

Place Portfolio Holder
Presentations
Overview and Scrutiny
Committee
17 March 2022

Economic Prosperity Portfolio Update

Reigate & Banstead
BOROUGH COUNCIL
Banstead | Horley | Redhill | Reigate



Our Objectives

“To drive the continued economic prosperity of the borough, facilitate improved business infrastructure, and confirm the borough’s reputation as a great place to do business.”

“With our partners, invest in our town and village centres, so they continue to be places where people choose to live, work, do business and visit.”

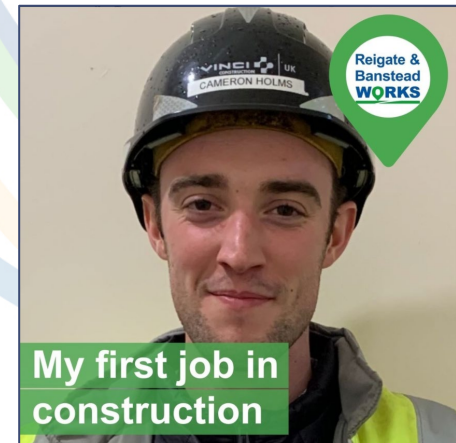
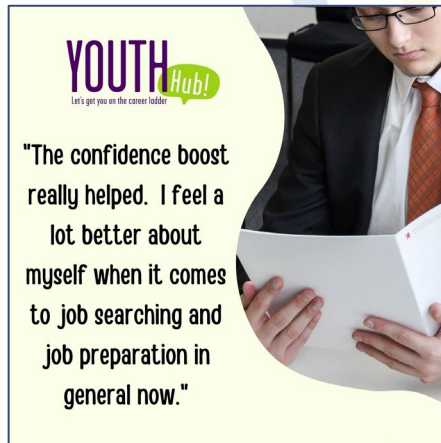
Reigate & Banstead 2025, Corporate Plan



Skills & Employment

Priority: Working with large employers and supporting them to maintain a local presence, employ local workers, build stronger relationships with local education and skills providers and support apprenticeship schemes.

- Reigate & Banstead Works (23.5k individual user sessions and c14k users of the site, 2021-22)
- Start Reigate & Banstead (2.5k registered students)
- Additional funding for East Surrey Youth Hub (c100 young people supported into employment)
- Business Leaders meetings and Local Skills Improvement Plan process for Sussex and Surrey



Business Support

Priority: Providing support to start-up and micro businesses to increase business birth and survival rates. Facilitating networking to strengthen the business community.

- Business Growth Grants - c£800k allocated 2021-22 from Additional Restrictions Grant allocation
- Business Support Grants - c£45k allocated 2021-22
- Entrepreneur Academy 2021 - 14 enrolled on the programme.
- Dragon's Den session 31 March 2022
- 12 x Learning Lunches and business networking activities (online and in person)
- Supported the launch of RBInspire - local business-to-business mentoring initiative



Town Centres

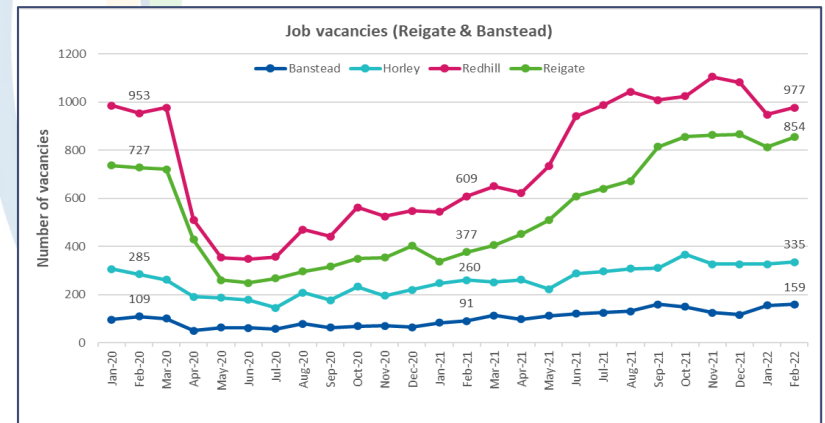
Priority: Work with businesses and other organisations to make the borough a more attractive location for residents and visitors to live, work and spend time

- Spent c£65,000 of Town Improvement and Welcome Back Fund providing new bins, refurbished benches and new planters.
- Visitor Analysis Platform engaged to monitor how visitors use our towns
- Market contract review for 2022 re-letting
- Enhancing visitor economy, working with Surrey Hills Enterprises



Communications continued ...

- #SupportLocal #Shop Local campaigns
- Case studies – celebrating local businesses
- Delivery of RBBA 2022
- Data and intelligence gathering



Internal Partnership Working

Priority: Working with colleagues to make the borough a more attractive location for residents and visitors to live, work and spend time

- Local Taxation – we have worked together to publicise and distribute COVID-19 grants to the business community
- Place and Community Partnerships – Working together on the Horley ‘vision’
- Neighbourhood Services – town centres
- Data and Insight – town centres
- Communications – COVID-19 and service



Reigate & Banstead Business @RBBCbusiness · 23h
🔔 LESS THAN 2 WEEKS LEFT TO APPLY 🔔 Reigate & Banstead businesses, not previously eligible for COVID-19 rates relief, may be able to apply for reduced business rates through the COVID-19 Additional Relief Fund (CARF). Deadline midnight 13 March: orlo.uk/1D7dX



COVID-19 Additional Relief Fund
Applications close midnight 13 March



External Partnership Working

Priority: Working with partners across the wider economic area to secure investment, promote the borough, deliver business floorspace and business infrastructure

- Participating in the Coast to Capital 360 Skills Board
- Board member of Gatwick Diamond Business
- Supporting the four Town Centre Management Groups
- Working with Surrey Hills Enterprises
- Coast to Capital funding secured to develop a shared Economic Development offer for east Surrey



Proud to be making a difference

"I count myself extremely lucky that I came to know the Economic Prosperity Team at Reigate & Banstead Borough Council. Over the years they have helped introduce me to the business works, supporting our marketing needs with business grants, and link out eFOLDi products with the right customer." **Sumi Wang, Managing Director, eFOLDi**

"We are delighted to be working with Reigate & Banstead Borough Council (through RB-Works) to highlight employment opportunities with local businesses. We are always looking to find new talent locally." **Mo O'Brien, UK HR Director, Kimberly-Clark**

"The grant provided us with the support to grow our team which has allowed us to increase our turnover by taking on additional work. In turn, this has increased our profits." **Business Support Grant recipient**

I hope you know that your team has changed my life from the day I started entrepreneurs academy!
THE BEST COUNCIL EVER!  **Nazanin Nankali, Power Tutors (on awarding of BGG)**

Priorities for 2022-2023

- Continue to develop the Reigate & Banstead Works website
- Develop and utilise our communications / social media capabilities
- Complete the Markets contract / management options process
- Deliver the shared East Surrey Economic Development offer project

Planning Policy, Transport, CIL and Building Control

Reigate & Banstead 2025

Contribution to delivering our Five Year Plan

- The Planning and Place Delivery Services have made substantial progress driving forward key projects and programmes this year
- The work of the Services are contributing to a range of key corporate priorities in our Five Year Plan

AFFORDABLE HOMES

Securing the delivery of homes that can be afforded by local people and which provide a wider choice of tenure, type and size

TOWN CENTRES

With our partners, investing in our town and village centres, so they continue to be places where people choose to live, work, do business and visit

SHAPING OUR PLACES

Ensuring new development is properly planned and sustainable, and benefits the borough's communities and the wider area

CLEAN & GREEN

Investing in parks, recreational facilities and countryside in Council ownership, promote biodiversity and encourage greater use of our green spaces...through the provision of new facilities, activities and events as well as through new guidance, strategies and use of CIL

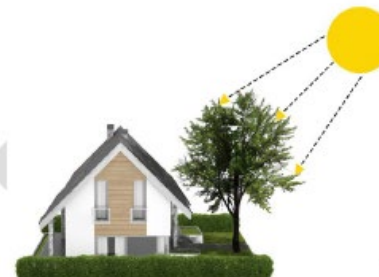
Supplementary Planning Documents (SPDs) -

New and revised SPDs prepared to help deliver the policies of the DMP and support 5-year Plan objectives and delivery of other services.

- Local Distinctiveness Design Guide SPD
 - Defines character areas of the borough and uses case studies to illustrate development trends, inc successes and failures
 - Complements Place Delivery projects with focus on Redhill developments
 - Adopted June 2021
- Sustainable Construction and Climate Change SPD
 - New SPD providing guidance on how to implement new sustainability policies of the DMP
 - Complements the Borough's environmental and sustainability objectives
 - Adopted Summer2021



Figure 10: Air leakage in a house



Deciduous trees provide shade in the summer.



Deciduous trees allow sun to warm a building in the winter

- Horley Business Park SPD
 - Work progressed preparing a vision and masterplan for the HBP.
 - Consultation draft awaiting amends re extent of tree planting



- Biodiversity SPD
 - Work started on a biodiversity SPD to support DMP policies and guide how biodiversity net gain can be achieved on new developments and on Council's own green spaces



- **Playing Pitch Strategy**
 - Playing Pitch Strategy commissioned
 - Due to complete Spring 2022
 - Identifies a range of play facilities and what need for new facilities is
 - Next steps to consider with Greenspaces, Leisure and Place Delivery colleagues how and where to meet these needs.
- **Surrey Hills AONB Review**
 - Natural England have started a review of the Surrey Hills Area of Outstanding Natural Beauty
 - Have worked with Surrey Hills AONB Board to provide evidence in support of the review – statutory consultation in 2023



Community Infrastructure Levy (CIL)

- Over £9 million has now been secured from development since 2016
- Infrastructure Funding Statement published
- £305k spent on infrastructure projects in 20/21 inc on Council's own green spaces
- Strategic Infrastructure Programme (SIP) review to complete Summer 2022

Year (1 April – 31 March)	Amount of CIL funding collected
2016/17	£ 187,561.37
2017/18	£ 980,784.35
2018/19	£ 2,230,662.70
2019/20	£ 3,466,176.19
2020/21 (The reported year)	£ 2,068,955.98
Total CIL collected 1 April 2016 – 31 March 2021	£ 8,934,140.59

Figure 4: CW47 - New football goals at South Park Football Club



Figure 2: CE51 - Planters at Kiln Walk, Whitebushes (before and after)



Figure 3: NE32 – Resurfacing of footpath between Hatch Gardens across Burgh Heath



Transport

➤ LCWIP

- We have worked with SCC and Atkins to produce a local cycling walking infrastructure plan to develop active travel proposals across the Borough
- Will help modal shift away from private cars in accordance with the Council's sustainability objectives.
- DfT funding opportunities

➤ Gatwick DCO

- Gatwick's Development Consent Order for its Northern Runway Project
- Consultation in 2021, technical evidence reviewed and responses given
- Submission likely in 2022 followed by Examination

Southern Building Control Partnership

- Active role as Board and Management Team representatives
- Have undertaken a review of the Inter Authority Agreement and prepared a new business plan following 5 years since inception
- Oversee performance and budgetary matters
- Significant cost savings and increased income generation has seen dramatic economic improvement
- 2021/22 likely to see first positive financial return from the Partnership



What's next

- Planning Bill – much awaited, due in 2022?
- Local Plan – reviewing options to best tackle standard method housing requirements
- Gatwick DCO Submission and Examination
- CIL SIP Review
- Building Control legislative changes post Hackitt Review



Place Delivery

Helping to deliver our Five Year Plan

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Place Delivery

Focus of service

- The Place Delivery Service works with internal and external partners to deliver the Council's corporate priority place shaping projects and programmes, with a focus on four key areas:
 - **Development projects** including housing and mixed use schemes
 - **Estate based regeneration** in key areas of need within our Borough
 - **Town Centre regeneration** with a focus in Redhill and Horley
 - **New neighbourhoods** and infrastructure improvements in Horley
- The team includes a small multi-disciplinary team:

Head of Service

Principal Development Manager

Senior Development Manager

Open Space Development Manager

Place Project Manager

Part time consultant Transport Advisor

Peter Boarder

Catherine Radziwonik

Penny Craig

Bruno Amador

Carrie Burton

Chris Parry

Development Projects

Progress this year

Pitwood Park

- We achieved Practical Completion achieved in July 2021
- Pitwood provides 14 high quality market homes for sale and 11 for shared ownership
- All the affordable housing homes have been sold to Raven HTC
- 12 of the 14 market homes have been sold and the two remaining units are under offer
- The sale of all homes has also generated a higher return than originally forecast



Development Projects

Progress this year

Cromwell Road

- Our Cromwell Rd scheme achieved Practical Completion in Feb 2022
- The scheme provides 32 flats and ground floor commercial
- Following PC we have handed over the scheme to the Council's property team
- Heads of terms have been agreed with a tenant to take the commercial unit



Lee Street

- We have entered into contract and begun work on site
- Lee Street will provide four x 1 bed bungalows for move on accommodation
- We have also secured Homes England Grant Funding toward the costs of the scheme

Development Projects

Progress this year

The Rise (Marketfield Way)

- We have made good progress in our build and topped out in October 2021
- We have pre let 50% of our commercial floorspace
 - Agreement for Lease with the Light to take 35,000 sq ft
 - Agreement for Lease with Tesco to take 3,500 sq ft
- We have undertaken a comprehensive rebrand of the scheme
- We have undertaken a successful launch to market



Development Projects

Look Ahead - 2022 / 2023

Lee Street

- Practical completion May 2022
- Ensure Home England compliance
- Smooth handover to RBBC housing team

The Rise (Marketfield Way)

- Practical completion August 2022
- Hand over flats to Kooky in Sep 2022 to enable further fit out and flat lettings from Winter 2022
- Handover of first retail unit to Tesco in Aug 2022 to enable opening in winter 2022
- Hand over cinema/leisure warm shell to the Light for fit out from Oct 2022 to enable opening Easter 2023
- Let the majority of the remaining floorspace ready and commence fit outs
- Set up appropriate estate management for the development

Doing Development Even Better

Progress this year and focus next year (PROCESSES)

This year

- The team have been providing input into the setting up of a Joint Venture with Raven Housing Trust
- The team have led on commencing work on developing a Development Pipeline and comprehensive Development Checklist

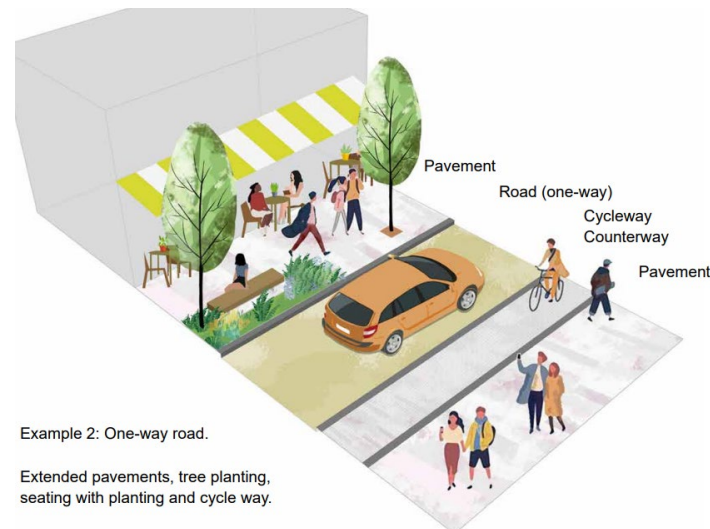
Next Year

- Building on last years work we will help to lead on the preparation of a Council development strategy
- We will identify sites to progress to future planning
- We will explore and to put in place appropriate arrangements with private and public sector partners to provide alternative delivery mechanisms
- We will prepare standard design specification and Employers Requirements that can be used across our schemes

Town Centres: Horley

Progress this year

- We have undertaken initial survey work including traffic, parking and utility surveys
- We have completed initial design work to look at options for intervention on the High Street and subway
- We have undertaken the 1st stage of consultation with residents, businesses and stakeholders
- We have agreed a scope of works with Network Rail and SCC to help tackle drainage issues in the subway
- We have submitted applications for Levelling Up Fund and Coast to Capital funding
- We have worked collaboratively with SCC and stakeholders in the developing a narrative for Horley through engagement and consultation
- We have worked with our design team to develop options for the redevelopment of the Housing car park site



Town Centres: Horley

Future focus for 2022/23

- Following the feedback from local residents and stakeholders we will continue the design development for the High and the subway improvements
- We will complete the detailed design of the high street and subway works and obtain all necessary consents from stakeholders
- We will try to secure additional funding for improvements as necessary
- We will agree procurement routes and prepare tender documentation for the delivery of the high street and subway works ready for implementation
- We will agree a scope of works to help improve town centre car parking
- We will continue to work with SCC to build on the Thinking place work and help to develop and deliver project ideas.
- We will implement drainage mitigation works in the subway

Shaping our places: Westvale Park & Preston


Progress this year



Westvale Park

- We have worked with the developers to successfully complete two further play areas which are currently being transferred to the Council and four more are under construction
- Works have been substantially completed to the first phase of the Riverside Green Chain including the implementation of a green gym and the conveyancing process is underway
- Planning applications for two new allotment sites are being progressed
- Discussions are progressing with the CCG and Westvale Community Church about the possible provision of a medical centre and the provision of a faith building

Preston

- We have worked with local members to agree remaining regeneration priorities and a work programme
 - We have appointed consultants and begun initial design work to implement new parking in Coxdene and Long Walk
 - We have prepared an Invitation to Tender to provide improved facilities for wheeled sports provision in Preston Park.
- 

Shaping our places: Westvale Park & Preston


Focus for 2022/23



Westvale Park

- We will work with the Consortium to ensure that good progress to bring forward the delivery of the neighbourhood centre
- Work with stakeholders to bring forward the community and faith sites if they are required
- Work with the Consortium and Horley Town council to bring forward the first of the allotment sites
- Work with Surrey County Council and the Consortium to extend the bus service through the site
- Work to improve communications with local residents
- Work to ensure that progress is made in the construction of the neighbourhood hall and that it is built to a satisfactory standard
- Agree who the neighbourhood hall is transferred to and agree future management and maintenance arrangements
- We will work to ensure that the first phase of the Riverside Green Chain and further other play areas are provided to a good quality and transferred to the Council

Preston

- Completed the detailed design and enter into a S278 legal agreement with SCC and appropriate land agreements with Raven and with SCC for Coxdene and Long Walk parking schemes
 - Implement a scheme to improve wheeled sports provision in Preston Park
- 

Clean & Green : Merstham Rec

Progress This Year

Merstham Rec

- We have undertaken extensive engagement and consultation with local residents and stakeholders about Merstham Rec
- Using this information, we have developed a Master Plan and phasing plan for the Rec
- We have also prepared all the necessary documentation to submit a planning application



Clean & Green : Merstham Rec

Focus for 2022/23

Merstham Rec

- Once planning permission is secured we will seek to meet all planning conditions
- We will continue to seek further funding for the works
- We will prepare tender documentation and procure the works
- We will get on site to and begin construction

Neighbourhood Operations

Refuse, Recycling & Cleansing
Regulatory Services
Fleet Management
Greenspaces

Portfolio Updates

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Place Team

Clean and green spaces

- Provide high quality neighbourhood services to ensure that the borough continues to be clean and attractive and local people have access to the services and facilities they need

Refuse, Recycling & Cleansing – What We Do

- Collect recycling & waste from 65000 households (including 7200 tonnes of paper, 7700 tonnes of Mixed Recycling & 4100 tonnes of Food).
- Provide assisted collections for 600 elderly or disabled residents.
- Collect garden waste approx. 26000 homes.
- Collect from 600 trade waste customers
- Collect recycling from 23 Bring Sites around the borough, 360 tonnes textiles, 450 tonnes of DMR & 550 tonnes of paper.
- Sweep & litter pick in almost 500 miles of road within the Borough.
- Support local community litter picking groups.
- Work with Place Team colleagues to support new developments with waste collections and cleansing duties, e.g. Marketfield Way development etc
- Work with our Economic Prosperity colleagues to improve the appeal of Town centres

Some of the things we achieved in 2021

- Bring sites reduced from 24 to 23 following closure of Holly Lane
- Stage 2 of Flats rollout completed. Additional 2,400 flats on service, 97 more than planned and £30k under budget estimate. With an additional 300 flats identified to come on service in 2022.
- Responded to Waste & Resources Strategy Consultation.
- Achieved our highest Recycling rate, in Q2, of 2021/22 of 58%
- Recycling income realised is above forecast.



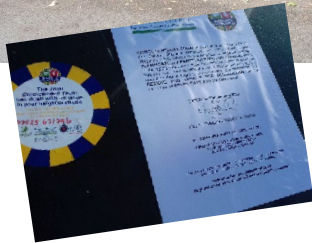
The Outlook For 2022

- Continue our Fleet Replacement programme to provide required resilience to our service delivery.
- Deploy our new Hiab into more efficient fly tipping clearance.
- Supporting the Council's Environmental Sustainability Strategy, our new vehicles have electric bin lifters reducing fuel consumption by 12%.
- Continue our flats recycling and bring site review projects. Holly lane has now closed with no adverse outcomes.
- Increased Bulky Waste collection appointments available, which will bring in additional income.
- Continue weekend/evening litter picking shift in Town Centres
- Continue to promote our 'no rubbish excuses' anti litter campaign



Regulatory Services - Joint Enforcement Team

- Tackling reports of antisocial behaviour, fly tipping & abandoned vehicles.
- Enforcement coordination within Council departments e.g. Planning, Licensing, Fraud and take active part in joined up action with the Police, SCC and other partners.
- Dealing with traveller and other illegal encampments.
- Issuing of Fixed Penalty Notices for Fly Tipping .
- Use of CCTV to catch offenders in action.
- Assisting at COVID vaccination centres and ensuring RBBC staff have the correct equipment at home to do their job during the pandemic.



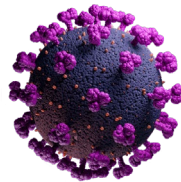
Regulatory Services - Parking

- Enforcement of dangerous and illegal parking.
- Change of shift patterns to cover earlier and later parking controls.
- Delivering spaces within Borough car parks for charging points.
- Electric vehicles have replaced older diesel vehicles and form the majority of the fleet.



Regulatory Services - Environmental Health

- Carry out Covid track and trace throughout the borough including out of hours and weekends.
- Enforce standards of food hygiene in all food businesses, normally inspecting around 300 premises each year.
- Investigate complaints about environmental protection issues such as noise, smoke, dust, odour and air quality.
- Enforce standards in private sector housing, licence certain houses in multiple occupation (HMO's) and administer funding for Disabled Facilities Grants.
- Deal with a range of public health matters, such as pests, filthy and verminous premises and public health funerals.
- Corporate health & safety advice to the whole Council, including Covid safety going forward.



Regulatory Services - Licensing

- Protection of the travelling public in licensed vehicles, safely keep drivers and vehicles on the road during the pandemic.
- Licence holders signposted to our Economic Prosperity team to ensure they are aware of any grants available to them.
- Investigation and enforcement relating to licensing, permits and registrations.
- Implementation of new regulations alongside Development Control for pavement licensing.
- Change of processes as a result of Covid to ensure business continuity now permanent e.g. implementation of online knowledge tests.



Fleet Management – What We Do

- Procurement of the Council's vehicle fleet.
- Repair and maintenance of the Council's fleet vehicles.
- Workshop apprenticeships.
- Ensuring Traffic Commissioner standards are maintained.
- Undertaking MOTs and plating of taxis registered within the Borough. Each year, 1,500 taxis are MOT'd and plated.



Fleet Management – In 2022

- We have recently taken delivery of our new 26 tonne grab vehicle for use by the cleansing team.
- Working with our colleagues to investigate and trial alternative fuelled vehicles
- Continue with the grow your own driver initiative – to manage the national HGV driver shortage



Greenspaces & Engineers

The teams maintain parks, open spaces and infrastructure for residents and visitors to a recognised high standard. These services include:

- Grounds maintenance and play area provision & maintenance.
- Highways verge maintenance.
- Allotments.
- Bereavement services.
- Volunteer co-ordination.
- Outdoor events and sports pitch provision.
- Banner sites and sponsorship.
- Trees & woodland management.
- Countryside management.
- Engineering.



Greenspaces & Engineers

2021/22 Achievements

- Highest ever ratings received for In-Bloom Awards, with 9 awarded in total
- CIL projects delivered in partnership with Development Management and Planning Policy teams, such as the South Park pump track, Banstead High Street bus shelters and trees for Nork Park.
- Delivery of Borough-wide surfacing replacement works at a number of play areas, and the replacement of Tattenham Way play area.
- Clear-up and response to Storm Eunice- over 100 trees dealt with
- Working alongside our partnership organisations to effectively manage our countryside sites



Greenspaces & Engineers

2022/23 Outlook

- Development and implementation of a new management plan for Earlswood Common and associated areas (achieved gold standard at the In-Bloom awards 2021).
- Strengthening arboricultural resources to deal with Ash Dieback
- Working with SCC on drainage and flood prevention schemes, and continuing to maintain watercourses.
- A pipeline of CIL and S106 projects to be delivered, such as Lady Neville Park path resurfacing and Priory Park outdoor gym.
- Replacement of Lady Neville Park play area and contributing towards replacement of Merstham Recreation Ground play area

