

Place Portfolio Presentations

Overview and Scrutiny Committee

16 March 2023

Economic Prosperity Portfolio Update

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



Helping
businesses start,
develop and grow

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

Reigate & Banstead
BOROUGH COUNCIL
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Helping
businesses start,
develop and grow

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.

- 51 Business Support Grants - c£51k allocated (2022/3).
£500k milestone reached in 2022 with more than 500 businesses benefiting from the BSG programme since it was launched
- Entrepreneur Academy 2022/3 - 18 enrolled on the programme.
- 10 Learning Lunches and business networking activities delivered including a joint event with Surrey Hills Enterprises



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Entrepreneur Academy

CLASS OF
2022

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.

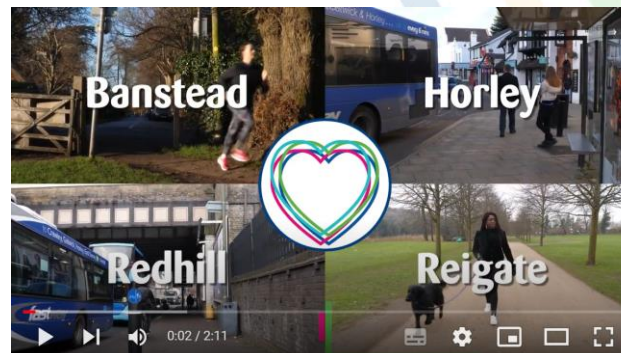
- Reigate & Banstead Works - revamped site with new content, careers and self-employment blogs.
- Start Reigate & Banstead - almost 1,700 new students signed up in September through their local school or sixth form college.
- East Surrey Youth Hub - supported 300 young people over 2 years helping 175 customers to gain employment.
- Worked with the new Light development in Redhill to promote local work placement and employment opportunities.



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

- Commissioned 4 new town centre promotional videos with Welcome Back funding plus associated #ShopLocal campaign
- Town Centre Visitor Analysis platform funded through Welcome Back is providing valuable data for us and Business Guilds on how visitors use our towns and the impact of town centre events.
- We manage the Redhill market contract and are supporting a new quarterly Vegan Market in the town
- New waste and recycling bins identified as a need during the Town Improvement Fund (TIF) audit were installed in Redhill town centre.



Communications

Cross-cutting priority: To use a wide range of channels to communicate the Council's commitment to driving the economic prosperity of the borough; to share information on business support and advice; to promote our high streets; and to celebrate our local business community.

- Economic Prosperity social media accounts and LinkedIn Business Group – a total of 2,014 followers across the @RBBCbusiness channels (Instagram & Twitter) and LinkedIn Business Group.
- Regular #SupportLocalBusiness campaigns on social media
- Monthly Business e-Bulletin. Circulated to c2,500 subscribers per month with a high (40%) open rate.
- Produced a suite of local business case studies celebrating growth and success
- Reigate & Banstead Business Awards 2022 - raised £2,400 for Age Concern Banstead and YMCA East Surrey
- Launched a new video outlining the importance of understanding, recognising and tackling unconscious bias in your business.

Communications continued ...



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Partnership Working

Priority: Working with colleagues and partners across the wider economic area to make the borough a more attractive location for residents and visitors to live, work and spend time; and to secure investment, promote the borough, deliver business floorspace and business infrastructure

- Leading the Shared East Surrey Economic Development project
- Managing the UK Shared Prosperity Fund Investment plan for the borough
- Board membership of Gatwick Diamond Business and Orbital South Colleges
- Supporting the four Town Centre Management Groups
- Working with Surrey Hills Enterprises



Proud to make a difference

“

Your team has changed my life from the day I started the Entrepreneur Academy! The best council ever!

”

“

The team at Reigate & Banstead Council are so incredibly supportive. The confidence this instils is incredible!

”

“

The council introduced me to other local businesses in my field and encouraged collaboration and the sharing of knowledge and contacts. It was a very positive experience.

”

Priorities for 2023/4

- Leading on the shared East Surrey Economic Development project delivery plan
- Overseeing the delivery of the UKSPF Investment Plan (Year 2)
- Completing the re-tendering of the Redhill market contract
- Exploring what more we can do to improve our town centres (e.g. with our revenue reserves and the CIL process) and how we can further use our Visitor Analysis Project data
- Growing our programme of events and networking with a view to targeting key sections of the business community
- Continuing to develop the RB-Works employment and skills website
- Growing our communications & social media capabilities

Planning Policy, Transport, CIL and Building Control

- **Playing Pitch Study**

- Playing Pitch Study - Undertaken following extensive consultation with sports bodies, organisations and local clubs
- Includes outdoor playing pitch facilities as well as indoor sports
- Identifies what future need for new facilities is
- Evidence base for which to formulate new policies in Local Plan or Leisure & Cultural Strategy and inform planning decisions

- **Surrey Hills AONB Review**

- Natural England is consulting on 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



- **A23 Design Code**
 - Pilot developed following successful grant funding from DHLUC
 - Design Codes being pushed by Government so opportunity for trial with assistance from and feedback to DHLUC
 - Complements SCC's own Healthy Streets Design Code
 - Focuses on Redhill to Horley A23 corridor



REIGATE & BANSTEAD BOROUGH COUNCIL
A23 GREAT STREET
 DESIGN CODE (DRAFT)
 MARCH 2023



- **Digital Twin**
 - Second aspect of Design Code work involved creation of a digital twin
 - 3D model of the corridor enabling potential new developments to be mapped to appreciate their impact

Community Infrastructure Levy CIL

- £12 million has now been secured from development since 2016
- Infrastructure Funding Statement published
- £809k spent on infrastructure projects in 2022
- Range of Local CIL infrastructure provided
- New Strategic Infrastructure Programme (SIP) prepared

Table 1: Community Infrastructure Levy (CIL) collected since 1 April 2016

Year (1 April – 31 March)	Amount of CIL funding collected
2016 to 17	£ 187,561.37
2017 to 18	£ 965,418.45
2018 to 19	£ 2,230,662.70
2019 to 20	£ 3,466,176.19
2020 to 21	£ 2,068,955.98
2021 to 22 (The reported year)	£ 2,993,352.93
Total CIL collected 1 April 2016 – 31 March 2021	£ 11,912,127.62

Figure 13: CW45 – BMX pump track and shelter at Sandcross Lane Skate Park, Woodhatch.



Figure 11: NW11 – Replacement of two wooden bus shelters on Banstead High Street.



Figure 2: NE55 - "Lest We Forget" memorial bench at Merstham War Memorial



Transport

➤ LCWIP

- Local Cycling and Walking Infrastructure Plan completed with SCC and Atkins.

- Identifies a number of routes to be delivered over the next 10 years

- Developed in accordance with the latest Department for Transport guidance and in collaboration with local communities, special interest groups

- Will be used to inform infrastructure plans and support future funding bids to government and other sources DfT funding opportunities



SURREY COUNTY COUNCIL AND REIGATE & BANSTEAD BOROUGH COUNCIL

Reigate and Banstead Local Cycling and Walking Infrastructure Plan

30 June 2022

Transport

- Gatwick Northern Runway DCO
- Have been involved in a number of technical working groups to assess plans by Gatwick Airport for their Northern Runway Project
- DCO process will intensify over 2023 with submission to the Planning Inspectorate in Spring and a range of impact reports, S106 and Statement of Common Ground to be prepared thereafter together with attendance at examination hearings.
- RBBC position has been to challenge assumptions and minimise negative impacts to benefit of the Borough and local communities



Local Plan 2027

- New Local Plan commenced with adoption of Local Development Scheme in October 2022
- Local Plan launch event held in January 2023 to inform Residents, developers and other stakeholders
- Procurement of assessments commenced to start compiling evidence base

Timetable and key milestones	
Preparatory work	Until June 2023
Regulation 18 Issues and Options consultation	September to November 2023
Regulation 18 Preferred Options consultation	September to October 2024
Regulation 19 publication	September to October 2025
Submission	August 2026
Examination	August 2026 to February 2027
Adoption	July 2027

Southern Building Control Partnership

- Active role as Board and Management Team representatives to oversee performance and budgetary matters
- Have undertaken a review of the Inter Authority Agreement and prepared a new business plan following 5 years since inception
- Significant cost savings and increased income generation has seen dramatic economic improvement since start of Partnership
- 2021/22 saw first positive financial return from the Partnership. Challenging outlook for sector with increased regulatory burdens from Grenfell and Building Safety Review



What's next

- NPPF amendments – await changes following recent consultation plus any other planning changes via Levelling Up and Regeneration Act
- Local Plan – gathering evidence and identifying issues and options for consultation
- Gatwick DCO Submission and Examination
- Implementation of new CIL SIP
- Biodiversity Net Gain – Implement guidance and processes to respond to BNG requirements coming in force from November 2023



Place Delivery

March 2023

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Place Delivery

Focus of service

- Place Delivery 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 Service has made substantial progress this year in delivering a range of capital projects and programmes to meet key corporate priorities in our Five Year Plan

AFFORDABLE HOMES

Secure 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, invest 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

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

CLEAN & GREEN

Invest 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

Development Projects

Progress this year



The Rise (Marketfield Way)

- Construction of the development has neared completion
- The Council has let additional space to The Light and to Loungers
- The Council has taken partial possession of some of the commercial space including the cinema/leisure unit and units 1 and 4
- Access was granted to Tesco in February, who have now completed their fit out and opened their store
- Access was granted to Loungers in January who have commenced their fit out and are due to open on 14th March
- Access was granted to The Light who have commenced their fit out with a planned opening in June
- Leases with a further two tenants have been advanced and are nearing completion
- All pre occupation planning conditions have been discharged
- Good progress has been made with commercial tenants in creating opportunities for local employment

Development Projects

Progress this year



Wheatley Court (Cromwell Rd)

- Following practical completion in February 2022 the Council made the decision to retain Wheatley Court and let it entirely as affordable housing
- Mount Green Housing Association was appointed as the Council's Managing Agent
- A Local Lettings Plan has been adopted to create a sustainable and balanced community at Wheatley Court
- All 32 flats have now been successfully let to people on affordable rents
- All flats and communal areas have been inspected, as part of the end of defects stage, with remedial works implemented
- All Homes England grant funding has been drawn down
- The scheme had been awarded the LABC award for best large South Eastern affordable housing development

Development Projects

Progress this year

Octavia Cottages (Lee Street)

- In September 2022 we achieved Practical Completion of Octavia Cottages – on time and on budget
- Octavia Cottages is a small development of four 1 bed bungalows
- The homes are directly managed by the Council and have been let to people as move on accommodation
- Transform Housing & Support supports the residents to reach their goals and to live independently
- The scheme was audited by Homes England with no concerns raised



Development Projects

Progress this year

Temporary and Emergency Accommodation

- In October Executive agreed funding to provide temporary and emergency housing accommodation
- The service has undertaken searches for properties, instructed solicitors and coordinated surveys

Horley Community Centre

- As the development lead the service has:
 - Commissioned architects to workup initial proposals of how the building could be improved
 - Commissioned a building and condition survey
 - Made an application to the Strategic Infrastructure Levy for circa £1.3m
 - Made an application to DCLG and secured £35,000 towards the provision of a Changing Places facility

Development Projects

Look Ahead - 2023 / 2024

The Rise (Marketfield Way)

- Practical completion April 2023 and handover of the development to RBBC
- Handover of residential part to Kooky in April 2023 and payment of capital payment to Council
- Kooky complete their fit out and flat lettings start from early Summer 2023
- Opening of The Light's cinema/leisure premises in June 2023
- Completion of lettings with at least a further two commercial tenants with ground floor units fitted out and occupied
- Agreement on final account with Vinci



Development Projects

Look Ahead - 2023 / 2024

Temporary and Emergency Accommodation

- Complete on the acquisition of at least four residential units to provide temporary accommodation
- Obtain Executive approval for the provision of Afghan/Ukrainian settlement programme
- Find additional properties to provide accommodation
- Instruct lawyers and complete purchase of units
- Undertake all necessary survey work

Horley Community Centre

- Based on outcome of funding bids work to help agree and to develop and agree the full scope and business case
- Subject to the above help to facilitate the start up of the project

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 reviewing the potential sites with a view to forming a short, medium and longer term Development Pipeline
- The team have utilised their development expertise by contributing to early conversations and due diligence regarding site based opportunities
- The team have led on conversations with public sector partners including One Public Estate and form part of the Surrey Strategic Estate Network

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 go out to tender for a car parking study
- We will explore and put in place appropriate arrangements with private and public sector partners to provide alternative delivery mechanisms

Town Centres: Horley

Progress this year

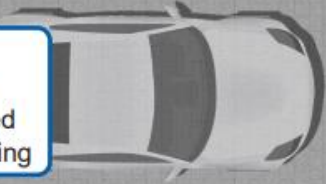
Footway:

Concrete paving planks with exposed aggregate surfacing



Carriageway:

Concrete paving setts with exposed aggregate surfacing



Contraflow cycleway:

Tegula paving setts



Footway:

Concrete paving planks with exposed aggregate surfacing



- The Service has continued its engagement and consultation with residents, businesses and stakeholders regarding all of the projects that form part of the Delivering Change in Horley Programme
- The Service has made funding applications for Strategic Community Infrastructure Levy funding for improvements to the High Street, Subway, Central Car Park and for wayfinding
- The RIBA stage 3 design for improvements to the High Street has been substantially completed
- SCC's Cabinet has agreed, as part of its Surrey Infrastructure Programme, to provide match funding towards for the delivery of works to the High Street and the subway
- The service has reached agreement with Network Rail with regard to the scope of works required to improve drainage in the subway
- We have submitted plans to Network Rail for the phase 2 of works in the subway and appointed an artist to prepare design concepts
- We have prepared proposals for improvements to Central Car Park and we have tendered out for a supplier who will install additional power and the provision of electric charge points

Town Centres: Horley

Future focus for 2023/24

- We will finalise the stage 3 design following the feedback from local residents and businesses
- Once the stage 3 design and a collaboration agreement is in place between RBBC and SCC, the County will take the lead role in bringing forward the High Street and Subway improvements in 2023/24, with support from Place Delivery
- We will complete the detailed design for the Central Car Park and appoint contractors to implement the works, including the provision of electric charge points



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 faith sites if required
- Work with the Consortium to bring forward the allotment sites
- 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
- We will work with local people on a public art project within Westvale
- Work to improve communications with local residents

Preston

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

Clean & Green : Merstham Rec

Progress This Year

Merstham Rec

- We have completed the detailed design for Merstham Rec
- Submitted our planning application and responded to stakeholders comments
- Been awarded circa £440,000 of funding from SCC for increased attenuation on site to reduce local flooding
- We have submitted a Strategic Infrastructure Levy application for circa £750,000 for the improvements
- Following an initial expression of interest to the National Lottery, we have been working up further supporting information to support a bid for £500,000.



Clean & Green

Focus for 2023/24

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

Horley Outdoor Sports and Recreation Facilities

- We will complete initial ecological, agronomist, tree and topographical surveys in Horley
- We will consult with local people and stakeholders about the location for improvements and ideas
- We will decide on the favoured option (s) and progress initial ideas

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 6700 tonnes of paper, 7200 tonnes of Mixed Recycling & 5000 tonnes of Food).
- Garden waste tonnage has increased to 10,000 tonnes
- Provide assisted collections for 600 elderly or disabled residents.
- Collect garden waste approx. 26700 homes.
- Collect from 600 trade waste customers
- Collect recycling from 23 Bring Sites around the borough, 340 tonnes textiles, 450 tonnes of DMR & 500 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
- Support Economic Prosperity colleagues to improve the appeal of Town centres



Some of the things we achieved in 2022

- Completed replacement of refuse collection vehicles for improved reliability and resilience
- Record income for Bulky waste collections
- Started the 3rd phase of flats recycling rollout to 5800 properties
- Responded to Waste & Resources Strategy Consultation.
- Yearly recycling rate 56 %. Highest ever achieved .
- Recycling income realised is above forecast.



The Outlook For 2023

- Waste & Resources strategy confirmed and impact on service clarified.
- Volatile recycle commodity markets and cost of living increases impacting on volumes and income from recycling.
- Continue our Fleet Replacement programme to provide required resilience to our service delivery.
- 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
- Restructure and modernise the delivery of the Cleansing team .
- Potential for a large scale roll out of Solar powered compacting bins
- Re launch 'no rubbish excuses' anti litter campaign
- Focus on the appeal of town centres
- Investigate the potential for expansion of GW and TW business



Regulatory Services - Joint Enforcement Team

- Back to pre-pandemic levels of patrols in town centres, parks & open spaces 6 days a week with increased visibility.
- Attending drug/weapon searches, fly tipping and vehicle enforcement days with police.
- Responding to reports of ASB, abandoned vehicles, fly tipping, graffiti and fly posting with appropriate enforcement actions undertaken.
- Dealing with unauthorised traveller encampments and tents/vehicles on council land.
- Liaising with other enforcement departments within council and partner agencies with crossover issues.
- Placing CCTV to catch and fine fly tippers at Council bring sites.



Regulatory Services - Parking

- Return of on street parking to Surrey County Council
- Concentrating on Council owned and managed car parks
- 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 now form the majority of the fleet.



Regulatory Services - Environmental Health

- 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.
- Enforce standards of health and safety at work in commercial premises.
- Provide Corporate health & safety advice to the whole Council.



Regulatory Services - Licensing

- Protection of the travelling public – licensing vehicles, drivers and operators. 16 refusals (including one operator) 2 revocations and 3 suspensions in last 12 months.
- Continued assistance and guidance with new and changing legislation eg animal welfare, and investigation and enforcement relating to licensing, permits and registrations.
- Reviews; procedures following lifting COVID restrictions; policies eg gambling, hackney carriage fares and licensing fees



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 2023

- Working to reduce the Carbon emitted by the Councils fleet of HGV's, vans, cars and plant inline with the Councils Environmental Sustainability strategy
- Working with our colleagues to investigate and trial alternative fuelled vehicles and increase the number of such vehicle on our fleet.



Greenspaces & Engineers

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

- Grounds maintenance
- Play area provision & maintenance
- Allotments
- Bereavement services
- Volunteer co-ordination
- Sports pitch provision
- Banner sites
- Sponsorship
- Trees & woodland management
- Countryside management
- Engineering



Greenspaces & Engineers

2022/23 Achievements

- Retained highest ever ratings for In-Bloom Awards, with 9 awarded in total.
- Developed a draft management plan for Earlswood Common and associated areas, and received a successful response to the user survey (620 responses). Completion expected by mid-2023.
- Strengthened arboriculture resources to deal with Ash Dieback- recruited a second climber to increase team's capacity.
- CIL projects delivered in partnership with Development Management and Planning Policy teams such as path resurfacing at Lady Neville Park Banstead and Brook Road Merstham play area and installation of a new inclusive, sensory play equipment at Priory Park.
- Replacement of Lady Neville Park play area, which includes the use of recycled ocean plastic in its design.



Greenspaces & Engineers

2023/24 Outlook

- Development and implementation of a Greenspaces strategy to ensure resources aligned with the achievement of the Council's objectives.
- Supporting the delivery of Merstham Recreation Ground regeneration project with the Place Delivery team.
- 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 the upgrade of Preston Park skate park and installation of three outdoor gyms.
- Replacement of play areas at Woodhatch Park, Ifold Road Recreation Ground and Howards Close.

