

**EPPING FOREST DISTRICT COUNCIL
NOTES OF A MEETING OF GOVERNANCE SELECT COMMITTEE
HELD ON TUESDAY, 4 JULY 2017
IN COMMITTEE ROOM 1, CIVIC OFFICES, HIGH STREET, EPPING
AT 7.15 - 9.35 PM**

Members Present:	N Avey (Chairman), G Chambers (Vice-Chairman), R Bassett (Vice Chairman of the Council), L Hughes, S Kane, H Kauffman, M McEwen, L Mead, B Rolfe, D Stallan (Chairman of the Council), B Surtees and D Wixley
Other members present:	J Philip, A Lion, M Sartin and G Waller
Apologies for Absence:	S Jones
Officers Present	N Richardson (Assistant Director (Development Management)), J Leither (Democratic Services Officer), J Dixon (Principal Building Control Surveyor), S Hill (Assistant Director (Governance)) and V Loftis (Market Research Consultation Officer)

1. SUBSTITUTE MEMBERS (COUNCIL MINUTE 39 - 23.7.02)

There were no substitute members at the meeting.

2. NOTES OF PREVIOUS MEETING

RESOLVED:

That the notes of the meeting of the Committee held on 4 April 2017 be agreed as a correct record, subject to the misspelling of Councillor D Wixley's name being spelt Wixleyn and not Wixley in the heading 'Members Present'.

3. DECLARATIONS OF INTEREST

There were no declarations of interest made pursuant to the Member's Code of Conduct.

4. TERMS OF REFERENCE AND WORK PROGRAMME

The Select Committee received a report from the Assistant Director of Governance (Development Management) regarding the Governance Select Committee's Terms of Reference and Work Programme 2017/18.

The Assistant Director advised that the Work Programme had been agreed by the Overview and Scrutiny Committee and asked Members if they wished any other business to come to this Committee. The Committee had nothing further to add at this time but noted that items could be suggested at any time during the cycle of meetings over the coming year.

RESOLVED:

That the Terms of Reference and the Work Programme of the Select Committee for 2017/18 be noted.

5. BUILDING CONTROL PRESENTATION

The Building Control Manager, Jeff Dixon gave a presentation to Members regarding the Council's Building Control Services and how this differed from Planning Development Control (see presentation slides attached).

What was Building Control and what does it apply to

- Building Control was a set of standards for the design, construction and alterations to buildings to ensure the health and safety of people in or about those buildings.
- The conservation of fuel and minimising the carbon footprint of the building throughout its lifetime.
- To promote and establish access for all people, regardless of disability.
- Building Control applies mainly to all new buildings, below was a list of some of the things this may cover:
 - Extensions;
 - Material alterations for example installation of heating or cooling system;
 - Replacing a roof, windows or door replacement;
 - Removal of loadbearing walls; and
 - Rewiring or extending domestic electrical work.

The Building Regulations 2010

Over the years the Building Control regulations have changed and these are now governed by the Building Regulations of 2010 and Approved Documents. These Approved Documents cover every aspect of Building Control and go from A to R. Below are the examples of Health and Safety:

- Approved Document A Structure;
- Approved Document B Fire Safety; and
- Approved Document M Access to and use of buildings.

The Process

Once Building Control has been applied for there was a lot of pressure on the Building Control Surveyor to oversee the application and the many changes that could occur. The charges that applied were on a scale and took into consideration the size and complexity of the application. Consultations with the Fire Authority, Water Authority and Structural Engineers may also need to take place.

- Approval of Plans and details;
- Regime of site inspections;
- Providing guidance before and during the construction.

There were two methods of application:

1. Full Plans Applications

For this application it was common practice to use the services of an architect or surveyor.

- Approval was obtained;
- Working drawings were generated;
- Structural engineering carried out; and
- Thermal calculations carried out.

2. Building Notice

- Typically small works;
- Simple projects;
- No need for detailed plans;
- No professional architect needed; and
- No approval of plans.

How to Apply

The application process was simple you could apply in person, by post, online or by telephone. Once your application had been received you could start work within 48 hours and an inspection could be carried out the same day.

The Building Control Profession

In 1985 Building Control was deregulated and private practice was introduced. There were now approximately 100 practices across the country and many had regional branches, therefore competition was intense and forceful.

EFDC Operation and Performance

EFDC operated a ring-fenced trading account which met and exceeded its budget each year. Staff were recruited at Senior, Graduate and Under Graduate levels with a view to maintaining service delivery in the long term.

Councillor Chambers asked what powers did Building Control Officers have over a building that was a potential fire hazard.

Mr Dixon advised that Building Control Officers only had powers to enforce on new builds and had no powers over buildings that had already been erected.

6. GOVERNANCE DIRECTORATE BUSINESS PLAN 2017/18

The Overview and Scrutiny Committee had requested that the relevant Portfolio Holders attend the first meeting of each Select Committee to present their Business Plans, which were developed on a Directorate basis. This would enable each Committee to undertake a more in-depth scrutiny role regarding the numerous services which made up each Select Committee.

The Business Plan covers a diverse range of services including Development Management, Governance, Legal Services, Audit and Corporate Fraud.

Councillor J Philip reminded Members that development of the Local Plan was in the remit of the Neighbourhoods Business Plan. Councillor Philip then introduced the Planning and Governance Business Plan.

Development Management

To support measures to protect and enhance the green character of the district, ensuring all planning and building control applications were compliant with Local Plan policies. To support timely planning enforcement of protecting the unique character of the District.

To Implement effective change in Heritage Conservation as part of the Council's statutory responsibility, to protect heritage assets across the district. All advice would be provided by the Council's Conservation Team on works to listed buildings and applications for Listed Building consent.

Integrating change measures were being introduced into the Council's workforce to adapt from manual paper based working to electronic paperless working. This would be achieved by reducing paper usage whereby all documents could be viewed and accessed electronically and to give effective support for mobile and flexible working.

The Government had introduced an increase in fees for planning applications by up to 20%. This extra income must be invested back into the service which would enable the Council to better meet its targets.

Governance

The Council were looking to improve communication standards with accessibility in terms of improved staff awareness, recognition and understanding of EFDC services and increased employee engagement.

The County Council and Parliamentary Elections held in May/June 2017 were successfully completed with no electoral petition.

The Council were looking at the possible implementation of the report management functions of the Modern.Gov committee management system. Streamlining the process for submitting reports with the aim of removing the need for report clearance meetings. Standardisation of processes for all reports.

The Council were looking to develop an on-line version of the Freedom of Information Publication Scheme which would allow the public better access to Freedom of Information data by means of a self-serve web page. More FOI enquiries could be dealt with, without recourse of officer intervention.

Councillor A Lion introduced the element of his Business Plan which was relevant to his Portfolio.

Audit and Fraud

To successfully managing the shared services with Harlow, Broxbourne and Epping Forest Councils and deliver the Council's audit plan for 2017/18. To check the processes are financially sound and supported by the Audit and Governance Committee, which was made up of 7 members, 5 were elected Councillors of Epping Forest District Council and two co-opted members of the public. The Audit and Governance Committee had been operating since 2015 and part of its job was to look at all elements of the Council.

One of the main focuses of the Corporate Fraud Team was to assess the Right to Buy applications with a view to identifying any money laundering activity.

The Legal Services of the Council would continue to provide support to all directorates and the Council was investigating shared service opportunities.

Councillor G Waller introduced the element of his Business Plan which was relevant to his Portfolio.

Conservation

Conservation support was previously provided by Essex County Council under the terms of a Service Level Agreement which had now been terminated and brought in-house. Councillor Waller stated that he thought the service now provided by this Council had significantly improved the previous arrangements.

The Conservation team have a significant workload and deal with 40-50 consultations and pre-application submissions per month. The team are also dealing with listed building applications and conservation area character appraisals.

Trees

The Council deals with a large number of applications for works to protected trees. The Trees and Landscape team support this process and also encourage tree planting within the district.

Members expressed concern that if an urgent or emergency situation occurred when the offices were closed how they would be able to contact someone otherwise if they waited until the offices were open it could be too late and a protected tree could be destroyed.

Councillor Waller advised that one of the Trees and Landscape officers were always on call when the offices were close.

7. CONSULTATION REGISTER 2016/17 AND 2017/18

The Consultation Officer, Mrs V Loftis presented a report to the Committee which set out a list summarising the main consultation exercises carried out in 2016 to 2017 and some exercises planned for 2017 to the end of March 2018.

This summary showed a wide range of consultations, which the Council undertook.

Consultation Register

The Consultation Register was a list of the most recent exercises which were carried out on behalf of the Council or by the Council in the last financial year.

Some consultation was undertaken every year, such as the Local Council Tax Support Scheme which was a requirement of the legislation amending state benefits.

Also the Travel Plan Survey which gauged the various methods of travelling to the workplace to encourage more sustainable travel amongst the work force.

The Cost of Consultation

The Council undertook 8 statutory surveys and have another one planned for this year. The Council also carried out 10 discretionary surveys and planned a further three. Costs were being kept low again this year by using resources in-house and using online technology.

There were 2 surveys that made up the bulk of the costs involved in public engagement which totalled £117,288, the 'Draft Plan Preferred Approach' was carried out in October and made up the bulk of the cost mentioned in the report of £100,000. The Customer Satisfaction Survey with the Council telephone survey costs were approximately £15,000.

Overview

The report sets out to provide Members with a corporate overview.

A great deal of smaller local consultation took place as a routine part of day to day business which was not in the report. Such consultation tended to be undertaken in-house and at a cost of postage and officer time only, such as Housing Estate Maintenance issues. Estate maintenance surveys tend to be very small and targeted at small groups of tenants or residents.

Judgement on whether or not to include consultation on the register should be relative to the impact and local sensitivity of the subject. For example:

If the changes being proposed are likely to be either:

- contentious,
- an expensive project;
- a possible cause for complaint;
- effect a lot of people;
- controversial; or
- a possible nuisance to residents,

these were included on the register, however small. All dates, costs, methods and sometimes titles may be estimated and subject to change over a period.

Transformation

A major consultation with regard to the Council's 'Transformation' programme was to find out how staff would react to the coming changes within the organisation. The Change Readiness Survey results were analysed and discussed by the Leadership Team. The results have been published and could be found on the Council's Intranet.

Community Involvement

Surveys currently running were:

- The Crucial Crew Survey for young people; and
- An exit Survey for both Waltham Abbey and Lowewood Museums.

The work carried out on a Customer Satisfaction Survey of over 500 residents, their expectations and experiences of the Council's customer service and their local area in the Spring.

This was to get a baseline reading of opinion and may in future be carried out on an annual basis to enable benchmarking this data with other local authorities.

Another survey was planned around the Council's Corporate Plan for the future years 2018-2023.

Councillor Wixley asked about the Private Sector Landlord's Survey and how many Landlords we have in the District and was this as a response rate.

The Consultation Officer replied that she wasn't aware of how many Landlords there were in the District but she would find out and let Councillor Wixley know.

Councillor Avey asked about the Change of Management Survey and whether Members were able to access this through the internet.

The Consultation Officer stated that Members were able to access the Change of Management Survey and that she would provide the link to go into the minutes. Please see below:

http://www.efdc.info/intranet/index.php?option=com_remository&Itemid=191&func=download&id=3396&chk=079e856462f1b75aeaf33031c4841445&no_html=1

RESOLVED:

That the Consultation Register for 2017/18 setting out those issues on which public consultation was to be undertaken during the municipal year and those consultation exercises completed during 2016/2017 be noted.

8. CORPORATE PLAN 2018-2023

The Assistant Director (Governance), S Hill advised the Select Committee that the Corporate Plan 2015-2020 was the authority's current key strategic planning document. The Plan was based around the Council's medium term priorities for that period. The Plan had been reviewed and updated with the input of Officers and Cabinet Members.

The new Corporate Plan will run from 2018 to 2023, and seeks to lay out the journey the Council will take to transform the organisation to be 'Ready for the Future'. The plan seeks to link the key external drivers influencing Council services, with a set of corporate aims and objectives, grouped under three corporate ambitions.

The success of the new Corporate Plan will be assessed through the achievement of a set of benefits, focussed on what the Council achieves for customers. These benefits in turn are evidenced through a set of performance measures.

A Corporate Specification for each year (previously called the Key Action Plan) detailed how the Corporate Plan was being delivered through operational objectives, with these in turn linked to annual Directorate and Service business plans.

RESOLVED:

- (1) That the Committee considered and provided comment on the Council's proposed new Corporate Plan for 2018-2023;
- (2) That the Committee considered and provided comment on the proposed Benefits and Performance Measures for 2018-2023; and
- (3) That the Committee considered and provided comment on the proposed Corporate Specification for the first year of the plan, 2018-2019.

9. KEY PERFORMANCE INDICATORS 2016/17 - QUARTER 4 (OUTTURN) PERFORMANCE

The Select Committee received a report from the Assistant Director of Governance (Development Management) regarding the Key Performance Indicators 2016/17 – Quarter 4 (Outturn) Performance Report.

The Local Government Act 1999 required that the Council made arrangements to secure continuous improvement in the way in which its functions and services were exercised.

As part of the duty to secure continuous improvement, a range of Key Performance Indicators (KPIs) relevant to the Council's services and key objectives, were adopted each year by the Finance and Performance Management Cabinet Committee. Performance against the KPIs was monitored on a quarterly basis by the Management Board and the Overview and Scrutiny Committee to drive improvement in performance and ensure corrective action was taken where necessary.

All indicators – The overall position for all 37 KPIs at the end of the year was as follows:

- (a) 28 (75%) indicators achieved target;
- (b) 9 (25%) indicators did not achieve target; although
- (c) 3 (8 %) of these KPIs performed within its tolerated amber margin.

Governance Select Committee indicators – Five of the Key Performance Indicators fall within the Governance Select Committee's areas of responsibility. The overall position with regard to the achievement of target performance at the end of the year for these indicators, was as follows:

- (a) 3 (60%) indicators achieved target;
- (b) 2 (40%) indicators did not achieve target; and
- (c) 0 (0%) indicators performed within its tolerated amber margin.

The 'amber' performance status used in KPI reports identified indicators that had missed the agreed target for the quarter, but where performance was within an agreed tolerance or range (+/-). The KPI tolerances were agreed by Management Board when targets for the KPIs were set in February 2016.

The Select Committee was requested to review performance at the end of the year in relation to the KPIs for 2016/17 within its areas of responsibility.

RESOLVED:

That the Key Performance Indicators 2016/17 – Quarter 4 (Outturn) Performance report be noted.

10. CORPORATE PLAN KEY ACTION 2016/17 - QUARTER 4 (OUTTURN) POSITION

The Select Committee received a report from the Assistant Director of Governance (Development Management) regarding the Corporate Plan Key Action Plan 2016/17 – Quarter 4 (Outturn) position.

The Corporate Plan was the Council's key strategic planning document setting out its priorities over the five year period from 2015/16 to 2019/20. The priorities or Corporate Aims were supported by Key Objectives, which provided a clear statement of the Council's overall intentions for these five years.

The Key Objectives were delivered by an annual action plan, with each year building upon the progress against the achievement of the Key Objectives for previous years. The annual action plans contained a range of actions designed to achieve specific outcomes and were working documents and were therefore subject to change and development to ensure the actions remained relevant and appropriate and to identify opportunities to secure further progress or improvement.

Progress against the Key Action Plan was reviewed on a quarterly basis to ensure the timely identification and implementation of appropriate further initiatives or corrective action where necessary. Quarter 4 (outturn) progress against the individual actions of the 2016/17 Key Action Plan, was as follows:

There were 49 actions in the Key Action Plan 2016/17. At the end of the year:

- (a) 33 (68%) of the individual deliverables or actions supporting the key objectives had been achieved;
- (b) 9 (18%) of the deliverables are expected to achieve target in the next 6 months.
- (c) 7 (14%) of the deliverables or actions were not completed by year-end albeit significant progress has been made. Details of the progress made are set out in the comments against the individual deliverables or actions in the attached schedule.

Eight actions fell within the areas of responsibility of the Governance Select Committee. At the end of the year:

- (a) 7 (86%) of these actions have been achieved at year end;
- (b) 1 (14%) of these actions are expected to achieve target in the next 6 months; and
- (c) 0 (0%) of these actions are behind schedule.

RESOLVED:

That the Corporate Plan Key Action Plan 2016/17 – Quarter 4 (Outturn) Report be noted.

11. JOINT MEETING OF DEVELOPMENT MANAGEMENT CHAIRMEN AND VICE-CHAIRMEN - 20 APRIL 2017

The Assistant Director (Governance), S Hill advised the Select Committee that the last joint meeting of the Development Management Chairmen and Vice-Chairmen was held on the 20 April 2017.

Planning Protocol

The new Planning Protocol had been drafted and would be considered by the Standards Committee and Constitution Working Group, as well as the Joint Meeting of the Development Management Chairmen and Vice-Chairmen. Representations had been made by Officers from the Planning Policy Team, which would be circulated in due course. The post Annual Council meeting training would be on the current Planning Protocol as this was still valid and would remain so for a while longer.

Area Plans Sub-Committees – Seating Arrangements

At their first meeting of the municipal year the three Area Plans Sub-Committees and the District Development Management Committee had each made a decision as to where they would like members of the public to sit at each meeting. All of the Area Committees apart from Area Plans Sub-Committee East had decided that speakers only would sit in the chamber and the general public would sit in the public gallery. Area Plans Sub-Committee East advised that they would like all speakers and general public to sit together in the chamber.

S Hill stated that the Council had a duty of care to the public, Members and Officers and there was a resource requirement to look at all procedures around planning committees. A scoping paper would come to all three committees before the end of the year.

Councillor Chambers suggested that a motion should go to the full Council. Mr Hill advised that Members should not rush into a decision before they had looked at the cost implications.

Councillor Waller stated that Area Plans Sub-Committee East had reservations about spending Council Resources and therefore had decided to sit all speakers and general public in the chamber.

Councillor Philip advised the Select Committee that he would be happy to take this away and get costs and bring it back to a future meeting of the Governance Select Committee.

Review of Planning Procedures

The proceedings of the Planning (Sub-)Committees held during the preceding six-month period was evaluated and consideration was given as to whether the procedure, policy and organisation of the (Sub-)Committees required review.

An unusually large number of planning applications were expected to be received by the Council once the Local Plan had been agreed, which would put pressure on the Development Management Team and Members of Planning (Sub-)Committees. Those aspects of the Constitution which dealt with Planning matters would need to

be reviewed, including delegations, to ascertain if the current rules were still 'fit for purpose'.

Members suggested that all large scale applications should go direct to the District Development Management Committee (DDMC), and not be heard at the Planning Sub-Committees. It was also suggested that the calling-in of planning applications by District Councillors could also be revised. N Richardson agreed that the Council could do this, although more meetings of DDMC would then be needed. There was an expectation from Officers that more planning applications would be received generally after the Local Plan had been agreed, not just large scale planning applications. S Hill advised the Group that the review would consider the best use of the time spent in determining applications at planning meetings.

N Richardson highlighted that there was a significant number of applications referred to a Committee meeting where the only objection to the application had been from the local Town/Parish Council, but then they did not attend the meeting to speak on the application and the application could have been dealt with under delegated authority by Officers. Members pointed out that if such applications were dealt with by Officers under delegated authority then Local Councillors would simply lobby District Councillors to call in applications that they objected to, in order to get them considered at a Planning Meeting. Members were reluctant to lose the automatic referral of planning applications to a meeting where the local Town/Parish Council had objected, and suggested that the Planning Officer could discuss the objections with the Local Council and possibly reject the referral. It was generally felt that the training of Local Councillors could be improved to enable more of them to attend and comment on applications on planning grounds at meetings. The Group were reassured that this issue would be included in the proposed review.

Review of Current and Future Training Needs

S Hill advised that although members were informed about scheduled training at the Planning Code of Practice training on 30 June 2017 only 5 members attended.

12. REPORTS TO BE MADE TO THE NEXT MEETING OF THE OVERVIEW AND SCRUTINY COMMITTEE

The Chairman would give general feedback to the forthcoming Overview and Scrutiny Committee on this meeting's activities.

13. FUTURE MEETINGS

The Committee noted the dates of future meetings as below:

03 October 2017;
05 December 2017;
06 February 2018; and
27 March 2018.

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Building Control

EFDC



Jeff Dixon MRICS

Building Control Manager

- Born in Hartlepool
NE England
- Educated at
Newcastle University

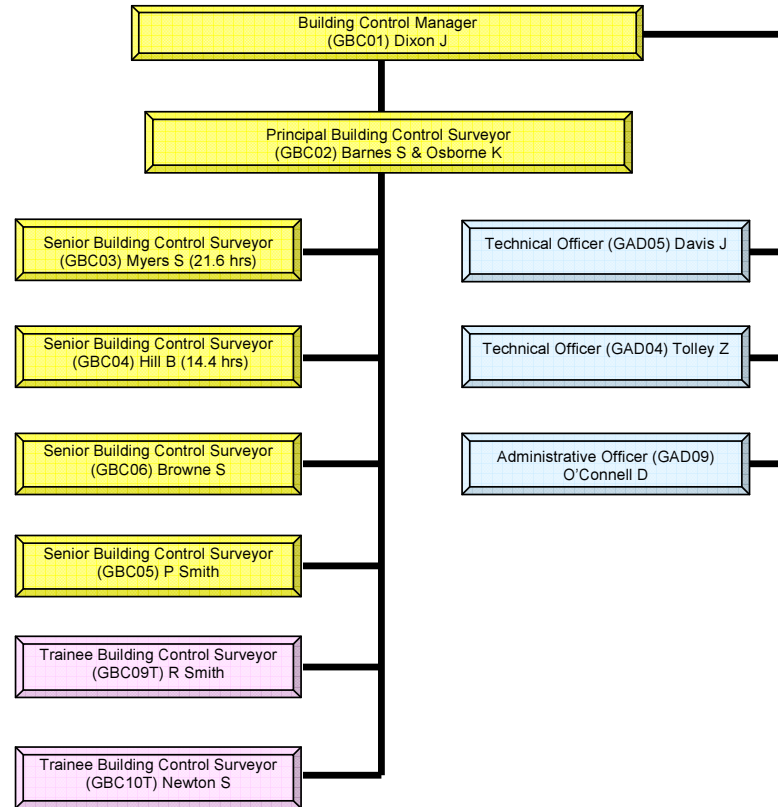


Experience

- Site Engineer with Building & Civil Engineering Company for 2-3 years
- Moved to Chelmsford City Council 1983
Assistant Building Control Surveyor
- District Surveyor 1985

- Moved to Epping Forest DC in November 1985
- Remained with EFDC for 31 years moving through the ranks to Building Control Manager in 2013

Team



What is Building Control?

- It's not Planning! No neighbour consultation!
- This can be confusing – may need one or the other or both.
- Planning look at:
 1. Height & size
 2. Impact on neighbours amenity
 3. Location
 4. Appearance - colour, materials etc

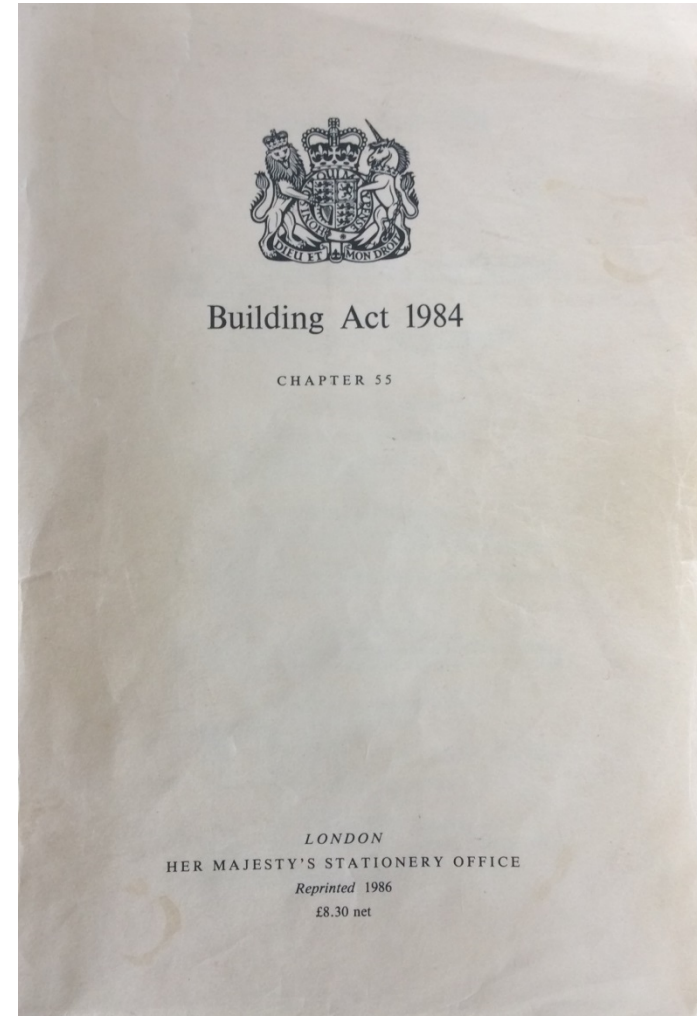
- Building Control is about how the structure is put together. From concept design to site inspections at foundations to roof covering and more...
 1. Is it safe ?
 2. Is it waterproof ?
 3. Will it fall down ?
 4. Etc.

Statutory Requirement

Building Act 1984

This is the statutory document that provides Central Government with the power to create Building Regulations

Page 20



National minimal standards – not perfection
Statutory Local Authority Duty
Enforceable through the Courts
Applicable to all “Building Work”
This is in addition to Planning Requirements

Purpose of the Building Regulations

- Health and Safety of people in and around a building. It doesn't just happen..!
- The conservation of fuel and minimising the carbon footprint of that building throughout its lifetime.
- To promote and establish access for all people regardless of disability.

What does it apply to?

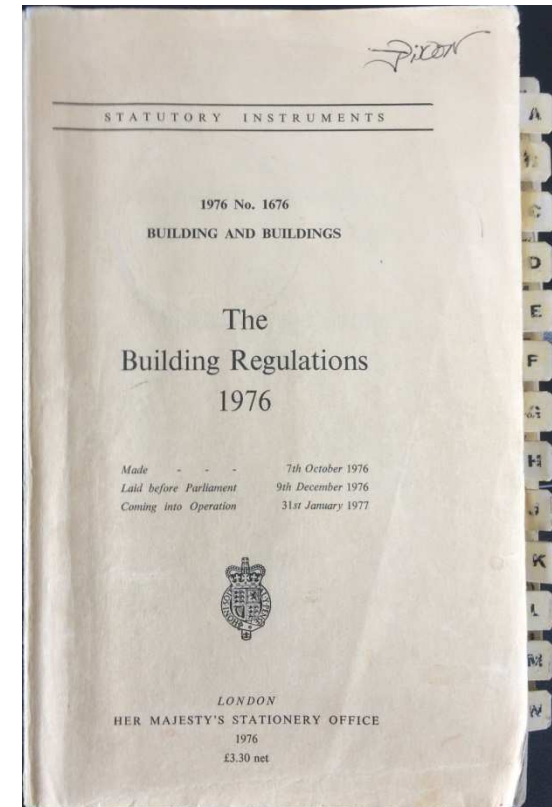
- All new buildings (with few exceptions):
 1. Residential – Housing – Care Homes - Hotels
 2. Flats – including multi-storey
 3. Offices
 4. Shops & Commercial
 5. Hospitals
 6. Assembly Buildings - Leisure Centres etc
 7. Commercial, Storage & Other Non-residential

- Building Work
 1. Extensions to any of the buildings above
 2. Material alterations ie installation of heating or cooling systems
 3. Re-roofing, window & door replacement
 4. Removal of loadbearing walls etc
 5. Rewiring or extending domestic electrical work
 6. etc

How is this achieved?

The Building Regulations 1976

...my introduction...



The Building Regulations 2010

Today these regulations have been superseded and developed into Regulations and accompanying Approved Documents



Health and Safety in buildings is not by good luck

- Approved Document A Structure
- Approved Document B Fire Safety
- Approved Document M Access to and use of buildings

The Process

- Approval of Plans & Details +
- Regime of site inspections
- Providing guidance before and during construction
- Two Methods Of Application
 1. Full Plans
 2. Building Notice

- Charges Apply on a scale... considering size and complexity
- Consultations may apply with
 1. Fire Authority
 2. Water Authority
 3. Structural Engineer etc
- Two weeks to review the scheme

1. Full Plans Applications

- Approval is obtained
- Working drawings & spec are generated
- Structural engineering carried out
- Thermal calculations carried out

Common to use the services of an Architect, Surveyor or similar

Alternative application method

2. Building Notice

- Typically Small Works
- Simple projects
- No need for detailed plans
- No professional architect needed
- Can be more risky
- No approval of plans

How to Apply

- In person
- Post
- On-line Direct
- On-line Planning Portal
- Telephone

Start work within 48hrs

Same day inspection possible.

The Building Control Profession

- Deregulated
- Private practice was introduced in 1985
- NHBC was the first
- Now there are approx. 100 practices across the country.
- Many have regional branches.
- So competition is intense and forceful

Local Authority Building Control



EFDC Operation and Performance

- Epping operates a ring-fenced trading account
- Meeting and Exceeding its budget every year.
- Recruited at Senior, Graduate and Under Graduate levels with a view to maintaining service delivery in the long term.
- Training & Development of team.
- Succession Planning.
- Growing the Business – Partnership Working

Partnerships: Cross-border working

- Using the LABC Partnership Agreement we have raised the partnerships from 6 to 65
- I have directed the team to promote and provide a “Centre of Excellence” for Client’s
- Architects, Party Wall Surveyors, Building Contractors, etc...
- Nominated from our own confidence over years of working together.

- Marketing the Business at every available opportunity.
- Communications being key...
- Providing a flexible service
- Allowing our partners to work together
- Weston Homes PLC have been partnered with Epping since Nov 2013


Weston Homes Projects

ANNUAL REVIEW

RIVERMILL LOFTS

Abbey Road, Barking, London, IG11 7BT

Number of homes - 118
Types of homes - One and two bedroom apartments




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EASTERN REGION - FUTURE

Rivermill Lofts, a fantastic contemporary riverside development situated on the waterfront of the River Roding in Barking, Essex. The development will offer an idyllic mix for the modern professional, combining peaceful living with the ease to commute.

Set over two buildings, the apartments will benefit from balconies or terraces and large feature windows to some plots maximising views of the sunning riverside location.

Designed with use of space in mind, the apartments will feature open plan living whilst boasting the exacting high specification finishes that Weston Homes is renowned for.



30

ANNUAL REVIEW

LANGLEY SQUARE

Mill Pond Road, Dartford, Kent, DA1 5LR

Number of homes - 400 (Planning application submitted to increase to 725)
Types of homes - One, two and three bedroom apartments and commercial units



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EASTERN REGION - CURRENT

This vibrant waterside garden village is a 21st Century lake on the garden suburb that is truly unique. Situated in the sought-after town of Dartford, Kent, this £80 million development features residential complexes that boast stunning modern architecture that seamlessly blends in with its immediate surroundings.

The site has a rich past and is significant in Dartford's industrial history. Originally a paper mill which was later acquired by Burroughs and Wellcome, it was during this time they pioneered the pharmaceutical trade in Dartford and the factory's unique location was extremely beneficial to the company.

The convenient waterside location meant supplies could easily be transported up the creek to its very own wharf. The site was later sold to GlaxoSmithKline and was in use until 2006.



24

Current Position of EFDC

- Market share has levelled at 62%
- Numbers of applications continue to rise

	13/14	14/15	15/16	16/17
Total	1193	1297	1510	1874
EFDC	771	810	896	1053
Partners	26	24	45	96
AI's	396	463	569	725

Partnership Income

	13/14	14/15	15/16	16/17	17/Current date
	£6,274.01	£15,507.80	£40,588.03	£53,300.96	£5,967.47

Conclusion

- A team of highly qualified surveyors
- Training, Development & Succession Planning
- Recruitment & Retention
- Complex Statutory function
- Running a trading account
- Centre of Excellence – Partnerships
- Extending cross-border working

Thank you for listening!

Any questions?