £400M was a loan from the Council to BLRP that had to be repaid over BLRP's 50-year cashflow of its business plan. The loan, which amounted to approximately 30% of the total building costs, plugged the gap between the grant and remaining costs for the housing schemes.
- 3.24 In 2018, a Council-wide review of mainly general fund assets had identified a number of sites that were suitable for a change of use. Presently, four sites that were deemed suitable for housing delivery had been disposed to BLRP. The Council's Assets Board assessed the suitability of a site for housing or another purpose against a number of options appraisals including the Council objectives.
- 3.25 The Council's new housing and homelessness strategy would consider its commissioning, regeneration opportunities, and the wider social community values regarding development. A new commissioning document would establish the Council's expected achievements and the BLRP design guide identified what was being built.
- 3.26 Once the Council's Cabinet and BLRP Board had approved the housing schemes, a procurement process to competitively select a contractor to deliver the scheme on site was undertaken. A number of established frameworks including pre-vetted contractors were used for the tendering of schemes. Discussions with the selected contractor and appointed consultants took place to fine-tune the tender price before the contractor was instructed to deliver the scheme on site. A team of consultants and officers oversaw the delivery of the schemes on sites to practical completion.

- 3.27 BLRP worked very closely but at an arm's length with planning officers regarding formal planning applications. There was a pre-planning consultation meeting with planners to discuss the proposals, a series of consultation meetings with local residents affected by the planning application and Ward Councillors to understand views before any proposals were adapted. This was an iterative process which led to a final detailed planning application that would be acceptable in addressing the concerns of the local community and viable for delivery by Broadway Living.
- 3.28 It was anticipated that the cost increases would continue for this year and could level out next year, making it difficult presently to predict the trend. Several contractors were unwilling to do single stage tendering and preferred to undertake a two-stage process. Contractors also stipulated that they would not provide a fixed price contract figure on their tender returns and included a caveat with an inflationary requirement during the build period on site. There would be significant implications for larger schemes of about 200 units which took 2-3 years to deliver. The non-capping of increase in costs made it difficult to predict the financial outcomes of a scheme.
- 3.29 The tenure and mix of a housing scheme was agreed early on in the process during the consultation with local communities and planning officers prior to the formal planning application stage.
- 3.30 The Council's housing strategy and the local plan were informed by the strategic housing needs assessment (SHNA). This process was undertaken as part of the evidence base for the local plan and was about to be conducted again in the borough. A thorough understanding of the housing needs was captured in the SHNA which informed what the local planning authority agreed as the required mix in its housing strategy. It was the governance around housing need being factored into planning decisions. The local plan required certain mixes and 10 years of affordable housing to be built
- 3.31 A developer had to conform to the local plan and have discussions with the planning officers before an application went to the Planning Committee. Planning officers established that the developer had properly complied with the local plan and made recommendations to the Committee on whether the application had fulfilled the density, height and other aspects of the planning application. The Planning Committee's decision was based on its own view supported by the officers' recommendations.
- 3.32 Ealing Council currently did not have a specific scheme that ringfenced shared ownership to a particular group of people. The shared ownership scheme was targeted at local people but insufficient take-up led to accepting people from outside the borough. Affordability of shared ownership varied across the borough with central Ealing locations more expensive than Northolt. The government's highly subsidised help to buy scheme which enabled people into home ownership was a challenge to the shared ownership scheme. The Council's intermediate housing policy would

- consider all tenures that were not low-cost rent such as LLR, intermediate rent and shared ownership to see what could be done for entry into homeownership or intermediate housing.
- 3.33 The SHNA was being updated as part of the housing strategy in the local plan that was being refreshed. The local plan would become the policy against which planning applications were judged. The SHNA would feed in the decisions by the planning authorities of what percentage to include for various tenures and proportions. The monitoring was undertaken annually through an annual monitoring report published by the local planning authority which showed what had been achieved against the local plan targets. Broadway Living only delivered a proportion of the boroughwide delivery. The aspiration of the planning authority was to achieve 50% affordable housing overall of all housing delivered. Its mechanism to achieve this target was through the local plan. Each individual scheme was encouraged to achieve at least 35% affordable housing and there were other 100% affordable housing schemes delivered by housing associations. The aspiration was to achieve 50% affordable housing from the total housing developed. The Council did not have full control over housing delivery as it was not the applicant or landowner for all housing schemes and had to negotiate the amount of affordable housing per scheme. The Council could bring forward the affordable housing for schemes where it had control.

Further Progress Updates

- 3.34 At the second meeting, Council Officers informed the Panel that the progress against the delivery of the set targets for 4,000 GAH in the Council Plan forecasted that 1,375 homes would be delivered in May 2022-March 2023, 500 in April 2023-March 2024, 850 in April 2024-March 2025 and 1,275 in April 2025-March 2026. This reflected the four-year cycle of the funding programmes with the aim to achieve the overall 4,000 GAH target by March 2026.
- 3.35 Broadway Living and BLRP had continued to work closely with Ealing Council since November 2020 to deliver the first phase (Tranche 1) comprising of 10 schemes of which nine were underway.
- 3.36 In April 2022, Cabinet had approved a revised BLRP Tranche 2 financial plan for eight projects for the delivery of 562 new GAHs towards the 4,000 target. These were due to start on site before March 2023.
- 3.37 There had been a serious negative impact on the viability of redevelopment schemes including the Tranche 2 schemes due to the significant downturn in the current economic climate. Consequently, the Council and BLRP had reviewed the Tranche 2 schemes and deferred two of the eight schemes, Broomcroft Avenue (41 homes) and Canberra Drive (35 homes), into the GLA APH 2021-2026. Following local consultation, a third scheme (Park View Road 59 homes), would remain as a youth centre and not taken forward. The viability of the remaining five schemes comprising of 427 homes was still being tested.

- 3.38 The key challenges resulting from the international economic downturn and a turbulent construction sector had included significant increases in lending rates, supply chain difficulties, workforce shortages, increased overheads, and uncertainty in the housing market, resulting in major cost implications with increased build costs and contract conditions.
- 3.39 The increase in lending rates impacted on both the Council's HRA and BLRP's borrowing from the Public Works Loan Board (PWLB). PWLB was a statutory body of the UK Government that provided loans to public bodies from the National Loans Fund (NFL).
- 3.40 The uncertainty in the housing market included uncertain house values and availability in cost of mortgages, impacting on the delivery of affordable housing.
- 3.41 In the recent Autumn Statement, the Chancellor had announced a rent cap at 7% from April 2023 for social rents in England. The rent cap would impact on the income in the HRA and that of BLRP.
- 3.42 The current operating environment and challenges applied to all deliverers of affordable housing.
- 3.43 At the third meeting, Council Officers informed the Panel that the GLA 2018-23 Affordable Homes Programme was drawing to a close so various projects were scheduled to start on site by the end of March 2023. This meant that many contract signings and negotiations were presently underway with changes happening very rapidly.
- 3.44 The previously reported 1,375 GAH due to start on site by March 2023 had decreased to 1,263 mainly due to the present economic challenges faced by the Council and other housing developers. The three GAH projects at Mandeville Road (Northolt), Canberra Drive (Yeading) and Broomcroft Road (Yeading) scheduled to start in the current year had been deferred to start in the remodelled 2021-26 Affordable Housing Programme with GLA's agreement. Only details of Council and BLRP led projects were presented due to commercial sensitivity regarding projects by other partners until these were secured. The Council would continue to work with existing partners and new ones such as Old Oak and Park Royal Development Corporation (OPDC) in North Acton to identify new projects towards its new homes target.
- 3.45 The 10 transform projects undertaken by BLRP and other partners, nine of which were underway, had been included in the previous GAH target with the exception of some larger estate regeneration projects such as Greenman Lane, Dean Gardens and South Acton (due to commence in the next two years) were accounted for the 4,000 new homes target.
- 3.46 The initially agreed BLRP Tranche 2 financial plan for eight projects to start on site by March 2023 in delivering 560 new GAH towards the 4,000 target had been reduced to 279 GAH with the remainder deferred to subsequent years into the new GLA Programme. In January 2023, the Council had

secured an additional £9.4M safeguarding grant from the GLA to ensure viability and delivery of the projects. The proposed four projects – Northolt Grange (92 GAH); Lexden Road (161 GAH); Perceval House (70 GAH); and Sussex Crescent (26 GAH) would now be delivered within the HRA financial plan instead of by BLRP as that would give a greater ability to absorb global economic challenges.

- 3.47 The Perceval House redevelopment was to be delivered through a partnership between Ealing Council and Vistry Group which had recently merged with Countryside. It was an ambitious mixed-use development to deliver new Council headquarters, a library, community hub and 477 homes. 266 homes would be retained by the Council 70 at London affordable rent and 156 at discounted market rent. In December 2022, Cabinet had approved acquisition of affordable housing to the Council's HRA and the scheme within the HRA Capital Programme. Ealing Council was presently finalising grant details and Right to Buy receipt usage with the GLA. It was also agreeing terms with the electricity provider to secure vacant possession of the existing substation on site which was the last remaining condition in the development agreement before work commenced on site in March 2023.
- 3.48 The Tranche 3 schemes were included in the GLA 2021-26 Affordable Homes Programme and on 12 October 2022 Cabinet had approved entering into the grant agreement. At GLA's request, a bid was presently being made to remove and substitute projects within this Programme. The Northolt High School (175 GAH) project was being removed because it was unavailable as a housing site due to constraints attached to funding from the Department for Education for the school rebuild as an additional special educational needs school. The Hanwell Children's Centre project had been removed from the Programme following further consultation with the service as it would remain a children's centre.
- 3.49 The current planned sites within Tranche 3 included Mandeville Road (106 GAH); Broomcroft Avenue (42 GAH); and Canberra Drive (which had been added to the Programme with revised plan rates of 9 family GAH and a requirement in the new grant conditions to switch London affordable rent to social rent). An indicative bid had been made for a further 92 homes to secure the remaining ground. The revised bid was for 472 homes compared to 449 homes previously. A total grant of approximately £110M remained the same as did Ealing Council's HRA side of the bid. There were a total of 1,055 homes of all tenures. The GLA had yet to confirm a formal process for changes to the Programme as it was undergoing further negotiations with the government. The Council would proceed once the process was agreed.
- 3.50 Discussions were presently taking place about BLRP buying back properties built through the Council's HRA subject to more favourable borrowing rates in the near future. These properties would then qualify for the Right to Buy scheme.

PARTNERSHIP WORKING TO ACHIEVE HOUSING TARGETS

3.51 The Panel received presentations from Ealing Council officers and partner organisations – Peabody Group (PG), Metropolitan Thames Valley Housing (MTVH) and London Community Land Trust (LCLT) on the collaborative work undertaken to achieve the GAH programme targets.

Ealing Council

- 3.52 The framework for the Council working with partners included public subsidy control (PSC), procurement and best consideration. PSC, previously controlled by European Union regulation, was now controlled by the Subsidy Control Act 2022. The Council had to satisfy several statutory and Ealing policy requirements. In the procurement of partners, the Council was governed by public contract regulations and had its own contract procurement rules. It also had to achieve best consideration in any disposal of land including to partners.
- 3.53 Affordable homes were encouraged through planning with Section 106 planning obligations helping to secure a large element of GAH to meet increasing housing demand. Early engagement with planners and housing officers was encouraged to ensure that the planning permission secured addressed the borough's housing needs. Engagement support and advice was offered to housing associations and developers to help formulate their investment plans for building new homes. Regular housing forums were held with housing associations to foster a spirit of partnership working and sharing information. Even where the Council had no formal partnerships with Registered Providers, it encouraged and supported them to progress in the borough and on their schemes through various stages such as engaging with GLA regarding bids for grants and as the LPA.
- 3.54 In accordance with its 2008 and 2012 estates reviews, the Council was continuing the estate regeneration programme in demolishing 3,500 old homes and building 7,500 new homes across eight projects. The new homes were of high quality and would be maintained to avoid unnecessary impacts on health. The Council relied heavily on registered providers and house builders/developers to help build these homes. There were advantages and disadvantages to this approach.
- 3.55 The Perceval House project, a partnership between Ealing Council and Vistry Group, was subject to further Cabinet decision before it became unconditional. It was a commercial-led project that included some GAH. The Council's current biggest partnership was with L&Q and Countryside Partnerships at the South Acton Estate for the delivery of 3,500 new homes. Vistry Group and Countryside Partnerships had merged recently, making the new merged company a very substantial partner of Ealing Council in the delivery of these two projects.
- 3.56 The Council's plans for partnership working focused on larger projects whereby its partners could bring benefits including diverse regulated development expertise, financial strength to mitigate financial risk, access to grant subsidy and building to scale. The disadvantages of a partnership approach included partner's corporate interests taking precedence, the

- Council securing nominations rather than asset ownership, greater exposure to market risk, counterparty risk and different rent regimes with higher average rents than the Council.
- 3.57 The Council's stringent procurement and assessment processes tested the financial suitability and robustness of partners before entering any contracts with them. The counterparty risk was considered for every project. There was significant counterparty risk with Countryside Partnerships delivering the Council's major estate regeneration programme and its recent merger with Vistry Group which would deliver the commercial redevelopment of Perceval House.
- 3.58 The Council intended to allow its local housing company, BLRP, to extend its work to include private sales sites. This would enable BLRP to purchase sites in the private market for the development of GAH.
- 3.59 The Council had pledged to support the work of Community Land Trusts (CLT) and designate a site in the borough during the current administration period for a CLT housing development through its Housing Land Disposal Policy. The policy would set out the provisions for the disposal of Councilowned sites to community-led housing organisations and associations of individual self-builders.
- 3.60 Ealing Council had made available a £400M loan facility to support the work of BLRP. BLRP had also secured £104M of grant funding through GLA's 2018-2023 and 2021-2026 affordable homes programmes. The Council had established a £36M recycled capital budget to progress BLRP schemes to the point at which these were transferred to BLRP. BLRP repaid the Council for all its spend on the schemes up to the point of transferral.
- 3.61 Housing rent was paid into the Council's ringfenced HRA from which all housing costs including repairs, maintenance and new capital spend were made. The HRA delivery was supported by the 2022-23 HRA Budget and Business Plan that had been approved by Cabinet in February 2022. The approved HRA budget included a five-year capital programme from 2022-23 to 2026-27 of £351.441M and an HRA revenue budget of £73.610M for 2022-23. The Business Plan also included indicative revenue budgets for 2023-24 to 2026-27.
- 3.62 The Council and BLRP were in a strong position to deliver the GAH programme targets but the immediate macro factors were likely to impact delivery in the near term.
- 3.63 Ealing Council would play its part in creating the right planning and economic environment for partners to encourage investment in the borough but the challenges faced by the construction industry and the current economic circumstances were likely to result in a sluggish housing market with fewer homes starting in the next couple of years.
- 3.64 The Council's Draft Local Plan included a section on site allocations and the Council's development priority. It formed a catalogue of all the development

sites above a certain size or requiring any known policy guidance. There was no significant risk in the advice that the Council provided as an LPA about a site. The planners gave advice based on the site location such as in a metropolitan open land or green belt, its nature and evidence. The advice provided was for the potential yield of a site and what it could accommodate.

- 3.65 The unviability of some of the Tranche 2 housing schemes was largely due to the rise in the costs of debt, building and the way in which BLRP was funded. BLRP had secured a £400m loan facility from the Council which it must lend at the cost of securing the debt. The cost of the Council's debt from PWLB had risen in the summer and this cost had to passed on to BLRP. The Council could not subsidise these costs due to the public subsidy rules. The original Tranche 2 Business Plan that had been approved by Cabinet in April 2022 had been on the assumption of a 3.5% interest rate. The interest rates had increased to 6.5% over the summer months, making all the schemes unviable. Although the cost had started to decrease again the Council had acted to optimise schemes through improved buildability where possible by changing tenures, moved some projects into the HRA, and asked GLA for more grants. The viable schemes would be delivered mainly through the HRA in the short term on the assumption that BLRP would buy these back from the HRA as soon as a loan agreement could be secured at around 4% interest rate. It was anticipated that this would happen before the scheme was completed. Additional grants had been approved by GLA for four schemes – Lexden Road, Acton (159 GAH); Perceval House, Ealing (70 GAH); Northolt Grange Community Centre (92 GAH); and Sussex Crescent, Northolt (26 GAH). These schemes would be delivered in the HRA and bought back by BLRP once it could secure the projects at a reasonable cost. Unlike BLRP, the HRA had numerous assets which enabled it to absorb short-term deficits. The Mandeville Road, Northolt (80 GAH) scheme had been deferred to the GLA AHP 2021-26 but its pathway to development such as planning application and tendering exercise would continue.
- 3.66 In setting the 4,000 GAH target, an initial assessment of what was doable had been undertaken in robust discussions with the then Portfolio Holder for Affordable Housing. 3,800 GAH were identified as a feasible number which the Portfolio Holder was keen to stretch to 4,000. The target had been set before the change in economic environment and it was anticipated that over a quarter of the GAH would be achieved in 2202-23 by Ealing Council and Housing Associations. There was expected to be a tail-off for the delivery of GAH in 2023-24 and 2024-25 because everyone had been impacted by the same challenges of increased building costs, inflation, rent cap and the way in which GLA ran its programmes. The programmes tended to be backloaded with everyone finishing their schemes in the last 12-18 months. Hence, the forecasted delivery of 2,625 GAH in April 2023-March 2026 compared to 1,375 in May 2022-March 2023.

Peabody Group

- 3.67 Mr Philip Church (Director of Land and Partnerships, Peabody Group) highlighted that:
- 3.68 Peabody had merged with Catalyst in early 2022 to form a new large PG. Catalyst, a West London based housing association based in Ealing, had several existing large scale regeneration projects in Ealing and Southall.
- 3.69 Ealing had been a core borough for both Peabody and Catalyst with several schemes completed over the years. PG looked to expand its investment in the borough in delivering further much needed housing.
- 3.70 PG had over 104,000 properties across the country and several major schemes in Ealing presently.
- 3.71 In 2021, PG had secured planning permission to build 564 new homes in The Green, Southall of which 50% would be GAH.
- 3.72 PG, jointly with Mount Anvil, had recently secured planning permission to deliver about 1,000 new homes at Friary Park Estate in Acton of which 45% would be GAH.
- 3.73 PG worked with Ealing Council on the regeneration of Havelock Estate in Southall which would have 922 new homes of which 50% would be GAH.
- 3.74 PG faced the same challenges to building new housing as Ealing Council and BLRP in the present macro-economic environment.
- 3.75 PG lauded that Ealing had a Scrutiny Panel reviewing the delivery of its GAH as not all London boroughs undertook such an enquiry. There had been excellent collaboration with Ealing's officers in the delivery of affordable homes, utilisation of funding, navigating the planning journey locally and with GLA. The proactive and forward-thinking approach at Ealing was helpful in the delivery of housing in the borough.
- 3.76 PG did its utmost to maintain and retain a good standard of repair for all its properties. Awaab Ishak's death was shocking but regrettably such incidents were not completely isolated across the private and housing association sector. PG dealt with vulnerable people who were unable to report their own repairs. Its Communities Directorate and housing managers actively engaged with everyone and undertook site visits to ensure that the housing stock was well maintained both for the company and residents.

Metropolitan Thames Valley Housing

- 3.77 Mr Tim Preston (Assistant Director of Land and Planning, MTVH) highlighted that:
- 3.78 Metropolitan and Thames Valley had merged in 2018 to form a new registered provider, MTVH. MTVH owned 57,000 homes across the country.

- 3.79 Ealing was a core borough for MTVH where it had invested significant funds on several sites since 2016, owning and managing about 1,000 housing units. MTVH had recently completed 137 new GAH on the former British Homes Stores site in West Ealing.
- 3.80 MTVH had just sold 84 shared ownership units in Greenford Quay as part of the major purpose-built rental housing Greystar PRS scheme.
- 3.81 MTVH currently had three schemes on site. The first scheme was Goldsmiths Arms in East Acton comprising solely of GAH. The second scheme was at the Beaconsfield Road College site in Southall for which MTVH had recently secured a Section 73 planning permission for change of use to an all-affordable housing scheme with 118 units. The third scheme was the delivery of 144 GAH near West Ealing Station.
- 3.82 The Government's recent announcement of capping social rents was a positive measure for the tenants.
- 3.83 MTVH also suffered from the impact of the current macro-economic environment with increased build cost inflation and interest rate rises.
- 3.84 MTVH concurred with the positive sentiments of PG about its work in the borough to deliver GAH. MTVH sought opportunities to purchase land on the open market and engaging with officers was crucial to achieve this. There had been some successful and unsuccessful schemes in the present tough housing market. All MTVH schemes delivered in Ealing were entirely GAH. The officers had worked with MTVH to secure GLA funding for their projects. Unlike Ealing, some boroughs that had not engaged or were not proactive failed to deliver many GAH. Overall, MTVH's experience of working in Ealing had been positive but the delays in some planning processes mainly due to lack of resource could be improved. The lack of resource in planning departments was a national issue that needed addressing to help speed up the processes in delivering much needed housing.
- 3.85 The safety of residents was paramount for MTVH. Every housing association in London was spending significant amount of resource and money on fire remediation since the introduction of Building Safety Act 2022 and Grenfell Tower fire incident. All buildings over six storeys (18 metres) were being reviewed at an incredible cost to MTVH to ensure the safety of residents. MTVH's capacity to deliver new GAH had reduced due to the substantial remediation costs for its existing housing stock.
- 3.86 MTVH had considered a vast range of developments which included brownfield sites and regeneration projects. Its operations stretched from Thames Valley in South London to Derbyshire and Nottingham. All MTVH schemes in Ealing were on brownfield sites. MTVH was presently regenerating Clapham Park estate in London Borough of Lambeth that would have 4,000 homes of which 50% were GAH. MTVH's regeneration team regularly considered and prioritised all its estates for regeneration to

provide more quality affordable homes. It was uncertain whether the Manor Gate Estate in Northolt was on the regeneration list.

London Community Land Trust

- 3.87 Mr Oliver Bulleid (Executive Director, LCLT) highlighted that:
- 3.88 CLT enabled communities to come together and take a stake in either an asset, land, or housing. There was merit in involving a community early and empowering it to actively engage in the development of local housing.
- 3.89 At 1%, CLT were relatively new to this country whereas in some countries such as Germany this formed 50% of the housing. There was scope for growth in self-build community, community build and community housing.
- 3.90 LCLT had worked with a range of communities in about eight boroughs. It had facilitated communities to either develop housing directly by acquiring sites and building on these themselves or indirectly by acquiring homes within a development led by others and becoming involved in the set up and long-term management. The model for direct development of a site had entailed LCLT taking on the role of a developer and responsibility for associated legal, financial and planning aspects.
- 3.91 LCLT's first direct development of 11 GAH on a Council's derelict garage site in London Borough of Lewisham was due to complete shortly. The homes on offer were linked to average median salary for the area with a multiplier depending on the size of the house. The homes were permanently affordable because these were sold/resold on the same basis and not subject to market fluctuations, right to buy or any other broader issues. For example, a one-bedroom home was made available for one person on a single median income and went up to a four bedroom home being affordable to two average incomes for the area.
- 3.92 The schemes in Ealing would be like a project that LCLT had undertaken in London Borough of Tower Hamlets where it had acquired 23 out of 150 homes on an ex-GLA site. LCLT worked with Redbridge Council which developed its own sites. It would help to develop the projects and acquire some community-led homes within Redbridge Council's broader developments. These homes would be discounted market sales within affordable provision.
- 3.93 LCLT envisaged acquiring homes on BLRP development sites to fulfil Ealing Council's manifesto pledge of delivering 100 CLT homes by 2026. The Council needed to act promptly to enable this target to be met.
- 3.94 For direct development, LCLT was funded through GLA's Community Housing Fund for community-led housing. This fund was due to expire in March 2024 so LCLT had to ensure that projects had either started or were about to start by this deadline. Future funding would be available through a recently announced GLA General Housing Grant. The GAH scheme only worked if sites were gifted to LCLT at no cost. The homes built on donated sites with GLA grants enabled LCLT to make these genuinely affordable for

people to own at a discounted market sale rate. People paid a similar or lower mortgage compared to rent, helping them to build up equity in their home and a substantial saving in the longer term. The key issue for LCLT was the availability of sites as Councils had complex policies on gifting land to community groups. CLCT was keen to explore opportunities for sites ranging from 10-50 homes.

- 3.95 For acquiring homes that were developed by others, LCLT was funded through Section 106 agreements for a portion of the affordable homes within a larger development which were subsidised by market sale. LCLT had recently worked with Redbridge Council through a GLA grant. The homes were linked to average income relative to the open market at the point of sale, making these GAH at 50-65% of open market sales.
- 3.96 LCLT had installed mechanical ventilation and heat recovery in its new builds to provide good quality air 24 hours a day throughout the year which would prevent the issues of condensation and mould. The filters for these systems would be serviced through regular maintenance. There had been problems with some maisonettes built by other developers which LCLT had acquired. The maisonettes had extract only ventilation and trickle vents that were inadequate for condensation and mould issues. A culture shift was necessary because often large organisations did not treat people as decent human beings in ensuring that their homes were fit for habitation. It was important for housing associations to listen to the occupants and take appropriate remedial action on their housing stock to avoid situations such as the Grenfell Tower fire and untimely deaths from exposure to mould.
- 3.97 The Council had identified a Transport for London (TfL) site for designation to CLT but there were some complexities with an existing tenant on the site making it uncertain whether this site would come forward. LCLT deemed that relying on just one site to meet the Council's commitment for community-led housing was a high-risk strategy and suggested consideration of other opportunities. For example, community-led housing could be integrated in other development sites such as Council-led development or direct development by the community groups. It was important to have a set target for genuine community-led housing to be achieved.
- 3.98 LCLT had a complex and robust housing allocations policy which included demonstration of a five-year connection to the borough through working or living in it, housing needs such as insecurity of tenancy or poor housing conditions and financial affordability for people who had to move because they were priced out of the local area.
- 3.99 LCLT deemed Lewisham Council to be a good example of best practice in building GAH. The Council was progressive and had undertaken various types of projects including self-builds. It had been the first Council to gift land to LCLT for developing homes on a derelict garage site which had strong local support for the community-led project. It was important to have early community involvement in a scheme.

Panel Conclusions:

- The direct email addresses for referral of housing casework to registered providers such as PG and MTVH regarding their properties in the borough should be circulated to all Councillors.
- Consideration should be given to the production of an ongoing five-year plan for the delivery of GAH rather than just for an election cycle of four years.
- Consideration should be given to the feasibility of allocating a certain percentage of housing within Section 106 developments to CLTs to enable community-led housing to be built on those sites.
- All social housing providers within the borough should undertake regular checks on their housing stock to maintain decent homes standards.
- All new homes should be sustainable with minimum negative impact on the environment. This meant energy efficiency, avoiding environmental toxins, responsible use of materials and resources, and having a positive physical/psychological impact on its inhabitants.
- Regular assessments of the financial risks for the proposed housing developments in the borough should be undertaken to mitigate any adverse impacts in achieving the set GAH targets.
- Registered Providers should be encouraged to undertake more regeneration of their existing housing stock in the borough such as small self-contained estates

No.	Recommendation
R1	The direct email addresses for referral of housing casework to registered providers such as Peabody Group and Metropolitan Thames Valley Housing regarding their properties in the borough should be provided to all Councillors.
R2	Ealing Council should consider producing an ongoing five-year plan for the delivery of genuinely affordable homes rather than just for an election cycle of four years.
R3	Ealing Council should consider the feasibility of allocating a certain percentage of housing within Section 106 developments to Community Land Trusts to enable community-led housing to be built on the sites.
R4	Ealing Council should ensure that all social housing providers within the borough undertake regular checks on their housing stock to maintain decent homes standards.
R5	Ealing Council should ensure that all new homes were sustainable with minimum negative impact on the environment. This meant energy efficiency, avoiding environmental toxins, responsible use of materials and resources, and having a positive physical/psychological impact on its inhabitants.
R6	The Council should regularly assess the financial risks for the proposed housing developments in the borough to mitigate any adverse impacts in achieving the set genuinely affordable homes targets.

LOCATA IT SYSTEM

- 3.100 Jack Dempsey (Head of Allocations & Accommodation, Ealing Council) explained about how the housing Locata IT System worked:
- 3.101 The Head of Allocations & Accommodation, based within Housing Demand Service, oversaw the Council's housing register and allocations of social housing which included the existing stock of Ealing Council and registered providers.
- 3.102 Locata Housing Services Limited (Locata) was a not-for-profit company owned by four West London Boroughs (Ealing, Brent, Harrow and Hillingdon) and three RPs (Catalyst, Notting Hill Genesis and Paradigm). Locata, a leading supplier of social housing software solutions throughout the UK, was a private company limited by guarantee without share capital. It was incorporated in 2002 and had been an original pilot scheme for choice-based lettings (CBL) in the late 1990s. Locata had built and maintained allocations, lettings and homelessness systems for housing partnerships across the country.
- 3.103 A representative from each of the seven member organisations and three independent private sector representatives sat on the Locata Board. The Head of Allocations & Accommodation represented Ealing Council. The Locata Board, which met quarterly, worked to a five-year business and financial plan. The Board was responsible for the overall strategic aims of the company to ensure that it fulfilled the objective of delivering value for money by providing an efficient and high-quality IT system for local authorities nationwide.
- 3.104 A housing application process required an applicant to complete an online application form on the Ealing facet of Locata's website. Ealing Officers then assessed the applications in accordance with the Council's Housing Allocation Policy (HAP). Applications that were ineligible or non-qualifying for the housing register due to residency and higher asset/salary levels were reassessed for exceptional circumstances to ensure that a correct decision was made. Applicants were requested to submit further information such as identification, income, medical reports and residency through the Locata IT System to enable the Council to verify their application. Eligible applicants received a priority band (A, B, C or D Band A had the highest priority and Band D the lowest) and date based on the validated details.
- 3.105 The movement on the housing register was quite fluid with people moving between Bands A to D, with those in Band A having the highest priority. There were presently about 350 people in Band A; 550-600 in Band B; and 5,500-6,000 in Bands C-D. Unlike the old system of unanticipated property offers, CBL gave people a choice in bidding and not everyone within Band A bidded regularly. The largest group that got rehoused were within Band C. The website provided information about the generic waiting times. For example, people within Band C requiring a three bedroom property had a potential 10-year wait.

- 3.106 Eligible housing applicants were provided with login details to the Locata IT system through which they could check and bid for available properties. The applicants were responsible for updating any changes in their circumstances such as household size and new address on the system. The Locata IT system assessed the changes against the HAP and adjusted any change to a priority band or eligibility accordingly. Applicants could also complete online medical assessment forms and submit relevant clinical documents for household members during the process which were assessed by Officers with recommendations from the Principal Medical Officer. Applicants could request a statutory review of the Council's decision on certain grounds, such as not being allowed to join the register or priority band, which was considered by an independent officer.
- 3.107 The CBL approach, based on a Dutch model of social housing letting, had been adopted by many local authorities over the past 20 years. Applicants could bid online for properties within their bedroom size or one less bedroom. The advertisements usually had pictures and basic information about the property. Properties were loaded onto the Locata IT system daily and open for bids over five working days. Applicants could have three simultaneous live bids. Once the bidding period ended, the Council verified the shortlisted 3-5 highest priority bidders and referred them to the respective registered housing provider (RP) or inhouse Voids Team for Council units. RPs shortlisted bidders for their own units and referred these for verification to the Council. Virtual or physical property viewings were arranged for a maximum of five top priority households. A property was offered to the highest priority applicant and if it was accepted then the lower ranked applicants were released from the shortlist and property let. If the highest priority applicant refused the viewed property then it was offered to the subsequent highest priority applicant until let. A tenancy sign up was arranged subject of additional verification. The original housing application was closed once a tenancy agreement was signed and the tenant had moved into the property. Thereafter, the applicant was deemed to be suitably housed and no longer requiring housing.
- 3.108 In addition to CBL, the HAP enabled direct offers of social housing in exceptional cases or for specific properties such as accessible units for wheelchairs or major adaptations subject to approval by the Service Head. Households could also opt for the Locata IT System to auto bid for properties on their behalf which was particularly useful for people with difficulty in bidding. The Locata IT System provided easily accessible online information and advice. Additional targeted information on housing options such as jobs fairs and benefits advice was also available for households.
- 3.109 The Council's Applications Team consisted of three officers who oversaw the housing register applications. There were approximately 13,000 live applications on the Housing Register presently and projected 600 social let units in 2022-23.
- 3.110 The revised HAP was presented to the Overview & Scrutiny Committee in Summer 2022 and considered by Cabinet on 25 January 2023.

- 3.111 A vast majority of the 600 social let units would be for Ealing residents but there would be other individuals or households that the Council had a duty to house. For example, some Ealing homeless people placed in the nearest suitable temporary accommodation out of borough by the Council would still be on the housing register. Out of borough residents were allowed to join the housing register in exceptional cases that were considered by the Social Welfare Panel. In compliance with legal requirements, the HAP included five statutory reasonable preference categories medical, welfare, homeless, sanitary housing conditions and somebody who had to reside in the district for a particular reason such as an out of borough resident having statutory care responsibilities for a parent residing in this borough had to be included on the housing register.
- 3.112 The Locata IT System was not as sophisticated as the Rightmove or Zoopla websites but it endeavoured to continuously improve in providing information to enable bidders to make informed decisions about properties. Bidders could view the property; explore its suitability and vicinity; and express any concerns or seek advice from the relevant service officer beforehand. For issues such as mould in a property, the applicant would be advised to move in after the remedial work had completed. A housing application was normally closed on the signing of a tenancy agreement. The bidder could cease their tenancy but would have to enrol again on the housing register. Most applicants were quite well informed about the process for accommodation offers.
- 3.113 Unlike allocation of social housing through the housing register, homelessness was a different route that required emergency crisis housing. There was significant information on the Locata website for people regarding languages. Staff in the customer service hubs within libraries had received training on generic housing advice and assisted housing applicants; a duty phone line for the Allocations Service was open Monday-Friday; advice about the application process could be sought through email; a translation service was accessible where necessary; and the service directed applicants to the relevant community groups in the borough for assistance. There had been a major shift in the use of technology since digitalisation of the Universal Credit process as many housing applicants came through that route. The online process was a self-service approach that enabled people to take control of their housing application. The Applications Team continued to review the service for further enhancements and ensured that there was fair access to all.
- 3.114 The Applications Team posted the particulars of a property that was available for letting either by the Council's Voids Team or a RP onto the Locata IT System. People could consider the advertised information and bid for the property. The matching commenced once the advertisement had closed after five days. A shortlist of the highest priority applicants was passed to either the Voids Team or relevant RP. CBL enabled people to make their own selections in bidding for properties. A property was offered to the most suitable applicant depending on key factors such as right bedroom size, priority band and priority date.

- 3.115 The Applications Team did not have any control over the size of available lettable properties. Large properties were scarce so those people who needed 4-6 bedroom properties had to wait the longest compared to those requiring 1-2 bedrooms. Large properties were generally not included in the new build housing programmes. Larger properties sometimes became available from re-lets when the primary tenants had requested to downsize because their families had moved out. The Council had undertaken loft conversions on some three-bedroom properties to add further 1-2 bedrooms to increase the supply for big families.
- 3.116 To increase the social housing stock, local authorities had nomination agreements with RPs which entailed the Council taking 100% of the first lets on a new housing development. Thereafter, a standard nomination agreement stipulated that the Council would get 75% of any two or more bedroom re-let units and 50% of any one bedroom or bedsit re-let units that became available. RPs retained the remaining re-let units for their own transfer lists. The local authority normally received all the lets if a RP did not keep a transfer list.
- 3.117 RP tenants could uniquely have property choices from two separate applications one with the relevant RP through its transfer list in accordance with their transfer allocations policy and the second with the Council primarily for Ealing properties in accordance with the HAP. For example, a tenant of Catalyst which had recently merged with Peabody (a very large housing association) would also be considered for the RP properties in other boroughs. The HAP included a vast range of applicants' needs including homeless persons, private rent sector and persons in other types of accommodation whereas RPs only dealt with their own tenants. A local authority had a statutory duty to maintain a housing register. Over the past few years, some RPs had decided against retaining transfer lists due to the extensive administration involved and referred their clients to the local authority.
- The Applications Team had regular communications with the Council's 3 118 social workers within Children's and Adults Services. The Team also conducted frequent presentations to Social Work teams regarding housing aspects including applications, tenancy management, landlord duties, homelessness, housing register and temporary accommodation. Social Workers were vital primary evidence providers for medical and social welfare cases. They were likely to be aware of the Locata IT System and refer matters to relevant housing officers. The Applications Team also had contact with Public Health colleagues and received applicants' clinical reports from General Practitioners (GPs). The Applications Service was planning to present at a future GP Forum. Most GPs, other advocacy agents and community organisations were aware of the Council's housing duties and had redirected patients with housing needs for the service. The Homeless Reduction Act 2017 had placed new duties on housing authorities to intervene earlier to prevent homelessness and take reasonable steps to relieve homelessness for all eligible applicants, not just those that had priority need under the Act. Unlike many other local authorities, Ealing had a Homelessness Forum that met quarterly and was attended by 30-50

community organisations which spread information through their networks. The Forum enabled the service to relay any changes to housing legislation or practices and manage expectations about the availability of different housing tenures.

- 3.119 The Applications Service periodically contacted people to query why they had not bidded for properties. The reasons for not bidding were often due to unchanged circumstances and lack of suitable available properties such as for specific medical requirements of no staircases or wheelchair adaptations and more bedrooms for larger families. According to the HAP, people who had not bidded would not be removed from the housing register because they were still deemed to be in housing need.
- 3.120 There was no outstanding local authority housing system presently although 4-5 systems could perform tutorial space lettings. As a co-owner of Locata, Ealing had a contractual obligation to the current system. The Locata IT System was not equivalent to more advanced housing systems, such as Rightmove and Zoopla that were trying to sell properties for the highest prices, but it was good and interacted well with the Council's other systems. Locata endeavoured to continuously improve its IT System for a better precise service to the users. The Applications Service was time critical in letting properties out as quickly as possible and officers often acted like estate agents in providing the related information to applicants. Bidders were well informed, often visited the properties straight away, and consulted the Service before submitting their bids.
- 3.121 A priority Band and Date were critical for housing applications. Individuals with medical conditions had a higher priority and underwent the same due process in bidding for properties. People with mental health conditions usually had a social worker, support worker or a community psychiatric nurse to assist them with their bids. A long waiting list and lack of sufficient available properties meant that most people had to wait for a considerable time before being rehoused.

Panel Conclusions:

- The Council's approach to convert existing three bedroom properties into 4-5 bedrooms through loft conversions was commendable and cost effective.
- It was important for the Council to ensure that there was an increased proportion of bigger properties in all new housing developments to rehouse large households on the housing waiting list.

No.	Recommendation	
R7	Ealing Council should ensure that there was an increased	
	proportion of bigger properties in new developments within the	
	borough to rehouse larger families on the housing waiting list.	

EALING HOUSING AND HOMELESSNESS STRATEGY – DELIVERING GENUINELY AFFORDABLE HOMES

- 3.122 Mr Chris Paddock (Director, Partnering Regeneration Development Ltd), outlined the approach to the proposed new Ealing Housing and Homelessness Strategy (HHS):
- 3.123 The work of Partnering Regeneration Development Ltd (PRD) was primarily in economic and social research related to places. In addition to gathering evidence for the new HHS, PRD had undertaken various other commissions with the Council last year which had included a study on Industrious Ealing and an inclusive economy evidence base for the borough alongside a statistical baseline of the borough's seven towns.
- 3.124 PRD had conducted an evidence assessment of housing and homelessness within the borough to identify the factors to form a future strategy.
- 3.125 Ealing Council had an ambitious target to deliver 4,000 new GAH across the borough. Its Corporate Plan 2022-26 included key priorities of the things that mattered most to residents which included tackling inequality and crime; climate action; healthy lives; a fairer start; decent living incomes; inclusive economy; good growth; and thriving communities. The priorities related to housing and finding people a place to live. A successful economy would provide shelter, food and other things for people who participated in it. The breadth of impact that housing would have for people and the general wellbeing was significant.
- 3.126 GAH was an economic issue because housing costs had been a driver of the cost of living crisis in London even before energy price rises. Delivery of the GAH target would mostly take place in the context of a climate emergency, increasing costs and decreasing budgets. The aspiration to deliver higher quality would also have cost implications.
- 3.127 The Council had statutory duties to deliver and the defining challenges for the strategy included delivering good homes at scale that reflected the needs and character of its communities; the cost of living crisis and inequality; the climate emergency; improving the quality and safety of homes; and doing more with less. The delivery had to balance short term need and respond with long term systems change.
- 3.128 In gathering evidence for the strategy, PRD had taken a broader approach around housing, looking at nuance which could inform better delivery and what 'good' and 'affordable' meant. The exercise considered cost of living; energy efficiency; age and condition of stock; impact of housing growth on different populations; heat and pollution; and fuel poverty.
- 3.129 The average house price in Ealing was £525,000 compared to £510,000 in London. The lower quartile of house prices in Ealing was £385,000, still making it quite an expensive place to live and a housing affordability ratio very high compared to London. Ealing had the 5th lowest resident earnings in London. Low earnings and high house prices meant that an average

- house price was 16 times median earnings, significantly above the London average.
- 3.130 The median monthly rent in Ealing was about £1,500 and was expected to increase. 30% of residents rented privately, making this the most dominant tenure within the borough and increasingly more West London boroughs. The private rental sector had increased significantly over the last decade.
- 3.131 40% of Ealing's carbon dioxide emissions were from domestic use. 57% of properties had been rated Energy Performance Certificate (EPC) D or worse. This exposed poorer people within the borough to the least energy efficient properties.
- 3.132 PRD's previous research on Ealing's inclusive economy had shown it to be quite an economically dynamic borough. Evidence in the previous year had revealed Ealing to be the fourth poorest London borough, with a growing working poor which varied significantly between Ealing's seven towns. Earnings in the metropolitan core (Ealing, Acton and Hanwell) were typically much higher than the west of the borough, particularly Southall and Northolt.
- 3.133 Many of Ealing's poorest residents were in work but the jobs were low paying and often insecure. The increase in children living in low income households had been driven by working families, showing that for many work was increasingly failing to pay. Although wages were rising, many people in the lower quartiles of income relying on low wage jobs were unable to have a rewarding, fulfilling life or engage with the property market. Having less choice affected the mobility of residents within the labour market, accessing training, ability to stay in work and the same place to work. When people had less choice it led to reduced time for ideas and innovation, impacting on the competitiveness of the local economy.
- 3.134 Housing was the primary determinant of deprivation across the borough. It was an economic, welling and social justice issue. The COVID-19 pandemic had highlighted the importance of housing to resident health and wellbeing. Black and Ethnic Minority (BAME) households were four times more likely to be overcrowded, more likely to live in poverty after housing costs, and significantly less likely to own their own home.
- 3.135 Ealing's house prices were amongst the least affordable in the country and earnings not abreast with house price growth. This was most stark in parts of the borough where house prices were highest in Acton, Ealing and parts of Hanwell. Despite rising prices, borrowing had been made affordable due to a decade of historically low interest rates. Residents in the borough's metropolitan core had significantly higher overall borrowing than those in the west, resulting in mortgage holders facing significant decreases in disposable income as their fixed term mortgages ended and interest rates rose.
- 3.136 Challenges for mortgage holders were matched by unprecedented challenges for tenants. Private rents had grown significantly since 2012 but official data was too lagged to capture changes in the rental market since

lockdown restrictions had eased. Anecdotal evidence showed that bidding wars and a lack of available properties had driven price increases for tenants. The rental squeeze was a global issue across capital cities. A recent Financial Times research using Zoopla's real-time data had estimated a 10% year-on-year rental increase in the last couple of years, approximately an additional £124 a month. The average annual income in Ealing was £35,000 and housing unaffordability was central to the London-specific cost of living crisis.

- 3.137 PRD's publicly available tool had used the average rent data from the Office of National Statistics (ONS) and Financial Times to model the impact of different average housing tenures on resident disposable incomes. This approach had provided a better understanding of what gross monthly pay bought after all essential household spend. The exercise was undertaken for three example households renting in the borough using 10% inflation a teacher working in Ealing, earning £35,000 per annum, living alone in a one-bedroom flat was £255 short; a couple (a teacher and a civil servant) working in Ealing, earning £72,000 per annum, living with two children in a three bedroom flat and paying for a childminder after school was £53 short; and a single parent with a child aged 3-4 years, paying for full time childcare had to earn £60,000 to afford an average two bedroom flat in the borough and cover essential costs. The costs excluded any luxuries and would rise further for everyone with any increases in inflation.
- 3.138 According to the housing and homelessness charity Shelter (2023), Ealing had the 10th highest rate of homelessness within the UK in 2021 and one in every 53 residents was classified as homeless. There had been 7,000 residents (approximately 2,500 families) in temporary accommodation of which half were children. 80% of London temporary accommodation residents had been there for longer than 12 months. Homelessness was a stark challenge and although Ealing's performance for managing homelessness was relatively good, more people were moving towards homelessness and subsequently rough sleeping in some cases. Unlike most other boroughs, Ealing was unique in having a Homelessness Forum.
- 3.139 Ealing had delivered about 7,000 (the 7th highest in London) new homes in the last five years. Approximately 3,000 (the 3rd highest in London) of these were affordable housing completions and about 800 (3rd highest in London) were for social rent or London affordable rent. The data showed that Ealing was doing relatively well in delivering new homes in challenging circumstances when there had been a benefits cap and freeze in housing benefits. Whether the housing was affordable enough was questionable across London.
- 3.140 The government's current Help to Buy (H2B) scheme was due to end in 2023. H2B loans had been used in 64% of Ealing's new home sales in the last six years. Savills, a leading global property agent, had estimated that 41% of H2B purchasers in London would be unable to afford a new home without it. This would impact on developer incomes and delivery in the borough. The government's new First Homes scheme would replace the H2B scheme. The First Homes scheme was not supported by GLA and was

- not considered to offer an affordable solution to Londoners who needed it most.
- 3.141 Access to high quality, safe and affordable housing was integral to resident prosperity and wellbeing. The deepening of London's housing crisis meant that demand for Ealing's services was greater than ever. A 64% reduction in Ealing's core funding from the government over the last decade, increased building costs and more challenging market conditions would impact on its ability to deliver its ambitious GAH target. This situation required the need to be honest with residents about how, where and how much the Council could convene to address these challenges. The Council would have to come up with some innovative solutions in response to the changing delivery context to meet its statutory and other responsibilities.
- 3.142 In shaping the new HHS, the focus was on increasing the supply of good GAH homes for the borough and improving the quality of people's lives without compromising the net zero ambitions. The six priority themes of the HHS were delivering well managed GAH; increasing the supply of good quality, energy-efficient, affordable homes in the borough; delivering high quality, safe, carbon neutral homes in all new and existing neighbourhoods; working in partnership to prevent homelessness and rough sleeping; looking after residents and supporting tenants through a better, safer and fairer private rented sector; and tackling inequality, meeting the support and accommodation needs of vulnerable residents.
- 3.143 A 22% decrease in the number of residents renting from the local authority or housing associations had occurred in the last 10 years and could have been caused by the government's right to buy scheme, supply in housing, other housing products, and ways of engaging with the housing market.
- 3.144 Crossrail was a factor in hope value as a lot of development in London happened around stations. In the last 10-20 years, there had been land value speculation around Crossrail which impacted house prices and it was expected to continue. The mortgage exposure map almost followed the Crossrail route where people had more expensive properties and acquired bigger mortgages to purchase them.
- 3.145 In 2021, the Runnymede Trust (a UK race equality think tank) had produced the research regarding BAME households. Thereafter, Trust for London (an independent charitable foundation) which aimed to tackle poverty and inequality in London and its root causes had also followed up the research. Overcrowding within BAME households was a major issue.
- 3.146 There had been previous tenant engagement that had informed the evolution of the strategy. Tenant engagement and renter's right charter were important aspects but had not been within the scope of work commissioned from PRD. These aspects would be referred to Council Officers for consideration during further engagement on the new strategy.
- 3.147 Generation Rent's work with five local authorities to investigate best practice models for communicating with private renters had identified that renters

were aware that they had rights but did not know the specifics of those rights. They did not know if or how the Council could support them to seek redress or understand the Council's enforcement role. Generation Rent had researched and developed a private tenant engagement charter to enable a local authority to use its data to engage and communicate with private renters. London Borough of Newham had one of the largest populations of private renters in the UK, with over 70,000 households in this sector, and its data hub informed the Council of where the private renters lived. Many local authorities had landlord forums which could be linked with a programme of engaging renters through events, awareness weeks and advice on accessible websites. Generation Rent's relevant research documentation was circulated to the Panel and relevant service officers

3.148 All evidence had suggested that rents were increasing before the rise in interest rates and energy costs, presumably from supply and demand of the housing situation.

Panel Conclusions:

- New homes complied with safety and net zero ambitions but it was
 equally important to ensure that the Council's existing housing stock was
 also regenerated appropriately to comply with the ambitions and make it
 safe for everyone.
- The Council should consider developing a tenant's rights charter as
 private rental was presently the most dominant sector in this borough and
 seek to increase tenants' awareness of their rights through a revamped
 website and other relevant communication channels.

No.	Recommendation		
R8	Ealing Council should review all its existing housing stock and		
	regenerate it accordingly to ensure that it was safe for everyone.		
R9	Private rental of housing was presently the most dominant sector		
	in the borough so Ealing Council should consider developing a		
	tenant's rights charter and increase tenants' awareness of their		
	rights through a revamped website and other relevant		
	communication channels.		

BROADWAY LIVING DEVELOPMENT GUIDE

- 3.149 Gordon Cooper (Principal Project Manager, Broadway Living) presented an overview of the Broadway Living Development Guide 2021 (BLDG):
- 3.150 BLDG, containing guidance and aspirational standards for the project team and each Broadway Living development, had been compiled in collaboration with various Council services including Regeneration, Planning, Asset Management and external partners such as Pollard Thomas Edwards Architects (PTE) and NHS. PTE specialised in sustainability, research and innovation.
- 3.151 BLDG was a live document that responded to changing events, housing industry trends and legislation. It sat alongside and was compatible with several external (GLA standards, building regulations and fire safety) and internal (specifications, employer's requirements and residence manuals)

- documentation. It included concerns and issues around tall buildings. The service acknowledged that not every project could comply with every aspect.
- 3.152 The guide was aligned to the Council's three overall objectives of creating good quality jobs, tackling climate crisis and fighting inequality. It had a strong emphasis on home and supported healthy lifestyles.
- 3.153 BLDG's three core objectives were sustainability, healthy homes and affordable homes. The document had four chapters and 22 design areas. Two key aspects for new developments included healthy homes and strong communities & social interaction.
- 3.154 The healthy homes aspect covered healthy internal living spaces; healthy outdoor spaces; healthy streets; ecology and biodiversity; clean air; and space standards. All future homes were built to a passivhaus standard which entailed an airtight building, low energy design, maximising passive solar gain, and high levels of insulation. Healthy internal living spaces meant having good quality daylight and sunlight in homes; window design positioning and orientation; minimum external noise transmission and pollution. A passivhaus did not necessarily have smaller windows. It had smaller windows for rooms such as bathrooms and kitchens on north, northeast and north-west facing elevations. Bigger windows were mainly installed in the principal reception rooms and bedrooms. There was a balance in getting the quality of daylight in a house so measures such as installation of shades on some windows to prevent overheating would be implemented. Large panels for windows and doors were mainly used in buildings of three or fewer storeys as concrete frames were used in larger schemes. The Council was not prescriptive because off-site manufactured steel or timber frames and traditional methods could be used to build a passivhaus.
- 3.155 Many of the Council's housing sites were in quite hostile locations such as busy roads, backing onto railways and Heathrow Airport flight path. The Council aimed to use natural materials where practical including eco-friendly water-based paints; exposed brickwork, slate and timber. The design of external spaces in developments needed to be health inclusive and include a range of formal and informal spaces to encourage social integration of the community. The healthy street principles sought car-free areas within developments and promotion of active transport. Improvement of the biodiversity and ecology of the neighbourhood included having living walls; ponds; native plants and trees; and encourage wildlife. The Council adhered to the GLA space standards and an additional 50% above minimum internal storage space. The balconies would be larger and have screening to enable external drying of washing.
- 3.156 The stronger communities and social interaction aspect would have building places for people to rest and interact inside/outside the homes. This would include communal entrances and seating; enhanced public realm; safe homes and surroundings. Where possible, residents would be involved in the design, particularly in regeneration schemes, to empower them and instil

a sense of ownership and control. Resident satisfaction would be measured through post occupancy feedback after nine months and used to make improvements. The Council wanted to include future flexibility in the designs to enable residents to stay in their homes as their needs or family makeup changed.

3.157 The BLDG aspirational standards aimed to deliver high quality, sustainable, inclusive, healthy, affordable homes for the borough's diverse residents. Ealing Council aimed to set a standard for affordable homes that it and the residents could be proud of in years to come and other boroughs to follow.

BUILDING SAFETY

- 3.158 Stephen Rizzo (Assistant Director for Building Control) provided an update on building safety and highlighted that:
- 3.159 The government was developing new legislation and operating procedures for local authorities regarding building safety. Building safety had been identified as an area of transition which may have an impact on the delivery of new homes.
- 3.160 The new legislation and operating rules followed the publication of Dame Judith Hackitt's Independent Review of Building Regulations and Fire Safety which had been commissioned by the government after the Grenfell Tower fire tragedy in 2017. The changes would consider her recommendations for reform of the construction industry.
- 3.161 The legislation and guidance was not enacted fully so the construction industry and Council would be in a transitional state until all legislation had been written and implemented.
- 3.162 The changes included new legislation for building and fire safety, increased regulation of construction, construction professionals, Councils and construction products.
- 3.163 A new regulatory body, the Building Safety Regulator, was being established within the Health and Safety Executive. The new regulator's role would be to oversee the safety and standards of all buildings and building work. It would hold local authorities accountable to the new higher safety standards in their roles as landlords, developers and regulatory bodies.
- 3.164 The changes were far-reaching and the legislation would have a major impact on the way in which the Council operated, procured and delivered its buildings.
- 3.165 Ealing Council was in a robust position to accommodate these changes and its processes were being developed continuously in tandem with the publication of new legislation. The Council would remain a flexible and learning organisation during the transition period.

- 3.166 The new legislation was anticipated to make residents safe and feel safe in their homes through a more regulated construction industry. The timeline for delivery of genuinely affordable homes between design commencement and occupation was likely to be longer than currently experienced. Homes built for this market sale would be similarly affected. There may be additional associated costs but the Council was expected to become more efficient in tackling these as it progressed with the new legislation.
- 3.167 Ealing Council would continue to develop and work with the regulator and legislators in implementing the regulations to ensure that all properties were safe and residents felt safe.
- 3.168 In changing operating procedures, affected Council departments had adopted ways to examine existing and new buildings in relation to the new legislative requirements. In some cases, this had entailed the creation of entire new departments and sections within departments. For example, building regulation surveyors within the Environment and Sustainability department had been involved in all building work to ensure that it met the new standards.
- 3.169 The existing higher risk taller residential buildings had to be registered with the regulator. The regulator would inspect these buildings at regular intervals, presumably every five years. The Council's building management would have all the information prepared for the regulator. The Council was working to these operating procedures and would have a full safety case written for all its taller buildings. There had been no changes to what made a building unsafe. If the regulator found a public or private sector taller building requiring measures that needed to take place then he would raise these with the principal accountable person who would have to ensure that everything was rectified before the building was certified as safe.
- 3.170 The existing and new legislation covered all buildings, new and existing, and all building work. Ealing Council had self-referred itself to the Regulator of Social Housing in February 2022 for a potential breach of the Home Standard as there was a potential for serious detriment to Council tenants. The regulator had found that the Council had no assurance of compliance with statutory health and safety requirements across a range of areas such as fire, gas, electrical, asbestos and water safety or evidence of monitoring any remedial works relating to these areas. The Council had entered into a voluntary undertaking with the regulator to take appropriate action to comply with existing legislation. This process was ending as all the gas, electrics and buildings had been tested. The Council had undertaken various audits and worked closely with Ark Consultancy who would do a report to ensure that these problems did not recur. The new legislation was progressive to enable the regulator to understand what had occurred and act accordingly. The Council was presently registering all its taller buildings with the regulator, setting up building safety committees, and providing information about Council blocks for the residents through noticeboards to enable them to understand how they were being kept safe. All new residential high rise buildings taller than 18 metres (nine storeys or less depending on the height of each storey) were required to have two staircases.

- 3.171 The Acting Strategic Director for Housing and Environment had already highlighted the challenges within the housing revenue account and business plan to Members. The priorities were building safety, managing the estate, ensuring that the properties could be relet, and zero carbon retrofits. The fitting of new kitchens, bathrooms and windows would be done from any surplus funds. Since last year, building safety had been the top priority for the next three years. Ealing Council had invested £1.8M on a new Housing Building Safety team and £9.5M to catch up on all building work that had not been done over the past years to ensure the safety of tenants. Another £6M had been allocated to the current capital programme. Funds were less of an issue presently than acquiring skilled and trained people as every local authority was trying to do the same activities. Ealing had undertaken a massive recruitment exercise recently and extended its team of three permanent staff to 36 to undertake the required work. The new staff, comprising of some highly experienced people from London Fire Brigade and Peabody Group, would have to be trained to understand this borough. In addition to technical expertise, the staff development programme would address effective liaison with residents.
- 3.172 The housing service had recruited apprentices at various levels. Apprentices were offered degrees or transitional degrees if they did not have one or had a non-qualifying degree. It took seven years to train as a regulator within the fire safety and building safety field. The service had targeted young people through the Children's Services for take-up of these career opportunities within the Council.
- 3.173 The new building safety legislation would come into effect from 1 October 2023 with a transitional period from October 2023 to March 2024, providing everyone an opportunity to sort everything by then. Part of the legislation was already effective which is why the Council was presently registering its taller buildings with the regulator.
- 3.174 The new building safety legislation would apply to privately and publicly owned taller buildings, both having the same regulator and standards. For lower rise buildings, buildings regulations which came under the regulator would still be overseen by the building safety regulator although the building regulations may be inspected by the local authority or a private sector building inspector as was the case presently. The Council's own private rented property licensing scheme had enabled the identification of these properties and interventions taken where necessary.
- 3.175 The "beds in sheds" was a big problem across the borough which the planning enforcement team was actively trying to combat. The Council was applying various tools such as Google Maps to help identify unlawful and unlicensed dwellings and undertake appropriate enforcement action.
- 3.176 The golden thread of building information such as its components, plans and specifications for a new higher rise building would be an electronic database held by the owner. The owner's building would appoint a principal accountable person who would have the control and funding to rectify and

manage that building properly. The product information would have to be updated after any alteration to the building. The regulations also required the information to be put in public domain to enable tenants and leaseholders to access it. The Council's buildings information would be maintained electronically on its website. Paper versions of the building information would be put on information boards within the blocks and made available at local housing hubs. The same requirements also applied to existing buildings but the Council had limited insight into how the old buildings were built, giving rise to some grey areas for which the regulator would allow a sufficient margin of error to enable a better provision of safety. A majority of the Council's buildings had been surveyed. The survey indicated how these had been built, performed normally and in the event of an emergency. The Council's taller buildings were mostly built from traditional brick so there was less external cladding to contend with as a result. Ealing Council planned to remove all waste chutes from its higher buildings because these could create potential fire tunnels and relocate bins to outside the blocks. This exercise would not be completed by October 2023 but measures would be implemented to make the buildings safer.

Panel Conclusions:

- The Panel acknowledged that the Council was actively working to make all its buildings safe but a lot more still needed to be done over the next few years to achieve full compliance with the new standards.
- Members concluded that a future scrutiny panel considering housing matters should review the Council's progress in implementing the new building safety regulations; enforcement of unauthorised developments in the borough; and adequacy of staffing resources within the housing department to ensure that all the buildings were safe and residents felt safe in their homes.

No.	Recommendation
R10	A future Scrutiny Panel looking at housing matters should review the progress in implementation of the new Building Safety Act in Council buildings after the transitional period ended in March 2024.
R11	A future Scrutiny Panel looking at housing matters should review safety of people within unauthorised developments such as "beds in sheds" and assess whether the Planning Enforcement Service was adequately resourced to undertake this boroughwide enforcement activity.
R12	The Council should actively encourage more apprenticeships within the building safety services to ensure that sufficient and adequately trained personnel was in place to tackle all the challenges in future years.

HOUSING SERVICES - THE EXTERNAL OPERATING ENVIRONMENT

- 3.177 Nick Sedgwick (Associate Director, Ark Consultancy) updated the Panel on the current and near future operating environment for management of Ealing Council's housing stock:
- 3.178 Ark Consultancy had supported the Council's Housing Service on building safety issues, its work with the Regulator of Social Housing, and a range of improvement plans over the past year.
- 3.179 The government's policy impacting on the operations of local authorities had been driven by some recent high profile news stories. Examples included poor quality social housing provision by some local authorities and housing associations; Grenfell Tower fire tragedy and inquiry; and the regulator's action against some Councils on building safety issues such as damp and mould in homes.
- 3.180 Landlords would also have to take appropriate action to ensure that their properties were safe for tenants. The government minister and Housing Ombudsman were also undertaking action in naming and shaming rogue landlords. The government had recently imposed a 7% rent cap for social landlords which was still a significant increase for residents and would impact on their affordability.
- 3.181 After the Grenfell Tower fire tragedy, the government had actively engaged with residents of social housing and published a Social Housing White Paper (SHWP) in November 2020. SHWP set an agenda for changing the approach to regulating consumer standards; tenant satisfaction measures; transparency of information to enable residents to understand the way services were provided; building safety; tackling of domestic abuse and loneliness; supporting residents' physical and mental health; and introduction of pet-friendly policies.
- 3.182 In November 2021, the Regulator of Social Housing had published its principles and approach to reshaping consumer regulation. A local authority would have to provide more data returns to the regulator including its performance in delivering housing services. The regulator would conduct desk-top reviews, reactive engagement with social landlords and onsite inspections. A local authority had to be prepared for an inspection and demonstrate how residents had been engaged in the way things were being done.
- 3.183 The updated consumer regulation had six consumer regulatory standards Safety: the landlords' safety responsibilities including within the home and communal areas; Quality: quality of the home, communal spaces, and services to tenants; Neighbourhood: the landlord's role, working with other agencies, contributing to the wellbeing of neighbourhoods in which tenants lived, including tackling antisocial behaviour; Engagement and Accountability: engagement between landlords and tenants, including how complaints were handled and landlords' accountability to tenants, including treating them with fairness and respect; Tenancy: requirements on landlords

for tenancies, including allocations policies and opportunities for tenants to move.

- 3.184 The reshaping consumer regulation also had tenant satisfaction measures aiming to give more focus to what was important to residents. Larger landlords, such as local authorities, would have to conduct annual satisfaction surveys of residents to collect 12 wide-ranging satisfaction measures including for overall satisfaction, repairs, maintenance, safety, communal areas and antisocial behaviour. This would be a challenging exercise for many landlords who had not undertaken satisfaction surveys for quite some time. A recent tenant satisfaction survey conducted by a northern local authority had achieved a 42% overall satisfaction rate and many other landlords were likely to see similar levels of tenant satisfaction. The Council would have to report on 10 further standards on how well it completed the building safety checks including gas, fire, asbestos, water, lift, number of complaints received, and number of antisocial behaviour cases. This information must be available to residents.
- 3.185 The Housing Ombudsman was increasingly active in ensuring that Councils were dealing with complaints and applied a coordinated approach with the Regulator of Social Housing on any failings. The Housing Ombudsman's Complaint Handling Code was published in July 2020.
- 3.186 Some issues that Ealing Council could concentrate on over the next few years included satisfaction levels as these would highlight the strengths and weaknesses of its housing services; building safety; resident engagement which had lapsed during the COVID-19 pandemic; best use of stock; quality of homes; transparency; neighbourhoods; and proof against standards.
- 3.187 Details of the new consumer standards were expected to be published imminently. The technical guidance for the tenant satisfaction measures which had to be implemented now was published in March 2023.
- 3.188 Landlords with a stock of over 10,000 housing units were required to undertake an annual tenant satisfaction survey (often referred to as a "star" survey) and smaller landlords were required to conduct them less frequently.
- 3.189 Ealing Council had last conducted a star survey in 2014 and was due to undertake one in November 2023. The requirement for a star survey had stopped so Ealing was not unusual in not undertaking these regularly. The Council had conducted other community surveys that included more general questions to tenants and leaseholders such as how they felt about living on their estates, how well the Council was doing, and listening to their views. The Council had some good past information on satisfaction levels with repairs.
- 3.190 The Council monitored housing complaints closely although it had not performed very well for a while with some historical cases. Ealing Council was median in receiving judgments on housing complaints compared to other local authorities. A new team had recently been established to deal with complaints and these were being dealt with more efficiently since.

- 3.191 The focus on housing repairs was important and there needed to be a responsive, very good, high quality, cost-effective housing repair service. The Council was demobilising its current inefficient repairs contractor, MCP, and mobilising a new contractor, Wates Group. Previously, the Council had multiple contracts that sought the lowest cost option which was not the right solution for housing provision. Value for money was attained by paying the right amount for a good service and it was anticipated that this would be achieved with the new contractor. This approach was also expected to increase tenant satisfaction levels. Ealing's level of antisocial behaviour on the estates was less compared to some other local authorities due to a good Community Safety team. The current standard of Council homes was quite good. The Council had recognised that some of its estates, such as Golf Links and Copley Close, simply did not work so it had embarked on an ambitious estate renewal programme to put this right. The Council was prepared to take difficult decisions about the standards of repair to its housing stock. Fewer repairs were done on homes during the pandemic but catch-up repairs work had commenced last year in installing new kitchens, bathrooms, windows and external improvements. £48M had been spent on housing repairs in the current year.
- 3.192 The COVID-19 pandemic had a significant impact on many people's mental health and wellbeing. The regeneration work at Copley Estate was in progress but significant improvements had been made to the public realm and community spaces were now being activated. The Council's leadership team recognised the need for communal spaces in housing estates to bring people together as a community, helping to reduce loneliness and improve wellbeing. Activating and empowering communities was vital as many Council tenants were some of the most vulnerable people in local communities. The Council's financial inclusion advisors were providing financial, physical and emotional support to get people out of their homes into good well-paid local jobs and other meaningful activities.
- 3.193 The leasehold debate had been going on for a long time and it was anticipated that the government might consider various existing reports on this issue. There were numerous leaseholds in existence presently so the debate was likely to continue. Extra protections and more transparency of information for leaseholders was expected. The government sought to boost other types of tenures as a leaseholder was still a tenant with a very long tenancy. It was looking to change existing leaseholds to a common hold whereby residents jointly owned the freeholds and appointed managing agents, giving them more power within that relationship. The government appeared to be retracting from this action but more detail was needed to understand the exact proposals in the leasehold reform.

HOUSING OPTIONS AND HOMELESSNESS

- 3.194 Darren Henaghan updated the Panel on some challenges faced by the Council's housing services:
- 3.195 Ealing Council had responsibilities as a landlord for about 10,000 properties comprising of tenancies and nearly 6,500 leaseholds.

- 3.196 Some factors that had impacted on the housing services included the government's reaction to the last financial crisis in 2008 of quantitative easing and artificially low interest rates on borrowing; government policy on private rented sector, housing benefit and taxation system; rising cost of living; and the Bank of England's decision to compact inflation by raising interest rates.
- 3.197 Almost half the houses in the borough were presently privately rented mainly because the government had addressed the affordability gap through housing benefit to enable people to remain here.
- 3.198 The average annual household wages in the borough were approximately £38,000. Individuals needed to earn about £80,000 annually plus a 25% deposit to be able to afford a one-bedroom flat in the borough and the increasing interest rates was making this more prohibitive. The private rental market was becoming increasingly unprofitable for landlords due to various adverse factors such as changes to the taxation system not allowing them to write off mortgage interest payments against their income. Many private small and large institutional landlords were selling their properties as the rental yield was 1.8%-2.1% whilst mortgage interest rates were at 4% and rising. The government had frozen housing benefit at about £1,800 per month and with increased rents many people within the private rental sector were unable to afford the additional payments so were turning to the local authority for support.
- 3.199 A large landlord was seeking back 180 properties that Ealing Council used for temporary accommodation through court action which would further reduce the supply of temporary homes for residents. The rents were going up further because the Council was bidding against other people for a limited number of properties.
- 3.200 Clearsprings, a Home Office contractor, was buying all available hotel bedrooms and other similar settings in London to house asylum seekers awaiting assessments. This situation further exacerbated the efforts of local authorities in providing homelessness support to their residents.
- 3.201 The Council had secured some housing stock through long-term deals with landlords in the borough. It also had a scheme for buying back previous right to buy property and had to pay much more for these properties that initially belonged to the Council. There was a limited supply of 3-5 bedroom homes in the borough and it was uneconomical for the Council to acquire the available ones due to the high rents so it had to look further afield in other places to source sizeable homes for larger families.
- 3.202 The Council was running out of solutions to meet the increasing demand for rehousing residents due to the present complex and difficult economic situation.
- 3.203 Ealing Council had been buying private properties successfully for several years through the open market, within the borough and other boroughs such

as Hounslow and Slough, to use as temporary accommodation. The Council was now mainly buying outside the borough to enable it to match the government funding received for this purpose. The Portfolio Holder for Good Growth and New Housing was keen to purchase more private properties and the Council had recently bought Aspect House comprising of 39 homes within the Old Oak Housing Development Area in North Acton.

- 3.204 While the Council was decanting tenants during estate renewal, it used some of the empty properties for temporary accommodation of residents. It was currently using about 320 such homes mainly in Havelock Estate and High Lane Estate through various approaches. The properties that were vacant early and in a reasonably fit state were refurbished for about £20,000 which was recoverable through rent over 5-6 years. It was not feasible to refurbish vacant properties that were likely to be demolished within a year or so of the decant.
- 3.205 Most landlords leaving the sector in the borough had cited reduced profit margins and low capital value for their properties, not the Council's selective licensing scheme as they had been regulated before and already paid fees to be inspected. The Council recognised that there were some very good private landlords and some rogue landlords in the borough but the safety of all residents was paramount. The broader landlord licensing scheme which had come into effect from 1 January 2023 was due to be reviewed after a year and the findings would be considered going forward.
- 3.206 Most landlords had been selling their properties through the private open market or auction houses mainly when their current mortgage products were ending. Institutional investors were mostly selling when they had to refinance properties once their bond scheme finished.

Panel Conclusions:

 The Panel concluded that appropriate information from the Council's selective licensing scheme should be published to inform prospective renters whether a property was licensed and safe to rent.

No.	Recommendation		
R13	The Council should publish appropriate information from the		
	selective licensing scheme on its website to inform prospective		
	private renters whether a property was properly licensed and		
	safe to rent.		

4.0 MEMBERSHIP AND ATTENDANCE

4.1 The tables below show the Panel membership and attendance at meetings and site visits.

Membership and Attendance at Panel Meetings

Name	Total Possible	Actual Attendance	Apologies Received
Councillors		710011001100	
Cllr Chris Summers (Chair)	4	3	1
Cllr Gregory Stafford (Vice Chair)	4	4	-
Cllr Rima Baaklini	4	4	-
Cllr Gary Busuttil	4	3	1
Cllr Harbhajan Kaur Dheer	4	4	-
Cllr Blerina Hashani	4	4	-
Cllr lan Kingston	4	4	-
Cllr Faduma Mohamed	4	3	-
Cllr Ben Wesson	4	4	-
<u>Co-optee</u>			
Ms Alicia Kennedy (Director, Generation Rent)	4	2	2

Substitutes and Other Councillors

Meeting 2:

- Councillor Gary Malcolm substituted for Councillor Gary Busuttil

External Witnesses

- Mr Philip Church (Director of Land and Partnerships, Peabody Group)
- Mr Tim Preston (Assistant Director of Land and Planning, Metropolitan Thames Valley Housing)
- Mr Oliver Bulleid (Executive Director, London Community Land Trust)
- Mr Chris Paddock (Director, Partnering Regeneration Development Ltd)
- Mr Nick Sedgwick (Associate Director, Ark Consultancy)

Service Officers

- Sandra Fryer (Strategic Director Economy)
- Philip Browne (Director of Housing Development)
- David Baptiste (Head of Housing Development)
- Jamie Burns (Assistant Director Housing Commissioning)
- Andy Berridge (Head of Construction)
- Firas Al-Sheikh (Finance Manager)
- Jessica Tamayao (Assistant Director Strategic Property)
- Elaine Dorricott (Development Programme Manager)
- Adam Towle (Head of New Business)
- David Colley (Head of Housing Regeneration)
- Simeon Abraham (Housing Regeneration Manager)
- Samuel Cuthbert (Principal Planner)
- Lisa Watson (Housing Policy and Strategy Manager)
- Jack Dempsey (Head of Allocations and Accommodation)
- Gordon Cooper (Principal Project Manager, Broadway Living)
- Stephen Rizzo (Assistant Director for Building Control)
- Darren Henaghan (Acting Strategic Director for Housing and Environment)

Attendance at Site Visits

Site Visited		Member Attendance
1.	Copley Estate Hanwell 12.00noon-2.00pm Tuesday 28 February 2023	- Cllr Chris Summers (Chair)

Copley Estate, Hanwell



5.0 BACKGROUND INFORMATION

5.1 **Useful Papers**

Ealing Council's Constitution, available at Council constitution | Council constitution | Ealing Council

Scrutiny Panel 4 – 2022/2023: Genuinely Affordable Homes – Work Programme, Agendas, Minutes and Reports available at Committee details - Scrutiny Panel 4 - 2022/23: Genuinely Affordable Homes (moderngov.co.uk).

Overview and Scrutiny Committee – Work Programme, Agendas, Minutes and Reports available at <u>Committee details - Overview and Scrutiny Committee (moderngov.co.uk)</u>.

Current agendas and reports are available at Committees (moderngov.co.uk).

5.2 Useful Websites

- Ealing Council www.ealing.gov.uk
- Broadway Living Registered Provider Ltd Home Broadway Living
- Centre for Governance and Scrutiny <u>Home Centre for Governance</u> and <u>Scrutiny (cfgs.org.uk)</u>
- Government Services and Information www.gov.uk
- Local Government Association Home | Local Government Association
- Greater London Authority Home page (london.gov.uk)
- Generation Rent Generation Rent
- Peabody Group Peabody housing association | About us | London | Peabody (peabodygroup.org.uk)
- Metropolitan Thames Valley Housing <u>Welcome Metropolitan Thames</u> Valley (mtvh.co.uk)
- London Community Land Trust Home | London CLT
- Partnering Regeneration Development Ltd PRD (prdweb.co.uk)
- Ark Consultancy ARK Consultancy Helping you deliver the high quality homes residents deserve

5.3 Further Information

For further information about Scrutiny Panel 4 – 2022/2023: Genuinely Affordable Homes please contact:

Harjeet Bains Scrutiny Review Officer Ealing Council

Email: bainsh@ealing.gov.uk

Tel: 020-8825 7120

6.0 **RECOMMENDATIONS**

Rec No.	Panel Recommendation
R1	The direct email addresses for referral of housing casework to registered providers such as Peabody Group and
	Metropolitan Thames Valley Housing regarding their properties in the borough should be provided to all Councillors.
R2	Ealing Council should consider producing an ongoing five-year plan for the delivery of genuinely affordable homes rather than just for an election cycle of four years.
R3	Ealing Council should consider the feasibility of allocating a certain percentage of housing within Section 106
	developments to Community Land Trusts to enable community-led housing to be built on the sites.
R4	Ealing Council should ensure that all social housing providers within the borough undertake regular checks on their housing stock to maintain decent homes standards.
R5	Ealing Council should ensure that all new homes were sustainable with minimum negative impact on the environment.
	This meant energy efficiency, avoiding environmental toxins, responsible use of materials and resources, and having a
	positive physical/psychological impact on its inhabitants.
R6	The Council should regularly assess the financial risks for the proposed housing developments in the borough to mitigate
D.7	any adverse impacts in achieving the set genuinely affordable homes targets.
R7	Ealing Council should ensure that there was an increased proportion of bigger properties in new developments within the borough to rehouse larger families on the housing waiting list.
R8	Ealing Council should review all its existing housing stock and regenerate it accordingly to ensure that it was safe for
	everyone.
R9	Private rental of housing was presently the most dominant sector in the borough so Ealing Council should consider
	developing a tenant's rights charter and increase tenants' awareness of their rights through a revamped website and other relevant communication channels.
R10	A future Scrutiny Panel looking at housing matters should review the progress in implementation of the new Building
KIU	Safety Act in Council buildings after the transitional period ended in March 2024.
R11	A future Scrutiny Panel looking at housing matters should review safety of people within unauthorised developments such
	as "beds in sheds" and assess whether the Planning Enforcement Service was adequately resourced to undertake this
	boroughwide enforcement activity.
R12	The Council should actively encourage more apprenticeships within the building safety services to ensure that sufficient
	and adequately trained personnel was in place to tackle all the challenges in future years.
R13	The Council should publish appropriate information from the selective licensing scheme on its website to inform
	prospective private renters whether a property was properly licensed and safe to rent.

7.0 RECOMMENDATIONS WITH OFFICER COMMENTS

Rec No.	Panel Recommendation	Service Officer Comments (Including Any Resource and Legal Implications)	Recommended Cabinet Response (Accept/Reject)
R1	The direct email addresses for referral of housing casework to registered providers such as Peabody Group and Metropolitan Thames Valley Housing regarding their properties in the borough should be provided to all Councillors.	Jamie Burns (Assistant Director of Housing Commissioning and Strategy) Agreed.	Accept
R2	Ealing Council should consider producing an ongoing five-year plan for the delivery of genuinely affordable homes rather than just for an election cycle of four years.	Peter George (Strategic Director of Economy and Sustainability) Agreed.	Accept
R3	Ealing Council should consider the feasibility of allocating a certain percentage of housing within Section 106 developments to Community Land Trusts to enable community-led housing to be built on the sites.	Peter George (Strategic Director of Economy and Sustainability) This is not an appropriate use of S106 given the geographic restrictive nature of S106.	Reject
R4	Ealing Council should ensure that all social housing providers within the borough undertake regular checks on their housing stock to maintain decent homes standards.	Peter George (Strategic Director Economy and Sustainability) Not our responsibility it's the regulator.	Reject
R5	Ealing Council should ensure that all new homes were sustainable with minimum negative impact on the environment. This meant energy efficiency, avoiding environmental toxins, responsible use of materials and resources, and having a positive physical/psychological impact on its inhabitants.	Peter George (Strategic Director of Economy and Sustainability) Local Plan Reg 19 will include stronger climate change policies which will be used by development management planning officers to determine planning applications so this one is agreed.	Accept
R6	The Council should regularly assess the financial risks for the proposed housing developments in the borough to mitigate any adverse impacts in achieving the set genuinely affordable homes	Peter George (Strategic Director of Economy and Sustainability) Agreed – this should take place	Accept

Rec No.	Panel Recommendation	Service Officer Comments (Including Any Resource and Legal Implications)	Recommended Cabinet Response (Accept/Reject)
	targets.	at the Housing Delivery Board chaired by the Strategic Director of Economy and Sustainability.	
R7	Ealing Council should ensure that there was an increased proportion of bigger properties in new developments within the borough to rehouse larger families on the housing waiting list.	Jamie Burns (Assistant Director of Housing Commissioning and Strategy) Agreed.	Accept
R8	Ealing Council should review all its existing housing stock and regenerate it accordingly to ensure that it was safe for everyone.	Jamie Burns (Assistant Director of Housing Commissioning and Strategy) Agreed. A full Stock Condition Survey (SCS) will be undertaken 2023-2026 – this will look at communal areas and individual properties with a view to revising the medium and long term delivery plans for the Asset Management Strategy. We have a full programme of Building Safety compliance activities in place and this is closely monitoring to ensure that performance is maintained to ensure our stock is safe. All over 18m buildings have been registered as required by the Building Safety Act 2022. The outcome of this will determine the level of financial investment	Accept

Rec No.	Panel Recommendation	Service Officer Comments (Including Any Resource and Legal Implications)	Recommended Cabinet Response (Accept/Reject)
		needed to ensure our stock meets the current decent homes, consumer and safety standards.	
R9	Private rental of housing was presently the most dominant sector in the borough so Ealing Council should consider developing a tenant's rights charter and increase tenants' awareness of their rights through a revamped website and other relevant communication channels.	Joe Blanchard (Head of Environmental Health & Trading Standards) We will deliver 10 renters' rights workshops in the borough in 2024 to improve awareness of the rights of renters and to establish what kind of Private Renters Association renters would want to see and what communications platforms would be of most use to them. We will educate renters on their rights by writing to every tenant living in a licensed property in the Borough in 2024 to inform them of their rights in different languages.	Accept
R10	A future Scrutiny Panel looking at housing matters should review the progress in implementation of the new Building Safety Act in Council buildings after the transitional period ended in March 2024.	Councillor Miriam Rice (Chair, Scrutiny Panel 1 – 2023/2024: Housing and Environment) The final meeting of the Housing and Environment Scrutiny Panel is on 7 March 2024 and so this item might be better considered	Accept

Rec No.	Panel Recommendation	Service Officer Comments (Including Any Resource and Legal Implications)	Recommended Cabinet Response (Accept/Reject)
		in the next municipal year should the directorate continue to be part of the scrutiny programme in 2024-25. The Housing and Environment Scrutiny Panel is considering relevant matters to building safety throughout the work programme.	
R11	A future Scrutiny Panel looking at housing matters should review safety of people within unauthorised developments such as "beds in sheds" and assess whether the Planning Enforcement Service was adequately resourced to undertake this boroughwide enforcement activity.	Councillor Miriam Rice (Chair, Scrutiny Panel 1 – 2023/2024: Housing and Environment) Regulatory matters including staffing, training and financial resourcing were extensively explored during the meeting of 29 June 2023 of the Housing and Environment Scrutiny Panel. Whilst the matter of beds in sheds is not specifically in the work programme, it may be noted during the meeting of 7 March 2024 when property licencing and houses of multiple occupation are on the work programme for discussion.	Accept
R12	The Council should actively encourage more apprenticeships within the building safety services to ensure that sufficient and adequately trained personnel was in place to tackle all the challenges in future years.	Dawn Kent-Payne (Assistant Director Housing Asset Management) Two roles for apprentices have	Accept

Rec No.	Panel Recommendation	Service Officer Comments (Including Any Resource and Legal Implications)	Recommended Cabinet Response (Accept/Reject)
		been created in the new Building Safety Team and we are currently working on the recruitment process to fill these posts. We will work with local colleges to offer these opportunities to potential candidates and capacity within the team has been identified to manage and mentor the successful candidates with a view to succession planning for the future. These are technical roles and the successful candidates will be supported to pursue appropriate qualifications.	
R13	The Council should publish appropriate information from the selective licensing scheme on its website to inform prospective private renters whether a property was properly licensed and safe to rent.	Joe Blanchard (Head of Environmental Health & Trading Standards) As well as extensive information on our property licensing webpages for both landlords and tenants we host an online Property Licence Register so anyone can search for a property to find out its licensing status or what licence may be required.	Accept

Rec No.	Panel Recommendation	Service Officer Comments (Including Any Resource and Legal Implications)	Recommended Cabinet Response (Accept/Reject)
		Licensing for rented property Home Login Landlord licence public register Enter postcode or address Start here The Housing Act 2004 requires every local authority to maintain a public register Together with any Temporary Exemption Notices served or any Interim/Final Man The register is updated as we continue to issue property licences.	

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