

London Borough of Redbridge

Infrastructure Delivery Plan 2025 - 2041

October 2025

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1 Planning for Infrastructure

1.1 Purpose

- 1.1.1 This Infrastructure Delivery Plan (IDP) identifies the infrastructure needed to deliver planned growth sustainably, effectively and at the right time in Redbridge.
- 1.1.2 This document provides an updated list of the infrastructure projects to be delivered in the borough, along with delivery partners, timescales, costs and funding sources. The update is based on current and projected growth needs of the borough and changing economic, social, environmental and political landscape.
- 1.1.3 The Council, its partners and other stakeholders will use this document to ensure that the appropriate infrastructure is provided to support the growth anticipated in the Redbridge Local Plan (2015-2030), but also takes into account newer projections and requirements that have emerged since the Local Plan was developed.
- 1.1.4 The Council will use the IDP to inform decisions on infrastructure delivery, for example, the allocation of Community Infrastructure Levy (CIL) receipts to projects, and site specific requirements within Local Plan site allocations. It may also be used where appropriate as supporting evidence in bids for infrastructure funding.
- 1.1.5 Developers and landowners for major schemes are expected to use the IDP alongside the Planning Obligations SPD to help identify the infrastructure requirements they will be expected to provide or contribute to over the plan period and beyond. For sites within the Local Plan, the site allocation forms the basis of infrastructure requirements. However, due to the evolution of scheme densities and the new overall infrastructure requirements contained within this IDP, confirmation should be sought from the Council through the pre-application process.
- 1.1.6 The IDP will be reviewed on a regular basis and treated as a 'live' document which is updated as new information and evidence become available informed by engagement with key stakeholders.

1.2 Scope of Infrastructure Delivery Plan

- 1.2.1 Table 1.A identifies types of essential community infrastructure that will be required to support the additional forecasted demand as indicated within section 2.11.
- 1.2.2 This infrastructure is delivered at different scales to meet different catchment areas. Local infrastructure caters for need at a neighbourhood level, whereas strategic infrastructure caters for need at a borough or sub-regional level.

Table 1.A Infrastructure Delivery Plan Scope

Infrastructure Topic	Infrastructure Sub-topic	Local Influence	Strategic Influence
Education	Early Years	Yes	No
Education	Primary Education	Yes	No
Education	Secondary Education	Yes	Yes
Education	Further Education	Yes	Yes
Education	Special Educational Needs and Disabilities	No	Yes
Health and Care Provision	Primary Healthcare	Yes	No
Health and Care Provision	Secondary Healthcare	Yes	Yes
Transport	Highways	Yes	Yes
Transport	Rail transport	Yes	Yes
Transport	Buses	Yes	Yes
Transport	Active Travel	Yes	No
Open Space	Epping Forest mitigation	Yes	Yes
Open Space	Parks and Gardens	Yes	Yes
Community Infrastructure	Libraries	Yes	No
Community Infrastructure	Community Centres	Yes	No
Sports and Leisure	Sports facilities	Yes	No
Sport and Leisure	Sports halls	Yes	No
Emergency Services	Ambulance	Yes	Yes
Emergency Services	Police	Yes	Yes
Emergency Services	Fire Service	Yes	Yes
Waste Management	Waste and Recycling	Yes	Yes
Flood Management	Flood Mitigation	Yes	Yes
Energy and Utilities	Water	No	Yes
Energy and Utilities	Sewerage	No	Yes
Energy and Utilities	Gas supply	No	Yes
Energy and Utilities	Electricity supply	No	Yes
Digital Connectivity	Fixed and mobile communications	Yes	Yes
Digital Connectivity	AIGZs AI Growth Zones	No	Yes
Digital Connectivity	Energy LAEP Datacentre	Yes	Yes
Digital Connectivity	Smart City Infrastructure	Yes	Yes

1.2.3 Sections 4 to 19 of this IDP present a ‘snapshot’ of current provision for each infrastructure type and then makes an assessment of future demand based on growth planned in the Local Plan. Indicative costs and funding sources are identified where possible.

1.3 Outputs

- 1.3.1 Annex 1 of the IDP lists infrastructure projects expected to be delivered until 2034 aligned with the 2025 Capital Programme, along with details of costs, funding sources and any remaining funding gap where this information is available. This covers the remaining period of the Local Plan, and covers longer term Council programmes.
- 1.3.2 The list of projects in Annex 1 will be assigned a priority level for the Council to deliver. See Table 1.B below for the priorities categories.

Table 1.B Priority categories for projects

Importance Level	IDP explanation
Critical	<p>Infrastructure that must happen to enable growth.</p> <p>These items are fundamental requirements, without which a development cannot take place and would not be functional, including transport and utilities infrastructure.</p>
Necessary	<p>This infrastructure is necessary to mitigate the impacts arising from new development and includes nursery places, GP practices and school places.</p> <p>Often it is required to support a local increase in population and/or their travel requirements.</p> <p>Where linked to a specific development, this is necessary in planning terms for that development to be acceptable.</p>
Important	<p>This infrastructure would support planning policy objectives and wider statutory objectives and includes recreational and green spaces.</p> <p>Opportunities to secure these improvements through planning obligations should be sought, especially where the development site is the best opportunity to provide such infrastructure.</p>
Desirable	<p>This infrastructure would support the London Plan “Good Growth” Objectives and wider Council priorities including placemaking aspirations and includes leisure and culture.</p> <p>An absence of this infrastructure is unlikely to prevent development in the short to medium term, but may reduce development values or the borough’s competitiveness.</p>

- 1.3.3 There is an overall funding gap of £180.0 million, and the priority levels are intended to guide actions in delivering the Council’s objectives.

1.4 Stakeholder Consultation and the Duty to Cooperate

- 1.4.1 The Localism Act 2011 sets out a “Duty to Cooperate,” on planning authorities and other public bodies, listed in Regulation 4 of the Town and Country Planning (Local Planning) (England) Regulations 2012. The National Planning Policy Framework (NPPF) states that the Duty to Cooperate should particularly focus on the strategic priorities identified in the Local Plan including the provision of infrastructure.
- 1.4.2 While there is no statutory requirement to consult on the preparation of an Infrastructure Delivery Plan, it has provided a useful framework for discussions with other public bodies and delivery partners – addressing the duty to cooperate on these matters.

Table 1.C Bodies the Council consulted with

Consultee	Consultee Type
Planning and Regeneration	Council team / service area
Public Health	Council team / service area
Leisure and Culture	Council team / service area
Capital Delivery	Council team / service area
Redbridge Institute	Council team / service area
NHS North East London Integrated Care Board	Public body
Greater London Authority	Public body
Transport for London	Public body
Vision Redbridge Culture & Leisure	Delivery Partner
Metropolitan Police	Public body
Thames Water	Utility provider
Essex and Suffolk Water	Utility provider
UK Power Networks	Utility provider
New City College	Further Education College

- 1.4.3 This document will be used for continued engagement with these stakeholders and neighbouring authorities which meet on cross boundary issues (see the Council’s Duty to Cooperate Statement 2016). It will be updated to reflect infrastructure delivery priorities and as costs and timescales for delivery are confirmed.

2 Policy and Legislative Context

- 2.1.1 Changes to government guidance and legislation have modified how infrastructure planning is undertaken and strengthened the link between the local plan and the delivery of infrastructure.

National Policy

- 2.1.2 The National Planning Policy Framework (NPPF) states that it is the responsibility of local planning authorities to plan positively for the provision of infrastructure.

- 2.1.3 The NPPF states the following:

*“all plans should promote a sustainable pattern of development that seeks to...
...align growth and infrastructure” (para 11 a)*

“Strategic policies should... ..make sufficient provision for... .. infrastructure for transport, telecommunications, security, waste management, water supply, wastewater, flood risk and coastal change management, and the provision of minerals and energy (including heat); community facilities (such as health, education and cultural infrastructure); and conservation and enhancement of the natural, built and historic environment, including landscapes and green infrastructure...” (para 20)

“Planning policies should... ..seek to address potential barriers to investment, such as inadequate infrastructure...” (para 86)

“To ensure faster delivery of other public service infrastructure such as further education colleges, hospitals and criminal justice accommodation, local planning authorities should also work proactively and positively with promoters, delivery partners and statutory bodies to plan for required facilities and resolve key planning issues before applications are submitted. (para 101)”.

2.2 Planning Obligations

- 2.2.1 Planning Obligations may be used to fund infrastructure, provided that it meets the requirements of Regulation 122 of The Community Infrastructure Levy (CIL) Regulations 2010.
- 2.2.2 The NPPF states that plans should set out the contributions expected from development, including affordable housing along with other infrastructure, but that such policies should not undermine the deliverability of the plan (para 35).

2.3 Funding Infrastructure through the Community Infrastructure Levy

- 2.3.1 The Planning Act 2008 contained enabling legislation for the charging of a CIL, which was then prescribed in detail in the CIL Regulations 2010. Section 216 of the Planning Act 2008 (as amended), defines infrastructure (in the context of the application of CIL) as: (a) roads and other transport facilities; (b) flood defenses; (c) schools and other educational facilities; (d) medical facilities; (e) sporting and recreational facilities; and (f) open spaces. The Planning Act also identifies

affordable housing as infrastructure, but the CIL Regulations currently exclude affordable housing from being funded by CIL¹. Instead, affordable housing is a 'planning obligation' secured through a Section 106 legal agreement between the Council, the developer and any other relevant parties.

- 2.3.2 Regulation 14 of the CIL Regulations 2010 (as amended) requires that when setting a charge, a balance must be struck between securing CIL funding from new developments and the viability of the developments.
- 2.3.3 The National Planning Policy Guidance (NPPG) advises that charging authorities must identify the total cost of infrastructure they wish to fund wholly or partially through the levy. This must include considering what additional infrastructure is needed to support development, and what other funding sources are available, based on appropriate evidence. Further information on the Mayor of London's CIL and Redbridge's CIL is provided in Section 3 of this IDP.

Regional Policy

2.4 London Plan 2021

- 2.4.1 The London Plan 2021 forms part of the Development Plan for Redbridge. The Local Plan must be in general conformity with the London Plan.
- 2.4.2 The London Plan sets out 10 year borough level housing targets for boroughs and Mayoral Development Corporations for the 2019/20 – 2028/29 period. Redbridge has a target of 14,090 net additional dwellings for this period, which equates to 1,409 dwellings per annum.
- 2.4.3 The Greater London Authority (GLA) advises that beyond 2028/29, boroughs should *as a minimum* project these targets forward and that if additional development site capacity exists, this should be used as the basis of a target for Local Plans. The growth figures within the IDP are calculated the basis of projecting the 1,409 per annum target forward.
- 2.4.4 The London Plan requires boroughs to plan for infrastructure in various forms including social infrastructure, green infrastructure, sustainable infrastructure and transport, with a particular emphasis on designated Opportunity Areas where significant growth is anticipated. Ilford is the only Opportunity Area designated within Redbridge.

2.5 Other GLA resources

- 2.5.1 The GLA Infrastructure Coordination Service (ICS) coordinates work with partner organisations and runs the Infrastructure Mapping Application (IMA), a web based map which allows for information sharing on new and existing infrastructure.

¹ Except for "street vote development", however at present the secondary legislation to enable this has not been published.

Local Policy

2.6 Local Development Framework

- 2.6.1 The Redbridge Local Plan 2015-2030 (adopted March 2018) sets out the spatial strategy for sustainable growth in the borough up to 2030, as well as detailed planning policies. The growth scenarios set out in the Local Plan provide the basis for the demand projections in this IDP.
- 2.6.2 The Redbridge Planning Obligations SPD was published in 2019 and has been updated through to 2024. It details the Council's approach to planning obligations relating to development, including Section 106 contributions to infrastructure provision.
- 2.6.3 This is supplemented by the Council's Infrastructure Funding Statement which includes the infrastructure list required by Regulation 121A of the CIL Regulations 2010 (as amended).

2.7 Other Council Policies

- 2.7.1 The Redbridge Plan 2022-2026 sets out the Council's priorities for the borough, under the four themes of Safe and Healthy, Clean and Green, Jobs and Skills and Homes and Neighbourhoods; and the Council's ambition to eradicate child poverty and ensure no area of the borough is classed as deprived by 2040. The Strategy states the Council's ambitions for Redbridge, and how the Council seeks to capitalise on the borough's strengths, including diversity of its population, large amounts of green open spaces, regeneration benefits of the Elizabeth Line construction and a thriving small business sector.
- 2.7.2 The Housing Strategy was adopted in 2023, and sets out the Council's priorities to improve the delivery and quality of housing, particularly social housing. It identifies improvements to transport and social infrastructure as a key measure to support the delivery of crucially needed housing.
- 2.7.3 The Green Urban Landscape Policy was adopted in 2021. It provides a unified policy for different teams across the Council to support arboricultural work and the management of green spaces including verges and amenity land. This supports the Council's priorities including flood mitigation and improving air quality.
- 2.7.4 The Council's Climate Change Action Plan was adopted in 2021. It includes commitments to work towards making the Council carbon neutral by 2030 and be zero carbon by 2050. Improvements to the borough's infrastructure, including walking and cycling provision and electric vehicle charging, are an important part of this transition.
- 2.7.5 The Council's Air Quality Action Plan 2020-2025 sets out the actions to tackle poor air quality from buildings, transport, fleet. The emerging 2026-2031 Air Quality Action Plan will aim to achieve borough-wide improved air quality in line with

legal standards, promoting better health outcomes for both residents and visitors. It will also seek to further reduce particulate matter and NO₂ emissions, as well as CO₂ emissions, in accordance with WHO guidelines, the Mayor's Air Quality Strategy, and the Redbridge Climate Change Action Plan. In 2003, Redbridge designated the whole of the borough as an Air Quality Management Area (AQMA) due to exceedances in nitrogen dioxide and particulate matter. The Local Plan and London Plan seek to mitigate the air quality impacts of new developments on air quality across the borough.

Emerging Planning Policy

2.8 Ilford Opportunity Area Planning Framework

- 2.8.1 The GLA is working in collaboration with Redbridge Council, to develop an Opportunity Area Planning Framework (OAPF), for the Ilford Opportunity Area. Ilford is an existing civic and commercial centre and has identified significant growth potential. The Opportunity Area (OA) is a London Plan designation which covers the same area as Ilford Metropolitan Centre. The OAPF will include a more detailed infrastructure assessment of what is needed to deliver growth within the Opportunity Area. It will also explore any unmet infrastructure needs.

2.9 Next London Plan

- 2.9.1 The next London Plan is currently in the early stages of preparation. A Direction of Travel for the London Plan is expected to be published by the Mayor of London in April 2025. This document will cover the high-level proposals of the next London Plan, which is expected to include significant changes to accommodate a forthcoming London-wide housing target of approximately 88,000 homes per year.
- 2.9.2 This London-wide target will inform indicative borough level housing targets that are expected to be published in March 2026 and will be finalised later that year. This would result in a significant increase in Redbridge's housing target and the IDP will need to be reviewed to reflect this.

2.10 Phasing and timing of infrastructure requirements

- 2.10.1 Over a five year timescale, the IDP is aligned to Phase 3 (2025-2030) Local Plan (2015-2030), updated to reflect the current status of infrastructure projects.
- 2.10.2 Over a ten year timescale, the IDP extends beyond the current plan period in line with the ten year capital programme and projects the adopted London Plan housing targets forward.

2.11 Determining the Level of Growth

- 2.11.1 Current estimates for Redbridge state the borough's population is approximately 313,392 (2023 estimate²). Based on the GLA population projections, the borough's population will grow by 6,308 to reach 319,700 by 2030 (the end of the Local Plan period) based on a 10-year trend cycle for migration and fertility.
- 2.11.2 Additional housing is required to support this growth, however, a high level of housing delivery would result in additional housing-led growth. The [Local Housing Needs Assessment \(LHNA\)](#) shows the level of housing need in Redbridge, and what would need to be delivered if there were no restrictions to development.
- 2.11.3 Redbridge has seen an increase in average household sizes from 2.8 people in 2011 to 3.0 people in 2021, which reverses a longer term trend of declining household sizes. This may be due to low housing supply, unaffordability and cultural reasons.

2.12 Future Housing Growth

- 2.12.1 The London Plan (2021) housing target for Redbridge of 1,409 dwellings per annum is to primarily be delivered within the following Investment and Growth Areas designated in the Local Plan (2018): Ilford, Crossrail Corridor, Gants Hill, South Woodford and Barkingside.

² ONS Mid-Year Population Estimates, England and Wales, June 2023

3 Sources of Infrastructure Funding

- 3.1.1 Infrastructure funding comes from a range of sources. Core funding is primarily from the Council's own budget, which comes from Council Tax, prudential borrowing and central government grant funding; as well as Community Infrastructure Levy (CIL) and Section 106 planning obligations.
- 3.1.2 Government funding to local authorities in the UK has seen sustained spending cuts over the past 15 years. This, along with population growth which result in additional per capita losses, is the main reason that, in real terms, Redbridge Council has £162m less per year to spend on services than it did in 2010 and the Council is seeking costs savings of £184 million over the five years from 2026/27.
- 3.1.3 The Council has established a 10 year capital programme (see Table 3.A). This programme is split into a confirmed initial period (2024/25 to 2029/30) funded in the capital strategy and an indicative later period (2030/31 to 2033/34) which will need revisiting nearer the time to ensure schemes are still necessary and that figures are updated and then the capital funding can be allocated and agreed at that time in the Capital Strategy. This includes £445.8m of potential capital expenditure, excluding property leases and housing related acquisitions, within the General Fund over a 10-year period. Of this total potential expenditure, £192.6m is within the scope of the Infrastructure Delivery Plan.
- 3.1.4 The vast majority (£152.1 million within the scope of the IDP) of the Council's capital expenditure is expected to be funded through borrowing. Any increase in developer contributions could, in principle, be used to fund such projects, as the Capital Programme includes a very conservative assumption of income of £1.000m in strategic CIL receipts and £0.280m of Section 106 receipts over a 10 year period.
- 3.1.5 The IDP includes £471.7 million of proposed capital expenditure that is needed and this will include council schemes as well as external schemes spend from other Government Agencies, including from the GLA, government agencies, and utilities providers, but this does not include projects with no present cost estimate, or sub-regional infrastructure where this cost has not been apportioned to Redbridge.

Table 3.A Capital Spending Proposals 2024/25 onwards

Cabinet Portfolio	2024/25 (£m)	2025/26 (£m)	2026/27 (£m)	2027/28 (£m)	2028/29 (£m)	2029/30 (£m)	2030/31 (£m)	2031/32 (£m)	2032/33 (£m)	2033/34 (£m)	Total (£m)
Housing - General Fund Total	14.413	114.020	69.460	0.500							198.393
Highways Total	19.796	11.727	10.528	11.786	16.202	16.627	12.758	13.598	14.201	15.075	142.297
Civic Pride Total	0.287	11.067	11.788	0.884	1.488	3.242	11.896	3.290	2.894	2.008	48.844
Community Safety and Protection	4.023	0.684	-	-	-	-	-	-	-	-	4.707
People Total	6.661	3.739	1.455	1.528	1.604	1.685	1.769	1.857	1.950	2.048	24.297
Education Service Total	13.751	12.442	0.470	27.279	-	-	-	-	-	-	53.942
Leisure Client Total	8.811	13.911	12.005	5.070	1.380	1.735	1.660	0.650	2.150	1.790	49.162
Regeneration & Property Total	7.112	12.671	13.950	12.300	1.500	1.500	1.500	1.500	1.500	1.500	55.033
Resources Total	6.485	14.850	9.850	7.800	6.900	6.650	4.400	4.400	4.400	3.900	69.635
Strategy Total	-	0.875	-	-	-	-	-	-	-	-	0.875
General Fund Total	81.339	193.986	129.006	66.647	29.074	31.438	33.983	25.295	27.095	26.321	644.185

3.2 Redbridge Community Infrastructure Levy

- 3.2.1 The London Borough of Redbridge began charging the Community Infrastructure Levy (CIL) on 1 January 2012. This is a levy of £70 per square metre on all development over 100 square metres or where a new residential unit is created. This replaced previous Section 106 'tariff' arrangements.
- 3.2.2 Due to indexation, the £70 per square metre CIL charge is now £122.74 per square metre for the 2025 calendar year.
- 3.2.3 The Infrastructure Delivery Plan is supporting a review of the Council's CIL Charging Schedule.
- 3.2.4 The Council reports on CIL and Section 106 funding within its Infrastructure Funding Statement. Redbridge CIL receipts received in the period since adoption up to 2023/24 (the last published reporting period), excluding Mayoral CIL collected on behalf of the Mayor, are set out below in Table 3.B.

Table 3.B Redbridge CIL Receipts 2011/12 – 2023/24

Financial Year	Redbridge CIL Receipts (£m)
2011/12	0.015
2012/13	0.263
2013/14	1.953
2014/15	0.748
2015/16	1.564
2016/17	1.220
2017/18	0.594
2018/19	1.260
2019/20	0.968
2020/21	1.330
2021/22	1.988
2022/23	1.482
2023/24	3.979
Total	17.364

- 3.2.5 At least 15% of CIL receipts collected in a neighbourhood, up to £100 per Council tax dwelling (or 25% where there is a neighbourhood plan) must be applied as "Neighbourhood CIL" (NCIL) towards 'neighbourhood priorities' for infrastructure or any other matters that support development.
- 3.2.6 Details of projects that CIL, including NCIL have been allocated to are available within the [Infrastructure Funding Statement](#) (IFS) that the Council publish annually.
- 3.2.7 The purpose of CIL is to ensure that developers pay a meaningful contribution towards the cost of infrastructure provision. However, the amounts cannot fund infrastructure needs in their totality and CIL rates must strike an appropriate

balance between the desirability of securing contributions towards infrastructure and the viability of development across the area as a whole. CIL rates also need to be balanced against other viability considerations such as affordable housing provision.

3.3 Section 106

- 3.3.1 In order to make developments acceptable in planning terms, the Council can secure in-kind and financial contributions to mitigate the impact of development on infrastructure and/or to meet other policy requirements, including affordable housing. Further details are available within the [Planning Obligations SPD](#).
- 3.3.2 The [Infrastructure Funding Statement](#) gives further details on Section 106 contributions.

3.4 Other Sources of funding

- 3.4.1 Other sources of funding include the TfL (Transport for London) Local Implementation Plan (LIP) funding along with other GLA grant funding. The New Homes Bonus Scheme and retention of business rates may also have a role in supporting infrastructure delivery. More limited opportunities for funding also arise from other grant sources such as the Heritage Lottery Fund and other government grants. These are highlighted where relevant in Sections 5 – 20 of this report.

4 Early Years Education

4.1 Current Provision

- 4.1.1 The Council is required under the Childcare Act 2016 to secure free childcare for pre-school children (which may be delivered directly or through private or voluntary providers), with a 'universal entitlement' operating alongside additional entitlements for working parents, and disabled and looked-after children.
- 4.1.2 The Council is required to publish an annual Childcare Sufficiency Assessment, which assesses whether the level of childcare provision in the borough is adequate.
- 4.1.3 Overall levels of childcare are presently adequate, with a supply of 12,992 places and a demand of 12,746. However, this is in part due to the relatively low take up of childcare within the borough (which has an estimated 20,557 children under 5), including of the additional free childcare that disadvantaged children are entitled to.
- 4.1.4 Nationally, children from the most affluent postcodes are more likely to access the free childcare that they are entitled to. This means that changes to the borough's demographics, as well as improved outreach and awareness, may affect demand for childcare as significantly as new development.
- 4.1.5 Furthermore, Redbridge has cultural factors that reduce demand for childcare, including a larger gap between the male and female workforce participation rate than almost all other local authorities. This means childcare demand may at present be reduced because of a larger number of stay- at- home mothers.
- 4.1.6 Table 4.A below summarises the number of early education and childcare places as collated for the Childcare Sufficiency Assessment 2024.

Table 4.A Number of Registered Childcare Places by Type

Type of early education or childcare place	Number of Registered Places
Full time places for children aged under 2 years	1182
Full time places for 2 year olds	2196
Full time places for 3 and 4 year olds	5446
Total projected full time places	2748
Breakfast provision for school-aged children	1674
After school provision for school-aged children	2051
Holiday provision for school-aged children	1287

- 4.1.7 The early years entitlements are currently as follows:
- Up to 15 hours of early education for children aged three and four years of age.
 - Up to an additional 15 hours of childcare for children aged three and four years of age of eligible working parents.
 - Up to 15 hours of childcare for children aged two years receiving additional forms of support.

- Up to 15 hours of childcare for eligible working parents of children from 9 months to 2 years (expanding to 30 hours from September 2025).
- 4.1.8 The number of children accessing early years entitlement places in Autumn 2023 (term of lowest take up) is as follows:
- Universal entitlement for three and four year olds – 4,075
 - Expanded entitlement for three and four year olds – 1,172
 - Childcare for children aged 2 receiving additional support – 593
- 4.1.9 The childcare entitlement for working parents of children aged 2 years was implemented in April 2024 and expanded to children under 2 from September 2024.
- 4.1.10 Whilst the 2024 Childcare Sufficiency Assessment reported sufficient early education and childcare places overall, there continues to be gaps in provision in the childcare market including:
- **Time gaps:** where there is a shortage of childcare at a time that parents/ carers wish to use childcare. These could be at certain times of the day or days of the week, or might be seasonal, for example during school holidays.
 - **Type gaps:** where there is a shortage of childcare for which parents/carers may be expressing a preference.
 - **Specific need gaps:** where there is a shortage of suitable places for children with a disability, or children with other specific needs or requirements, including those from particular faiths or community groups.
 - **Geographical gaps:** although Redbridge has a sufficient supply of early years places across the borough, this varies across geographical areas, with the South of the borough having fewer places locally for the expected population. Further coordination is required in Chadwell ward due to the Chadwell Heath Transformation Area in Barking & Dagenham, which envisages 4,000 new homes on a site close to Chadwell Heath station.

4.2 Recent Progress

- 4.2.1 Since 2020 there has been an increase in the number of non-local authority providers closing. Primarily these are sessional providers, with many doing so due to the closure of suitable spaces (such as churches).
- 4.2.2 Whilst there was a reduction in enquiries from businesses looking to open childcare in Redbridge following the pandemic in 2020 and 2021, there has been an increase in interest and six new provisions have opened since summer 2023.
- 4.2.3 There is additional expansion in the early years sector in response to the expansion of childcare for children under 5, including increased capacity for four providers through the Childcare Expansion Capital Grant.

4.3 Future Requirements

- 4.3.1 Additional provision is required for wraparound childcare, and the cost for families of childcare and early education is increasing.
- 4.3.2 At present, 62% of children under 5 require childcare. This is slightly lower than the national ratio is 63% using formal childcare. This is primarily driven by low take-up of free places for two- year- olds.
- 4.3.3 Responding to this increased requirement will require a mixture of market-led provision, as well as Council-led measures such as the nursery capital grant.
- 4.3.4 The future number of children under 5 within Redbridge is expected to decrease slightly, with a decrease to 19,953 children under 5 in 2030, before a slight rebound in subsequent years increasing to 20,298 by 2041.
- 4.3.5 The demand for childcare is expected to remain relatively static because of low birth rates, low labour market participation amongst parents, high cost of childcare, and lower delivery of family-sized housing.

4.4 Cost and Funding

- 4.4.1 Existing Children's Centres and Free Early Education places for disadvantaged two-year olds are funded through the Dedicated Schools Grant. Free Early Years education places for 3 and 4 year olds are funded through the Dedicated Schools Grant (Redbridge Council Schools all include nursery provision).
- 4.4.2 A childcare expansion capital grant of £536,000 was awarded in 2024/25 for a mix of early years and wraparound provision.
- 4.4.3 A school- based nursery capital grant is available with 3 schools expected to apply directly to the Department for Education (DfE). This is to allow schools to reduce their Published Admission Number (PAN) and re-allocate floorspace to nurseries. In Redbridge this is expected to deliver an additional 300 places in the short term (delivery expected by September 2025).
- 4.4.4 The increase in the number of under 5s to 2041 could result in the need for a further additional 300 childcare places. The build cost of this is estimated at £4,600,000, but is expected to be met primarily through commercial nursery providers.

4.5 Conclusion

- 4.5.1 There is a sufficient supply of early years provision within Redbridge, however, the Council will continue to monitor factors such as housing delivery and market conditions to ensure that the childcare and early years sector is supported.

5 Primary and Secondary Schools

5.1 Current Provision

- 5.1.1 The Authority has a statutory duty to provide sufficient school places for statutory school aged children (5-16) under section 14 (1) of the Education Act 1996. This requires the local authority to manage the supply of places against demand and take appropriate action to supply additional school places as required.
- 5.1.2 Redbridge has a total of 79 state-funded schools, including 20 academies and 59 local authority maintained schools, alongside 14 independent schools.
- 5.1.3 The independent sector has a modest presence within Redbridge, with a total of 3,101 pupils of all ages including early years provision. The sector primarily consists of smaller faith-based provision. Bancroft's School is the only large independent senior school in the borough.

5.2 Primary Schools

- 5.2.1 The borough is divided into three Pupil Planning areas for primary schools (but not secondary schools). This is used to ensure sufficient local provision of school places.

5.3 Secondary Schools

- 5.3.1 Secondary schools typically serve a wider catchment as pupils of that age tend to travel further distances to attend school. Projects to expand these are shown in Table 5.A below and indicative costs provided in Appendix 1.
- 5.3.2 Expansion of Wanstead High School in the west of the borough is ongoing alongside delivery of a new Wanstead Leisure Centre.

5.4 Future Requirements

- 5.4.1 The overall outlook for school provision is that from now until 2030/31, most schools in the borough will have spare capacity and that it may be necessary to reduce planned admission numbers locally. Therefore, there is presently no overall requirement for additional primary school or secondary forms of entry (FE).
- 5.4.2 Should demand for school places increase and a need for additional school places emerge, the Local Plan provides a framework for the delivery of schools which is flexible to meet varying levels of demand. This includes:
- Identification of schools sites: the Council has identified sites suitable for primary education set out in Appendix 1 of the Local Plan.
 - Major comprehensive mixed used development of 'key opportunity sites': the Council has identified larger sites suitable for secondary education as part of mixed-use developments.

- A supportive policy framework for school expansion and intensification: The Local Plan provides a flexible framework to allow schools to be expanded, or alternative or additional school sites to be identified, should changing circumstances necessitate this.
- 5.4.3 The redevelopment of existing schools may be a potential source of additional school places, however, this is not expected to be needed in the period to 2034.
- 5.4.4 The level of demand required throughout the plan period represents the child yield in the borough associated with new development and the pace of population growth. This shows that there is no requirement for additional school capacity at present, however, this will need to be carefully monitored.
- 5.4.5 Accordingly, the Local Plan provides a supportive policy framework for the delivery of education facilities which are identified as a priority in the investment and growth areas (LP1A: Ilford, LP1B: Crossrail Corridor, LP1C Gants Hill, LP1D: South Woodford, and LP1E Barking-side). There has been prior interest from free-school providers to create new provision within Redbridge, however, at present low pupil numbers and the prioritisation by Government of repairing and rebuilding existing schools means expansion of this sector is in doubt at present.
- 5.4.6 Declining birth rates in recent years (2013 onwards), along with out-migration of families prior to infant children reaching school age, means that there is a surplus of 7% for reception entry to primary schools. There is a 2% surplus for year 7 entry to secondary sectors, which is projected to increase in future years as smaller cohorts currently in primary school move on to secondary education.
- 5.4.7 Table 5.A shows the projected spare capacity in forms of entry across the borough (One form of entry is equivalent to 30 pupils within each year group).

Table 5.A Projected surplus for primary and secondary forms of entry (2023-2032)

Academic Year	Reception forms of entry	Year 7 forms of entry
23/24	11	2
24/25	13	3
25/26	12	7
26/27	11	4
27/28	14	4
28/29	12	8
29/30	12	9
30/31	11	10
31/32	10	13

- 5.4.8 At present no overall additional requirement is projected for primary and secondary places, however, provision exists for temporary or localised provision. If additional places were to be required, this can be managed by raising the Published Admission Number (PAN) to the physical classroom capacity of the school, in schools where this has previously been reduced to manage budgets.

- 5.4.9 The pupil projection methodology produces future pupil projections with a focus on Reception and Year 7 points of entry. This is produced annually by the borough, with information from the GLA School Roll Projection Service.
- 5.4.10 The reception population is modeled using the live birth data provided by the North East London NHS Foundation Trust against the historical reception roll, in order to provide a birth to reception ratio (i.e. the proportion of babies that will take up a reception school place in Redbridge).
- 5.4.11 Additionally, school admissions data, ONS birth rate projections, and other data sources are used including current and planned residential housing by ward and GLA projections.
- 5.4.12 The borough's state Catholic and Jewish faith schools have seen particular challenges due to the declining numbers of children from those communities.
- 5.4.13 Changes to business rates and VAT may impact upon the independent sector in the borough, particularly within smaller independent faith schools, with the potential for children to fill the surplus places within the state sector. The Council will monitor the impacts of changes to VAT and business rates that affect private schools with charitable status.

5.5 Costs and Funding

- 5.5.1 The DfE publication [Securing developer contributions for Education](#) (August 2023) provides non-statutory guidance on the use of planning obligations to secure funding for education.
- 5.5.2 The likely costs of delivering the school places required will depend on land costs and whether it is a new school or expansion Table 5.B expresses this as a cost per pupil.

Table 5.B Projected costs for primary and secondary forms of entry

	Cost 2023 per pupil place	Costs indexed for London
Primary Place (new development)	£25,378	£31,468.72
Primary Place (rebuild / extension)	£20,946	£25,973.04
Secondary Place (rebuild / extension)	£21,235	£26,331.40

(source – [Hampshire County Council and Department for Education](#))

- 5.5.3 The benchmarking information has been normalised for location using Building Cost Information Service (BCIS) location factors.
- 5.5.4 There is presently no requirement for an additional primary school places and secondary places during the IDP period leading to 2034. However, if a need emerges, the Council has sufficient options available to increase capacity.

5.6 SEND

5.6.1 Children and young people with special educational needs and disabilities (SEND) are educated in one of three main contexts:

- Mainstream Education: The majority of children with special educational needs are in mainstream education.
- Designated Specialist Provision: There are 7 mainstream schools in the borough (3 primary and 4 secondary) with additional specialist units which serve as “hubs” to provide support for specific SEND categories.
- Special Schools: These provide specialist environments for children with the highest levels of need. There are 5 special schools in the borough, of which 2 are primary, 1 is secondary, and 2 are all-through.

5.6.2 Redbridge has a total of 1,386 Primary, 920 Secondary and 357 post-16 pupils with an EHCP (Education, Health and Care Plan). There has been a clear upward trend in the number of children and young people covered by such a plan, and this is expected to increase to 1,544 Primary, 1,007 Secondary, and 453 post-16 pupils by 2030/31. This is due to increased identification and diagnosis of children in early years, who will then progress through the school system.

5.6.3 This has increased the requirement for designated specialist provision and special schools, particularly for Speech, Language, and Communication Needs and Autism Spectrum Disorder; which are the largest and fastest growing categories of need for pupils with an EHCP.

5.6.4 The creation of an entirely new Sixth Form on the William Torbitt site (which opened in September 2024) released capacity on the existing Little Heath site for use for 11–16 year-old pupils.

5.6.5 The Council has acquired the former Park School for Girls, Ilford; for use as a satellite facility for Hatton Special School, with an overall capital budget of £8.048m including site purchase and conversion / renovation works.

5.6.6 The Council has identified £27.279 million of funding that will be reserved for converting and expanding existing schools to adapt to the changing profile of educational need, including to provide additional places for SEND pupils.

5.7 Future Requirements

5.7.1 Table 5.C lists the school capital budget items. Overall, there is a need for £53.226 million of expenditure on schools, of which £44.891 million is to be funded by the Council. Much of this funding is conditional and will depend upon changes to pupil numbers.

5.8 Future Projects

5.8.1 The capital programme contains the following projects:

- Cleveland Infant School
- Expansion of Hatton Special School
- Wanstead High School
- Mayfield School - New Design Technology Block
- School Conditioning
- Rolling Schools Expansion Programme
- Creation of Additional School Places

5.8.2 These projects seek to improve the quality of school facilities, address the need for additional SEND provision, and provide scope for additional expansion should pupil numbers require this.

5.9 Conclusion

5.9.1 Overall, there is sufficient capacity within Redbridge's schools to 2030 and beyond. However, capital investment will continue to be required to address local growth demands, the need to renovate premises and provide improved educational facilities.

Table 5.C School Infrastructure Projects

Project Description	24/25 (£m)	25/26 (£m)	26/27 (£m)	27/28 (£m)	28/29 (£m)	29/30 (£m)	30/31 (£m)	31/32 (£m)	32/33 (£m)	33/34 (£m)	Total (£m)	Funded Externally (£m)	Funded Council (£m)	Funding Gap (£m)	Priority
Cleveland Infant School		0.793									0.793		0.793		Important
Expansion of Hatton Special School		2.804									2.804		2.804		Necessary
Wanstead High School	5.288	4.392									9.680		9.680		Important
Mayfield School - New Design Technology Block	0.001	2.500									2.501		2.501		Necessary
School Conditioning	8.335										8.335	8.335			Necessary
Rolling Schools Expansion Programme		1.834									1.834		1.834		Desirable
Creation of Additional School Places				27.279							27.279		27.279		Desirable
Schools Infrastructure Total	13.624	12.323	0.000	27.279	0.000	0.000	0.000	0.000	0.000	0.000	53.226	8.335	44.891	0.000	

6 Further Education and Adult Community Learning

6.1 Current Provision

- 6.1.1 At present there is one Further Education (FE) College and one Adult and Community Learning (ACL) provider in Redbridge.

New City College

- 6.1.2 New City College (NCC) has its main Redbridge campus at Little Heath, offering primarily 16-19 education, and a smaller centre focused on adult education in Lynton House, in Ilford Town Centre. NCC has 10 campuses across East London and Essex.
- 6.1.3 The NCC centre at Lynton House occupies 2,700 m² of floorspace, which accommodates 800 enrolments.
- 6.1.4 The Redbridge NCC campus at Little Heath has approximately 12,200 m² of floorspace and provides for the education of 4,000 students from Key Stage 4 and upwards. Most of these students are enrolled full time in formal vocational education.
- 6.1.5 Approximately 60% of the students are drawn from within Redbridge and the remaining 40% from outside the borough. There has been an increased number of 16-18 year olds at this campus, with this increasing 30% from 1200 to 1500 over the past 3 years. This age group primarily attends because their school does not have a sixth form, or they are interested in courses not available at most school sixth forms.
- 6.1.6 Physical space and aging buildings and facilities are an issue at Little Heath, and the college is looking at long term masterplans.
- 6.1.7 The Little Heath Campus has c.160. SEND students and c. 70 looked after children. There is a partnership with St John's RC School (a charitably run, non-maintained special school in Chigwell) to provide provision for 19-25 year olds.

Redbridge Institute

- 6.1.8 Redbridge Institute of Adult Education has its own campus – the Gants Hill Campus at Gaysham Avenue in Gants Hill. This has a floorspace of 2,400 m² on a 1.8 ha site and an annual enrolment in excess of 8,500 part-time students. These include a small number of 16 to 18 year olds and adult learners on vocational courses from Entry level to Level 5, employability provision for mandated learners referred by Job Centre Plus, personal and community development learning including volunteering, neighbourhood learning in deprived communities and family learning (including family English, maths and language). The Institute has extended its building to provide additional classrooms to meet the increasing demand. In total, 39% of provision is delivered through outreach services and partnership working in Children's Centres, libraries, community and school

venues. Loxford, Hainault and Goodmayes are key locations for outreach, much of which co-located with other community uses.

- 6.1.9 The catchments of Further Education institutions typically overlap local authority boundaries, as a result of mergers and the different courses available between centres. Campuses based in Redbridge also serve the population of other local authorities, while some Redbridge residents will study elsewhere. New City College operates across a range of campuses in East London and Essex, with some specialty courses focused on particular sites.

6.2 Future Requirements

- 6.2.1 In London, there were a total of 190,380 learners in 19+ further education in 2023/24. This equates to 2.13% of London's population participating.
- 6.2.2 Based on this, the projected increase in Redbridge's population of 6,308 to 2030 means a further 134 places could be potentially required. General further education colleges require a floorspace of circa 14.5m² per full time attendee. This equates to a notional floorspace requirement of an additional 1,943 m², depending on factors such as the age profile and skills requirements of additional residents. A new build further education facility of this scale would cost circa £9,900,000.

6.3 Costs and Funding

- 6.3.1 Redbridge Institute of Adult Education and New City College are funded through grants from the Education and Skills Funding Agency (ESFA) and GLA. At present capital budgets are mostly required for refurbishment of existing facilities.
- 6.3.2 New City College have indicated their ambition to develop a masterplan for the Little Heath campus, which was opened in 1970 and is in need of expansion and modernization, however, the costs of this are unknown at present.

7 Health and Care Provision

7.1 Current Provision

- 7.1.1 Current healthcare provision is primarily delivered by the NHS. This is supported by the voluntary sector, the private medical sector and by local authorities in their capacity as public health authorities.
- 7.1.2 The current structure of the NHS at a borough and sub-regional level is shown in Table 7.A. All but the most specialist services will be available at the sub-regional ICS level, whereas the PCN level covers primary care.

Table 7.A NHS Organisational Structure

NHS structure	Role	Population / Geographic Remit
Integrated Care System (ICS)	Partnerships of organisations that come together to plan and deliver joined up health and care services. Responsible for planning and funding most NHS services within their area.	42 in England, each serve 500k to 3 million people
Integrated Care Partnership (ICP)	Statutory joint committees of the ICBs and local authorities in their area. Responsible for producing an integrated care strategy on how to meet local health and wellbeing needs.	Same as the ICS
Integrated Care Board (ICB)	NHS organisations responsible for planning health services for their local population, which correspond with each ICS area.	Same as the ICS
Primary Care Network (PCN)	Groups of GP practices that work together and are focused on service delivery. The 5 PCNs in Redbridge are: Cranbrook, Fairlop, Loxford, Seven Kings, Wanstead and Woodford.	c. 1,250 in England, covering c. 50,000 people

7.2 NHS Estates

- 7.2.1 Current health facilities/ properties in Redbridge include:
- King Georges Hospital (acute)
 - Goodmayes Hospital (mental health)
 - Hainault Health Centre
 - Loxford Polyclinic
 - 44 general practices
 - 47 dental practices
 - 58 pharmacies
 - 15 optometrists
 - 13 NHS PS properties
 - 41 NELFT properties
- 7.2.2 The ownership of the NHS Estate has been split between two Department of Health and Social Care (DHSE) controlled companies:

- 7.2.3 Community Health Partnerships (CHP) hold all Local Improvement Finance Trust (LIFT) and Public Private Partnership (PPP) buildings. This comprises around 300 clinics and 13 hospitals across England.
- 7.2.4 NHS Property Services (NHS PS) hold all the leased and ICB owned estate, comprising around 3,600 facilities.
- 7.2.5 The current NHS estate is in a variable condition. It is not always in the right location to deliver local services to the population and it is often not fully utilised. Commissioners and providers need to make better use of the existing estate, where major issues include void or underutilised space, inappropriate use of space, inaccessible or inadequate primary care facilities, and a lack of joint working between NHS organisations.

7.3 Current Demand / Utilisation

- 7.3.1 Redbridge residents do not solely rely on services from King George Hospital. There are significant outflows to hospitals out of borough which also contribute to meeting requirements for health facilities in Redbridge. This includes Whipps Cross Hospital which serves the west of Redbridge, as well as other hospitals providing specialist facilities.

7.4 Future Requirements

- 7.4.1 Using a figure of 1 GP per 1,800 patients, an additional 600m of primary care floorspace and 5.9 practice rooms is required in Redbridge to support the work of an additional 3.5 FTE GPs, during the 2025-2030 period. This is a notional figure, however, borough-wide there is sufficient capacity to accommodate this within existing void floorspace.
- 7.4.2 North East London ICB published a [joint forward plan in July 2024](#). This covers the 8 local authorities in east and north-east London, noting that the sub-region is expected to see the highest population growth of any area of London in the 2021-2041 period, although Redbridge is expected to see a lower level of growth than other areas in North East London.
- 7.4.3 Additional local clinical floorspace, the extent of which is to be determined, is required to facilitate the movement of non-acute specialist services out of acute hospitals including Whipps Cross.

7.5 Strategies

Primary Care Plans

- 7.5.1 The ICB's IDP and Primary Care Transformation plans seek to deliver primary care at scale, improve access to services and support a local accountable care system centred on a locality model, delivering primary and community services to populations of 50,000 to 70,000 patients.

- 7.5.2 The ICB's Primary Care Infrastructure Plan concludes that the nature of the existing estate (including GP practices within converted domestic premises), along with existing patient to GP ratios, indicates limited scope for greater utilisation of the existing estate through matters such as refurbishment, physical extensions and extended opening hours.
- 7.5.3 As such, some new healthcare facilities will need to be provided alongside investment in those areas of the existing estate that does offer scope for greater utilisation. Those parts of the estate (typically owned by GPs themselves) which are least compliant and least able to be updated will typically be disposed of when partners in a GP practice reach retirement, with "fit for purpose" replacement floorspace required.

Local Investment Plans

- 7.5.4 Areas where investment in new or reconfigured healthcare facilities will be required correlates strongly with areas where population growth is expected to be highest; since this will place increased pressure on existing services. Across the borough, key requirements over the Local Plan period can be broken down as follows:
- 7.5.5 **Cranbrook and Loxford** – Planned investment in Loxford Polyclinic to improve its early-phase efficiency, alongside the development of a new integrated health hub within the planned Ilford town centre projects.
- 7.5.6 **Seven Kings** – Plans include the development of a new community hub in Seven Kings, investment in the reconfiguration of Newbury Park Health Centre, the establishment of a new health centre at Goodmayes, and the creation of a new health hub as part of the proposed redevelopment of King George and Goodmayes Hospitals.
- 7.5.7 **Fairlop** - Planned investment includes the reconfiguration of Hainault Health Hub and the redevelopment and modernisation of Fullwell Cross Health Centre. Options are also being explored for the relocation of GP practice facilities from the temporary Kenwood Gardens site, as well as the opening of a Diabetes Centre in Redbridge.
- 7.5.8 **Wanstead and Woodford** – Plans include the redevelopment of Wanstead Hospital into a new locality hub with key worker accommodation, and investment in South Woodford Health Centre to expand capacity.
- 7.5.9 These localities are presently under review.
- 7.5.10 The Council and health bodies are moving toward greater integration of adult care and health services, with a focus on prevention and focus on primary care delivery of community services. This will be reflected in the emerging Strategic Estates Plan being developed by NHS North East London Integrated Care Board (ICB).

- 7.5.11 The Council is taking a proactive approach, actively engaging with North East London ICB which is committed to closer working to ensure health needs are met. The Council and the ICB have engaged in ongoing and continuous dialogue to better understand the implications of growth projected through the Local Plan on existing and planned future primary healthcare provision.
- 7.5.12 The Local Plan provides a supportive framework for the delivery and improvement of facilities to meet these needs. The Local Plan Policy LP18 Health and Wellbeing is also relevant and states that the Council will support the provision of new or improved health facilities, in line with North East London ICB and NHS England requirements; and protect existing health facilities in line with policy *LP17 Delivering Community Infrastructure*. Health facilities identified as a priority for delivery in the growth areas (LP1A: Ilford, LP1B: Crossrail Corridor, LP1C Gants Hill, LP1D: South Woodford, and LP1E Barkingside) and a number of sites allocations identify health facilities as appropriate uses (in Local Plan Appendix 2).

Joint Strategic Needs Assessment

- 7.5.13 The Redbridge Joint Strategic Needs Assessment (JSNA) was prepared in 2024 by the Council for the Redbridge Health and Wellbeing Board. The JSNA assesses the local health requirements of the borough, having regard to its demographics (including population changes and protected characteristics) and local factors including deprivation.
- 7.5.14 The aim of the JSNA is to assess the health of the borough and establish strategies for its improvement in light of a changing climate, the community and community structures located in Redbridge. The JSNA is focused on interventions and strategies, which do not produce an infrastructure requirement, but may help to reduce pressures on existing infrastructure by, for example, reducing admissions.
- 7.5.15 The Redbridge JSNA recommended services that have previously been commissioned borough wide should be reviewed to assess whether increased provision is required in those areas that have seen the greatest rise in population/ foreign spoken languages.
- 7.5.16 Redbridge Council directly commissions a wide range of public health services through the annual local authority Public Health Grant. These cover services and programmes in areas such as sexual health, drug and alcohol misuse, childhood health, smoking cessation, and obesity prevention.

7.6 Recent Progress

- 7.6.1 Two new operating theatres were opened at King George Hospital in 2024 as part of a £14 million extension, allowing for an additional 100 operations per week.
- 7.6.2 The new 1600 sqm, £6 million Ilford Exchange Health Centre was opened in 2024 and is located on the third floor of the Ilford Exchange shopping centre.

7.7 Future Proposals

- 7.7.1 There is a requirement for additional floorspace to support the out of hospital strategy, where non-acute care and support services are taken out of hospitals to reduce pressure on hospital floorspace, which is more expensive and intended for higher levels of acuity.
- 7.7.2 Future proposals are shown in Table 7.B. At present these are in the formative stages of development and therefore floorspace requirements and build costs are indicative only.

Table 7.B Healthcare Capital Projects

Location	Description	Floorspace requirement	Build Cost	Status
Wanstead Hospital	Options for reconfiguration and expansion of existing site alongside residential development	3000m ² for new build	£22,200,000	Initial masterplanning / appraisal
Kenwood Gardens	Rebuilding or relocation of existing temporary GP premises into new permanent facility	Subject to feasibility	TBC	Initial masterplanning / appraisal
Aldersbrook	Review of requirements and potential new site in locality	Subject to feasibility	TBC	Initial masterplanning / appraisal
King George Hospital	Re-organisation / rebuilding to facilitate clinical improvements and strategic housing-led development (along with Goodmayes Hospital)	5500m ² expansion	£40,750,000	Initial masterplanning
Goodmayes Hospital	Reconfiguration and expansion of existing site to meet strategic in-patient mental health beds capacity (along with King George Hospital)	Minimum 2000m ² expansion subject to feasibility	£14,800,000	Initial masterplanning
Seven Kings	Seven Kings Community Hub site, options for Seven Kings Health Centre site	Subject to feasibility	TBC	On hold
Hainault Health Centre	Reconfiguration and expansion of existing Hainault Health Centre site	Subject to feasibility	TBC	Initial appraisal / strategy
Fullwell Cross Medical Centre	Reconfiguration and expansion of existing Fullwell Cross Medical Centre site	Subject to feasibility	TBC	Initial appraisal / strategy
Various	Out of hospital strategy to relocate non-acute specialist care	Subject to feasibility	TBC	Initial appraisal / strategy

- 7.7.3 Outside the borough and thus not included in cost totals, the rebuild of Whipps Cross Hospital is expected to begin construction in 2032 to 2034, with a cost estimate of £1.0 billion to £1.5 billion.

7.8 Costs and Funding

- 7.8.1 Health Requirements will continue to increase with a growing and aging population. However, it is necessary to ensure the appropriate phasing of new facilities to align with the delivery of strategic development.
- 7.8.2 Floorspace requirements in primary healthcare settings are likely to increase as non-acute services are moved out of acute hospital settings such as the new Whipps Cross hospital.
- 7.8.3 North East London ICB is responsible for buying healthcare on behalf of Redbridge. The Better Care Fund set up by Government to help local areas make the changes to services that may be needed in order to join up services around health and social care (this is overseen by the Health and Wellbeing Board).
- 7.8.4 The North East London Joint Forward Plan (NELJFP) states that there are opportunities to build upon our best practice to further develop integrated neighbourhood teams. There is no indicative cost attached to this.

8 Transport

8.1 Current Provision

8.1.1 Redbridge benefits from the following network of transport infrastructure, including:

- 4 Elizabeth line stations (Ilford, Seven Kings, Goodmayes and Chadwell Heath)
- London Underground stations at Snaresbrook, South Woodford, Woodford, Roding Valley, Grange Hill, Hainault, Fairlop, Barkingside, Newbury Park, Gants Hill, Redbridge and Wanstead.
- 35 bus routes, including the SL2 Superloop bus route.
- A major arterial road network providing connections across London and to the national motorway network, mostly serving through-traffic, including the A12, M11, A406, A1400.
- A secondary road network.
- A network of cycleways and pedestrian footpaths.

8.1.2 Ilford Depot provides the Elizabeth Line's main stabling facility in the east of London. The Elizabeth Line has reduced congestion on existing rail and Underground links, increased reliability and significantly reduced the journey time from Redbridge to Canary Wharf, central London and Heathrow Airport. This project has improved accessibility and connectivity to the rest of Greater London and wider South East, and will be a major catalyst to promote investment and regeneration that delivers a wide range of local benefits.

8.1.3 A summary of stations by passenger entries and exits is shown in Table 8.A. Redbridge's stations fall within in the 100 busiest stations, out of 2585 across Great Britain.

Table 8.A Summary of Elizabeth Line Stations

Elizabeth Line Station	Entries and Exits (2023/24)	Rank (nationally)	Main origin or destination station	Journeys to main origin or destination
Ilford	13,162,522	35	Stratford (London)	3,677,464
Chadwell Heath	5,970,062	80	Stratford (London)	1,598,540
Goodmayes	5,793,854	85	Stratford (London)	1,588,566
Seven Kings	5,079,556	99	Stratford (London)	1,434,106

8.2 Transport Strategies

8.2.1 Redbridge has recently adopted its [Sustainable Transport Strategy](#), which sets out the Council's direction of travel to 2041 and key investment priorities for its transport network.

8.2.2 The Redbridge [Electric Vehicle Strategy](#) includes further details of the Council's proposals to support electric vehicle charging.

- 8.2.3 The Mayor's Transport Strategy (MTS) contain London-wide objectives, which in part are implemented through LIP (Local Implementation Plan) Funding. This provides funding to boroughs for schemes which support the MTS.
- 8.2.4 The TfL "Guidance on developing borough Healthy Streets delivery plans 2025/26 to 2027/28" is the latest guidance that TfL has produced to help boroughs produce LIP delivery plans.
- 8.2.5 The Council's LIP dates from 2019 and the works programme is developed in three-year cycles. Major capital expenditure is geared towards asset replacement and renewal, alongside sustainable transport measures (walking, cycling and public transport) that support the objectives of the Mayor's Transport Strategy and the Redbridge Sustainable Transport Strategy.

8.3 Strategic Development Sites

- 8.3.1 Billet Road and King George and Goodmayes Hospitals are key development sites, which transport assessments have concluded can be developed subject to local transport improvements.
- 8.3.2 The Transport Assessment (2017) was a borough-wide study forming part of the Local Plan evidence base, which found that increases in traffic will mostly be within the Investment and Growth Areas, and along key corridors such as the A12 and A118. This means that future public transport investments will be focused on these areas, and the Council will seek planning obligations for transport improvements where appropriate.

8.4 Ilford Town Centre

- 8.4.1 The Council is developing improvements in Ilford Town Centre as part of the Ilford Arrival Framework. By 2027, this will deliver a series of interventions to improve pedestrian access to open spaces and the River Roding.
- 8.4.2 The Ilford Western Gateway is a project to remove the western gyratory in Ilford Town Centre and restore traffic to two-way running, alongside mixed-use redevelopment of the current gyratory "island" and other adjacent sites. The highways and public realm element of this is presently expected to be delivered by 2030.

8.5 London Underground

- 8.5.1 The Central Line serves the western, central, and northern areas of the borough. It is receiving £500 million of investment from Transport for London for the overhaul and refurbishment of the 1992 Tube stock.
- 8.5.2 The key weaknesses of the Central line include a limited shuttle service (once every 20 minutes) between Woodford and Hainault, and limited accessibility at several stations. Currently, Grange Hill, Fairlop, Snaresbrook, Wanstead, Redbridge and Gants Hill stations lack step free access. Further, Barkingside is

step free eastbound only, and Leytonstone (out of borough but used for interchange) lacks step free access. The Redbridge Sustainable Transport Strategy seeks full step free access to all the borough's tube stations as a medium to long term objective, however, this will primarily rely on TfL for funding and delivery.

8.6 Walking and Cycling

- 8.6.1 Cycle path improvements have been implemented in the Council's open spaces at Roding Valley, Happy Valley (area along Seven Kings Water) and Claybury, in coordination with Vision RCL.
- 8.6.2 At present cycling rates in Redbridge are relatively low compared to other geographically similar London boroughs, and the cycling network relatively underdeveloped.
- 8.6.3 Future cycling projects include new and extended cycle routes to address gaps in the existing cycle network, and cycle parking to be provided on-street, and by TfL and private landowners as part of transport improvements and developments.

8.7 Buses

- 8.7.1 Buses are the most commonly used form of public transport in London, and are especially used by lower income residents and to provide connections with other forms of public transport. The 25 and 86 bus routes are amongst the most popular "hopper fare" routes in London. In Redbridge buses form important neighbourhood links, as well as connecting parts of the borough which require an indirect, out-of-borough interchange via Tube and rail.
- 8.7.2 Redbridge is served by the limited stop Superloop service SL2 (Walthamstow Central to North Woolwich). Consultation on a proposed SL12 service from Gants Hill (where it connects with SL2) to Rainham was held in spring 2025 and has received approval to begin its service in Autumn 2026.
- 8.7.3 Redbridge has a relatively low number of bus lanes or other bus priority measures compared to other boroughs, and capacity, frequency, and reliability are known issues with bus services in parts of the borough. The bus network in Redbridge is extensive and is a key form of transport for many in the borough. Work to understand and design reliability improvements will be conducted to ensure bus journeys remain reliable and safe.

Future Proposals

- 8.7.4 The Council's proposed LIP funded transport projects include:

- Removal of Hail and Ride sections and installation of fixed bus stops on W12, 364, 366 and 462 routes.
- Bus stop accessibility compliance works.
- Bus priority works at:
 - Cranbrook Road x2.
 - New City College, Little Heath.
 - A118 / A406 junction (with Newham).
 - A118 High Road.

8.8 Access and Asset Renewal

- 8.8.1 A key transport objective is to enable access to other forms of infrastructure including projects listed within the IDP. A key component of this is access to open spaces. As delivering new open spaces in an urban environment is challenging, maximising access to existing spaces is crucial. Projects of this nature include new active travel routes to green spaces.
- 8.8.2 The need for better walking and cycling infrastructure to improve access to parks and open spaces is discussed within the open space section of the IDP. In particular, the possibility of securing sustainable access to the River Roding leisure route via a new connection towards Ilford Town Centre is also being explored as part of the Ilford Arrival Project.
- 8.8.3 Locally, the need for many physical transport improvements associated with individual development will be determined on a site specific basis. Costs cannot be predicted in advance and will have to be calculated in the context of individual development applications. Such sites specific improvements will be secured, where appropriate, through S106 agreements.
- 8.8.4 Alongside these projects, asset renewal is required in relation to the borough's highways infrastructure. Alongside a rolling programme of road resurfacing and street light replacement, a key requirement is to repair or replace Broadmead Bridge, a key link in the northwest of the borough which is one of the few vehicle routes across this part of the Central line. This reinforced concrete bridge was built in 1937 and has reached the end of its useful life and has been closed since July 2023. Currently, project costs to rebuild the bridge are estimated at circa £80 million, however, this is presently unfunded. An options report was published and Cabinet have agreed an option to rebuild the bridge which comprises of a soil reinforced wall approach ramp and a new single span bridge over the Central Line.

8.9 Costs and Funding

- 8.9.1 Projects described in this section are shown in Table 8.B project costs where known, however unfunded proposals may not be delivered within this time schedule. Additional proposals will depend on funding available from TfL and the priorities of future versions of the Mayor's Transport Strategy for London.

8.9.2 Schemes delivered by the Council will primarily be funded by developer contributions and TfL LIP funding, alongside DfT grants.

8.9.3 Table 8.B shows capital expenditure required on transport.

8.10 Conclusion

8.10.1 Redbridge has benefitted from significant strategic investment in the Elizabeth Line, and would also benefit from future investment in the Central Line. The borough also has good access to the strategic road network.

8.10.2 However, in common with other outer London boroughs, more local journeys, particularly orbital journeys, are more weakly served by public transport and active travel infrastructure. The transport infrastructure projects in the IDP seek to address this and provide better local transport for all.

Table 8.B Transport Infrastructure Projects

Project Description	24/25 (£m)	25/26 (£m)	26/27 (£m)	27/28 (£m)	28/29 (£m)	29/30 (£m)	30/31 (£m)	31/32 (£m)	32/33 (£m)	33/34 (£m)	Total (£m)	Funded Externally (£m)	Funded Council (£m)	Funding Gap (£m)	Priority
Electric Vehicle Charging Points	2.516	1.500									4.016	4.016	0.000	0.000	Important
Local Implementation Plan (LIP)	1.916										1.916	1.916	0.000	0.000	Necessary
Broadmead Bridge (timescale TBC)			40.000	40.000							80.000	0.000	0.000	80.000	Critical
Ilford - Public Realm Improvement - Cranbrook Road - Ilford Hill to York Road											5.000	0.000	0.000	5.000	Important
Replacement Tree Planting on the Highway & delivery of the Green Urban Landscape Plan	0.016	0.100	0.100	0.100	0.100	0.100	0.100	0.100	0.100	0.100	0.916		0.916	0.000	Important
Highway Works for Additional School Places			0.470								0.470		0.470		Important
Renewing Ilford Phase 2 public realm	0.300	1.265									1.565		1.565	0.000	Important
Ilford Gyratory (inc Western Gateway Delivery)	0.100	0.433	0.150								0.683		0.683	0.000	Important
Ilford Arrival	0.150	1.850	3.000								5.000	3.000	2.000	0.000	Important
High Streets Improvement Fund	0.007	0.037									0.044		0.044	0.000	Important
Traffic Calming Measures		1.000	1.500	2.000	1.500	1.500	1.500	1.600	1.600	1.700	13.900	0	13.900		Important
Ilford Gyratory - Western Gateway Delivery			8.000	5.000							13.000		13.000	0.000	Necessary
Active Travel	0.500	0.500	0.500	0.600	0.700	0.800	0.900	1.000	1.000	1.000	7.500	7.500		0.000	Necessary
Public Infrastructure		3.493									3.493			3.493	Necessary
Lifts – step free access at Tube Stations											TBC	TBC	10.000	TBC	Necessary
Transport Infrastructure Total	5.505	10.178	53.720	47.700	2.300	2.400	2.500	2.700	2.700	2.800	137.503	13.432	28.678	88.493	

9 Open Space

9.1 Current Provision

- 9.1.1 An audit of the publicly accessible open spaces in Redbridge is set out in the Redbridge Open Space Study (2016). The greatest quantity of publicly accessible open space falls within the parks and gardens typology covering an area of 465.17 ha. This is closely followed by natural and semi-natural green spaces which cover an area of 329.19 ha. In Redbridge, parks and open spaces are managed by Vision Redbridge Culture and Leisure, the Council's leisure and culture delivery partner.
- 9.1.2 The London Plan (2021) Table 8.1 sets out a Public Open Space Categorisation, which categorises open spaces by their size and the catchment area that they serve. This ranges from Regional Parks (size guideline of 400 hectares with a catchment of 3.2 to 8 km) down to Pocket Parks (size guideline of under 0.4 hectares with a catchment of less than 400 metres). Some notable open spaces in Redbridge include Epping Forest and the Green Flag winning spaces of Claybury Woods, Clayhall Park, Elmhurst Gardens, Goodmayes Park, Hainault Forest, Ilford War Memorial, Seven Kings Park, South Park and Valentines Park.
- 9.1.3 The Open Space Assessment (2016) compares existing provision with accessibility standards to show the levels of open space deficiencies within the borough. It highlights that despite being one of London's greenest boroughs, a significant proportion of the borough's residents are deficient in access to two levels of the open space hierarchy. This can in part be explained by large areas of land that are not available for informal recreation, such as agricultural land, golf courses, or playing pitches only available for private hire.
- 9.1.4 Deficiencies in public open space are not necessarily uncommon in a London context, and the vast majority of residents are within the catchment area of a metropolitan scale open space. In addition, a large proportion of the borough's residents are within the catchment area of a district open space. It is therefore important that these spaces are accessible, conserved and sensitively managed to ensure they are able to respond to the anticipated increase in use as well as the likely impacts of a changing climate.
- 9.1.5 With reference to Figure 9.A below, the greatest challenge in Redbridge will be to alleviate deficiencies in access to public open space, particularly in the areas of Chadwell, Ilford Town, Seven Kings and Goodmayes in the south of the borough. In such locations, it will be vital that access to surrounding open spaces is fully promoted and any barriers to access removed or alleviated. Attempts should also be made to increase the amount of publicly accessible open spaces available in these areas through securing opportunities within development, particularly strategic developments where public open space will be sought with management in line with the Public London Charter.

Areas of Deficiency in Access to Public Open Space, LB Redbridge

Produced by Greenspace Information for Greater London CIC, on behalf of LB Redbridge, Oct 2023

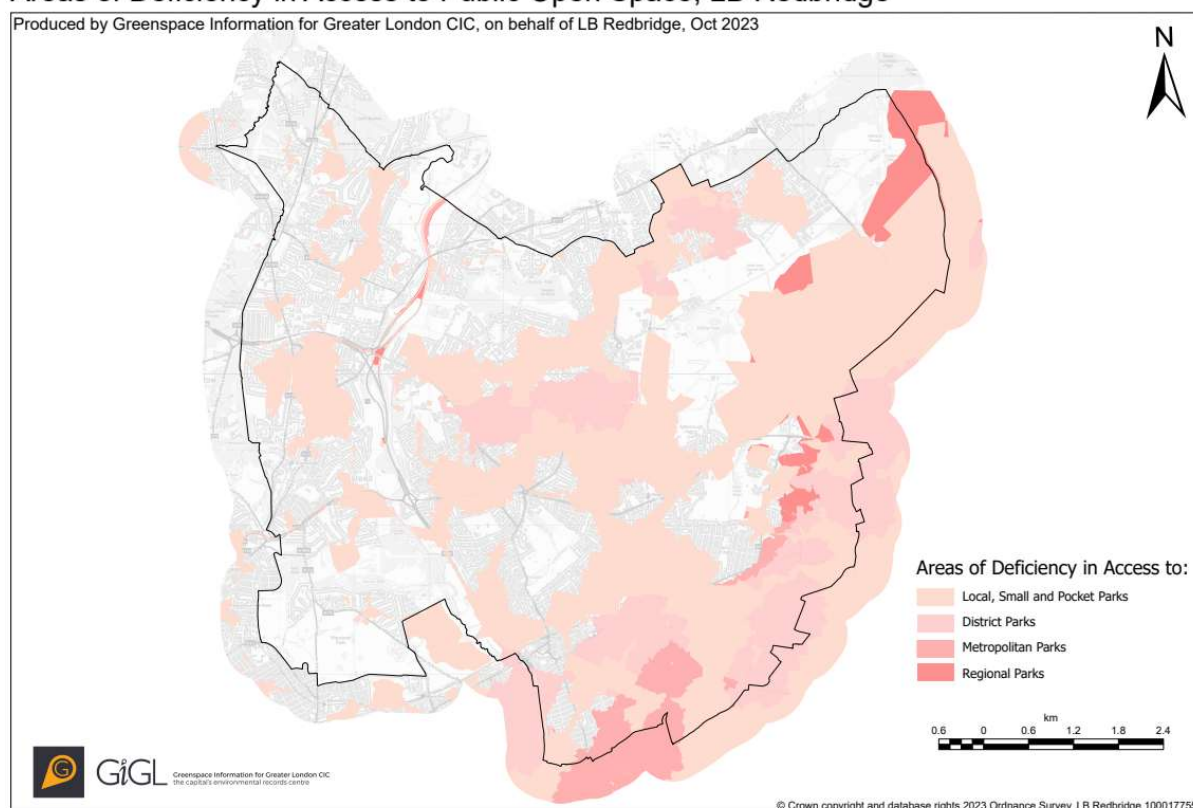


Figure 9.A Map of areas of public open space deficiency in Redbridge

- 9.1.6 The extent to which a development should be expected to contribute to open space depends on a range of factors, including the size of development, number and types of residents / dwellings as well as the existing open space resources in and around the planned Investment and Growth Areas.

9.2 Epping Forest Special Area of Conservation (SAC)

- 9.2.1 This section covers the requirement for Strategic Access Management Measures (SAMMs) and Suitable Alternative Natural Greenspace (SANGs).
- 9.2.2 Epping Forest is a large ancient wood-pasture with habitats of high nature conservation value including ancient semi-natural woodland, old grassland plains, wet and dry heathland and scattered wetland. The semi-natural woodland is particularly extensive, but the Forest plains are also a major feature and contain a variety of unimproved acid grasslands and includes a Site of Special Scientific Interest (SSSI) and Special Area of Conservation (SAC). The SAC covers approximately 1,630.74 ha of Epping Forest.
- 9.2.3 The Forest covers a large area in north-east London and Essex, and is owned by the City of London Corporation, and also managed by the Corporation in its capacity as Conservators of Epping Forest under the Epping Forest Act 1878. The Act protects both the 'natural aspect' of the Forest, and the use of the Forest as an open space for the recreation and enjoyment of the public.

- 9.2.4 The Redbridge area of SAC lies in the northwestern corner of Redbridge near its borders with Waltham Forest and Epping Forest district, which also include parts of Epping Forest.
- 9.2.5 Epping Forest receives approximately 4.8 million visitors per year which make the forest vulnerable to:
- Recreational pressure from visitors, who predominantly originate from within 6.2km of the boundary of Epping Forest SAC (known as the Zone of Influence); and
 - Air pollution, including nitrogen oxides, from increased vehicles near Epping Forest SAC.
- 9.2.6 Under the [Conservation of Habitats and Species Regulations 2017](#), the London Borough of Redbridge is a Competent Authority and has legal duties to ensure that planning decisions do not harm the SAC. This is achieved through completing a Habitats Regulation Assessment and then appropriately applying mitigation measures of SAMMs and SANGs. The Council applies the “polluter pays” principle for mitigating harm to Epping Forest SAC which means the developer is responsible for paying for the harm caused by the impacts of new residential development.
- 9.2.7 This is because new residential developments results in more residents which means more likely visitors to Epping Forest SAC and more harm to the forest. New residential dwellings within the 6.2km Zone of Influence of Epping Forest SAC must pay for both SAMMs and SANGs measures designed to mitigate against the harmful impacts of increased visitors to Epping Forest. Redbridge’s indicative share of costs is £3.104m (subject to change following review and indexation). The tariff ensures that mitigation provided is proportionate to scale of development.
- 9.2.8 It provides a pipeline of specific SANGs projects in parks (Roding Valley Park, Claybury Woods, Hainault Forest and Fairlop Waters Country Park) which are designed to improve access to and through the four parks. Some of the measures include new signage and cycle/ footpaths. The potential total interventions in the strategy total £11.105m covering 80 years in perpetuity maintenance costs.
- 9.2.9 The SANGs interventions will be funded entirely from developer contributions. Developers pay a SANGs payment tariff per new net residential dwelling within the Zol on commencement of the development.

9.3 London Local Nature Recovery Strategy (LNRS) and London Green Infrastructure Framework (LGIF)

- 9.3.1 The GLA is creating a new spatial strategy to enhance nature recovery across London as required under [the biodiversity duty from the Environment Act 2021](#).
- 9.3.2 The Local Nature Recovery Strategy (LNRS) will set agreed priorities for nature recovery and propose actions contributing to achieving those priorities. It will

include a local habitat map and a written statement of biodiversity priorities which could include proposed interventions such as tree and hedgerow planting, creation of wetlands, restoration of peatlands and sustainable management of existing woodlands. There will be opportunities for biodiversity offsetting.

- 9.3.3 The draft LNRS was subject to statutory consultation for review and comment by local authorities in January 2025. The final strategy will be submitted to the Department for Environment, Food & Rural Affairs (Defra) in May-July 2025 with adoption following acceptance. Although there is currently no funding allocated for delivering the nature recovery interventions, future work may involve developing a costed project pipeline of projects.
- 9.3.4 The London Green Infrastructure Framework (LGIF) will be London's spatial evidence to target and prioritise new, improved, protected blue and green infrastructure. It will work in tandem with the LNRS. The LGIF will help decision makers prioritise strategic locations and identify appropriate types of green infrastructure interventions to be planned, funded, designed and delivered.
- 9.3.5 The draft LGIF is expected to be consulted on in July 2025 and adoption in September 2025.

9.4 Fairlop Waters Country Park

- 9.4.1 Fairlop Waters Country Park will be significantly enhanced through the Fairlop Waters Masterplan. This proposal would expand the park by 95 hectares, increasing the total area from 145 hectares to 240 hectares, to reclaim former gravel extraction areas and also incorporate agricultural land. This will allow for new areas including for recreation, wild swimming, cattle grazing, dog exercise, a new nature reserve, renaturalised river and new allotments.
- 9.4.2 The initial planning stages are funded at £797,000 and the subsequent stages, totalling £27 million, are unfunded. However, it is expected that developer contributions will play a significant role in funding the proposals.
- 9.4.3 The significant residential development proposed on the periphery of Fairlop Waters, in Barkingside and at Billet Road and King George and Goodmayes Hospital, means a second visitor centre is proposed near to Barkingside station, and new entrances and paths are proposed to integrate the park into local areas more fully.

9.5 Recent Progress

- 9.5.1 Recently completed works at Hainault Forest involved the restoration of existing historic agricultural buildings to provide a café, visitor centre, events hall, and commercial workshops; along with improved walking routes and landscaping. This £8.5 million project was funded through £4.5 million of National Lottery Heritage Fund Funding, £1.2 million from the Mayor of London (GLA) and match funding from the Council.

9.6 Future Requirements

9.6.1 Future open space projects include:

- Cycle way improvements in various parks and open spaces
- River Roding Riverside Strategy

9.6.2 The Council is in the early scoping stage for developing a Riverside Strategy to be completed by 2030. The strategy will concentrate on the Roding Valley, which will require coordinated masterplanning with a number of agencies and land owners.

9.6.3 The Council is working with Thames 21 to support their Heritage Fund application for a programme called 'The Roding Rises' that will develop a series of projects around Habitat Restoration, Citizen Science and Access, acting as a conduit of all interventions from organisations such as the Environment Agency, London Wildlife Trust and the Joint Thames Strategy Refresh.

9.6.4 It is expected that these projects will form the basis of the future Riverside Strategy for the Roding Valley and its tributaries, including flood alleviation measures, SANGs interventions and projects to improve access.

9.6.5 The Council's Ilford Arrival Spatial Framework was awarded £3m from GLA Civic Partnership Fund and with match funding of £2m has created a capital programme of £5m to deliver a series of projects expanding public realm, addressing the climate and ecological emergencies through rewilding and the creation of accessible parkland in the Roding Valley within the immediate vicinity of Ilford and Little Ilford (Newham).

9.6.6 In practical terms, in a densely developed borough such as Redbridge, there are limited opportunities to provide new open spaces of significant size. Therefore, addressing open space deficiencies will rely on initiatives such as:

- Providing appropriate levels of open space within strategic development, especially in Green Belt release sites, with access arrangements in line with the Public London Charter principles.
- Providing small, high quality spaces and generally improving the public realm in town centres – in some cases associated with the delivery of individual developments where appropriate.
- Improving pedestrian and cycle connections between residential areas and existing larger parks and the River Roding.
- Retaining, and where practical increasing the number of allotment plots within the existing sites.
- The Council is exploring opportunities to establish a habitat bank for biodiversity net gain offsetting purposes on Council-owned land.

9.7 Costs and Funding

- 9.7.1 Table 9.A during Phase 3 of the Local Plan (2025-2030) and beyond.
- 9.7.2 In addition to the Council's own resources and TfL funding associated with access improvements, funding is potentially available from external sources such as National Lottery Heritage L Fund and Big Lottery Fund (known as the National Lottery Community Fund), subject to bidding. Alongside SANGs contributions towards appropriate semi-natural green spaces, which could fund an estimated £11 million by 2034 subject to housebuilding levels, CIL and site specific Section 106 contributions may also be apply within the context of major development.

Table 9.A Open Place Infrastructure Projects

Project Description	25/26 (£m)	26/27 (£m)	27/28 (£m)	28/29 (£m)	29/30 (£m)	30/31 (£m)	31/32 (£m)	32/33 (£m)	33/34 (£m)	34/35 (£m)	Total (£m)	Funded Externally (£m)	Funded Council (£m)	Funding Gap (£m)	Priority
Burial Space Purchase		1.500	3.000								4.500			4.500	Important
Cricket Facilities	0.203	0.241									0.444	0.444			Important
Development of Hainault Forest	0.214										0.214	0.214			Important
Lakes (water quality remediation)		1.000	1.000	1.000							3.000		3.000		Important
Fairlop Waters (Planning Stages)	0.220	0.577									0.797		0.797		Necessary
Fairlop Waters Country Park (Full Masterplan)		1.000	1.000	1.500	2.500	5.000	5.000	5.000	5.000	1.000	27.000			27.000	Necessary
Investment into Play Area Equipment / Gym Equipment	0.100	0.100	0.100	0.100	0.100	0.100	0.100	0.100	0.100	0.100	1.000		1.000		1
Replacement Skate Park at Forest Road Recreation Ground		0.250									0.250		0.250		1
Replacement Pergola at Clayhall Park		0.050									0.050		0.050		3
Capital Works to bandstand at Seven Kings Park		0.050									0.050		0.050		3
Parks pathways / car parks surfacing		0.100	0.100	0.100	0.100	0.100	0.100	0.100	0.100	0.100	0.900		0.900		1
Parks fencing / gates		0.100	0.100	0.100	0.100	0.100	0.100	0.100	0.100	0.100	0.900		0.900		1
Hainault Forest access road resurfacing		0.100									0.100		0.100		1
Replacement Skate Park at Seven Kings			0.250								0.250		0.250		3
Resurface basketball courts at Valentines Park		0.100									0.100		0.100		2
Refurbish parks toilets						0.100	0.100	0.100	1.000	0.100	1.400		1.400		1
Resurface ball courts at Ray Park			0.050								0.050		0.050		3
Resurface ball courts at Goodmayes Park				0.050							0.050		0.050		3
3 x bowls pavilion roof replacement programme				0.100							0.100		0.100		3
Fairlop access road and car park resurface			0.200								0.200		0.200		3
Ilford War Memorial resin bonded pathways		0.050				0.050					0.050		0.050		2
Ray Park walled garden refurbishment	0.150	0.150									0.300		0.300		2
Open Space Projects Total	0.887	5.368	5.800	2.950	2.800	5.450	5.400	5.400	6.300	1.400	41.705	0.658	9.547	31.500	

10 Libraries

- 10.1.1 Redbridge's libraries provide multiple benefits in addition to their traditional function of book lending, including revision and study space, media lending, community space, PC and internet access, which is particularly beneficial to the digitally excluded. Libraries host a range of partners to deliver information, advice, guidance and training in their localities.
- 10.1.2 Local authorities have a statutory legal duty to "provide a comprehensive and efficient library service for all persons deciding to make use of them" (Public Libraries and Museums Act 1964). There are 11 libraries in Redbridge; floorspace provision is detailed in Table 10.A below. In Redbridge, Library facilities are operated by Vision Redbridge Culture and Leisure, the Council's leisure and culture delivery partner.

Table 10.A Redbridge Libraries

Redbridge Library Provision	
Location	Floorspace (m ²)
Tier 1 – borough-wide collections and services	
Redbridge Central	5,800
Tier 2 – larger district / town centre libraries	
Fullwell Cross	1,151
Gants Hill	901
South Woodford	882
Wanstead	836
Tier 3 – secondary district level libraries	
Goodmayes	464
Hainault	353
Woodford Green	408
Tier 4 – smaller neighbourhood libraries	
Aldersbrook	48
Keith Axon Centre	185
Seven Kings Library	61
Total floorspace	11,089

- 10.1.3 There are no national or local service standards for the number of libraries per capita, as this depends on factors such as population density. Rural areas typically have more libraries per capita, but a lower proportion of residents within walking distance than in cities. [59% of Redbridge's population live within 15 minutes of a library](#), and 99% of Redbridge's population live within 30 minutes of a library. This is comparable to other outer London boroughs.
- 10.1.4 Library capacity can be partially analysed by examining each library's level of use, based on annual footfall and borrowing levels
- 10.1.5 However, benchmarking by the Chartered Institute of Public Finance and Accountancy shows that Redbridge's libraries are well used, with Redbridge

Central Library one of the 20 most visited libraries in England; and that book issues per capita are the highest amongst its comparator outer London boroughs.

- 10.1.6 The Museums, Libraries, and Archives Council (now Arts Council England) recommended a local authority benchmark of 30 m² of library space for every 1,000 residents. Based on this, the 2021 population of 310,300 should have 9,309 m² of available library space. By this measure, the current level of provision, in both quantitative and spatial terms, is considered adequate and could accommodate up to 369,000 people.

10.2 Future Requirements

- 10.2.1 There will be a need to continue to upgrade the library service property network to ensure buildings remain accessible and attractive, delivering a modern and efficient service that is inviting to both new and existing communities coming into the borough. Identified projects are shown in Table 10.B.
- 10.2.2 A library is proposed at the Seven Kings Community Hub, which will replace the existing library on Seven Kings High Road. The costs for Seven Kings Library are listed in Table 12.A.
- 10.2.3 In the medium to long term, the Council will consider options for the rebuilding or replacement of existing libraries where facilities are life expired. This includes at South Woodford Library where RAAC (Reinforced Autoclaved Aerated Concrete) has been identified.

10.3 Recent Progress

- 10.3.1 Over the last ten years, a library modernisation and refurbishment programme has meant that most of the libraries in the borough have benefited from investment and upgrading. This includes South Woodford and Woodford Green Libraries which have been reconfigured to integrate gym facilities into them, to enhance the library's role in delivery community wellbeing.
- 10.3.2 Fullwell Cross and Hainault libraries have undergone the most recent refurbishment. However, the libraries in the earlier years of this programme will require further work and investment, particularly Gants Hill and Goodmayes libraries. Redbridge Central Library, being one of the busiest public libraries in London, was last refurbished in 2012, and will be in need of further upgrading and investment during the life of this plan.

10.4 Costs and Funding

- 10.4.1 The Council has recently benefitted from funding of £380,000 from the Arts Council England administered Library Improvement Fund for the refurbishment of Fullwell Cross Library.
- 10.4.2 Funding will be required to maintain and upgrade the existing libraries infrastructure throughout the remaining life of the plan.

10.5 Conclusion

- 10.5.1 There is presently no quantitative requirement for further library provision, however, the Council will be investing in their existing premises and relocating Seven Kings Library as part of a new purpose-built Community Hub

Table 10.B Libraries Infrastructure Projects

Project Description	25/26 (£m)	26/27 (£m)	27/28 (£m)	28/29 (£m)	29/30 (£m)	30/31 (£m)	31/32 (£m)	32/33 (£m)	33/34 (£m)	34/35 (£m)	Total (£m)	Funded Externally (£m)	Funded Council (£m)	Funding Gap (£m)	Priority
RAAC Remediation at South Woodford Library and Central Library	0.500	2.000									2.500		2.500		Necessary
Major refurbishment of electrical, lighting and HVAC, and replacement of lifts at Central Library			0.540	0.150				1.500			2.190		2.190		Important
Major refurbishment at Gants Hill Library		0.050					0.500				0.550		0.550		Important
Refurbishment of Smaller Libraries (Aldersbrook, Goodmayes, Keith Axon Centre)		0.120		0.150							0.270		0.270		Important
South Woodford Library refurbishment		0.300		0.170							0.470		0.470		Important
Wanstead Library plant replacement / refurbishment		0.050		0.060							0.110		0.110		Important
Libraries Projects Total	0.500	2.520	0.540	0.530	0.000	0.500	0.000	1.500	0.000	0.000	6.090		6.090	0.000	

11 Leisure and Culture

11.1 Current Provision

- 11.1.1 Leisure facilities available within Redbridge include sports halls, leisure centres, athletic tracks, football pitches, all weather pitches, gyms, group exercise studios, Cycling tracks, watersports and swimming pools.
- 11.1.2 Public leisure facilities are maintained by Vision RCL (the Council's partner organisation responsible for delivering leisure and culture services), and these operate alongside privately operated sports facilities.
- 11.1.3 There are 23 'main' Sports Halls in Redbridge, spread across 21 sites, along with 34 smaller activity halls across 30 sites (Figure 9.A), which together supply Sport Hall space equivalent to 125 badminton courts; these are a combination of school, leisure and community sites (Figure 11.A contains Data © Sport England licenced under CC BY 4.0).
- 11.1.4 Arts and Cultural facilities within the borough include the Kenneth More Theatre, Redbridge Drama Centre and two large civic function halls at Redbridge Town Hall and Sir James Hawkey Hall. Valentines Mansion, a grade II* historic house, operates as a heritage, education and arts venue, with rooms for hire.
- 11.1.5 This will be enhanced through the ongoing development of Ilford Cultural Quarter, which harnesses the existing cluster of civic and cultural uses including Redbridge Museum, Redbridge Central Library, the Kenneth More Theatre and SPACE Studios.
- 11.1.6 These cultural spaces are complimented by a wider offer of spaces within the IDP including libraries, as well as commercial spaces including pubs and venues such as banqueting halls.

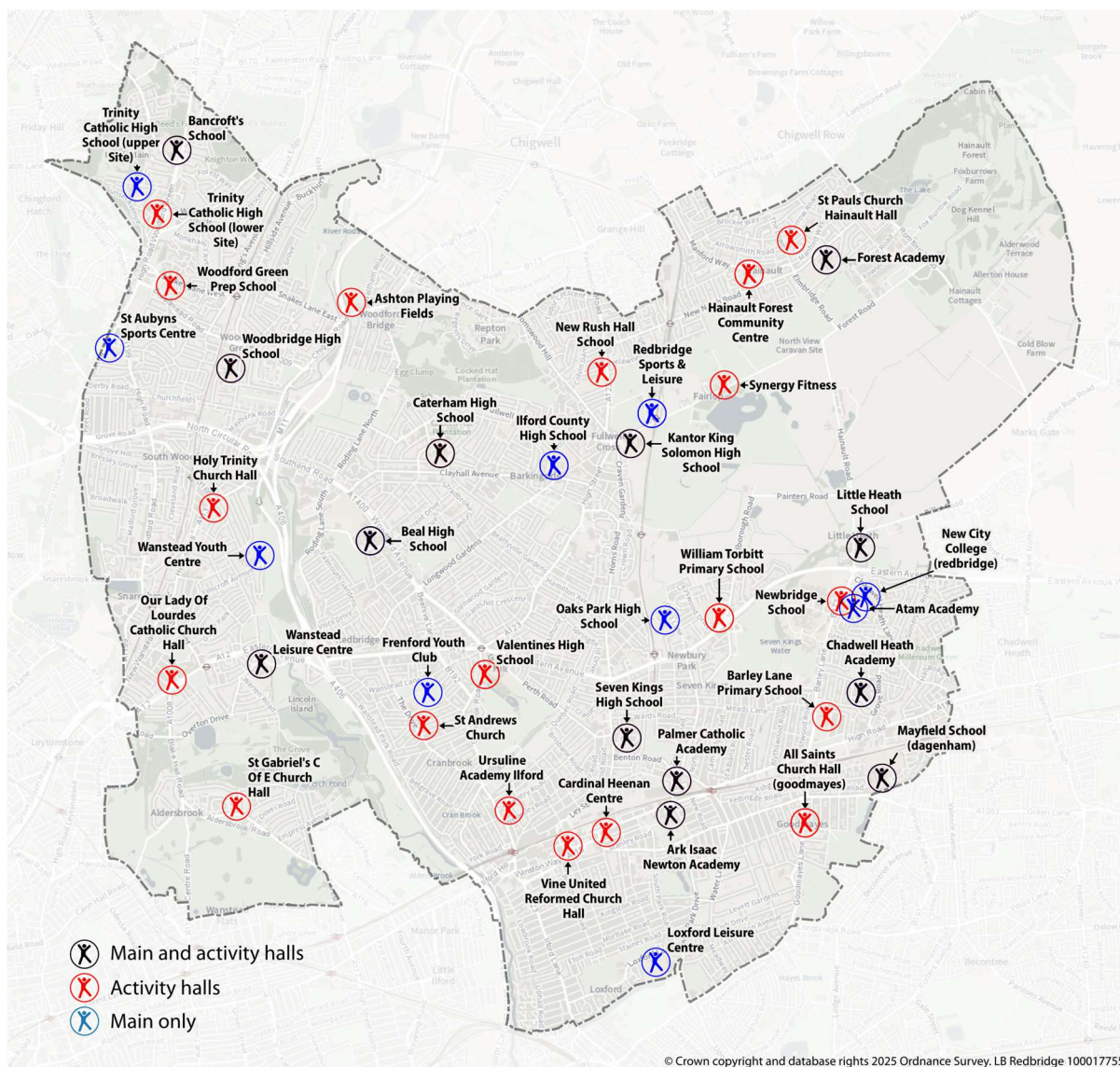


Figure 11.A Sports Halls

11.1.7 There are also swimming pools at the following locations:

Table 11.A Swimming Pools in Redbridge

Location	Size	Type
Fullwell Cross	25 metre pool, Children's pool	Public Leisure Centre
Loxford	25 metre pool	Public Leisure Centre (public bookings outside school use hours)
Mayfield	25 metre pool	Public Leisure Centre (public bookings outside school use hours)
Wanstead	25 metre pool	Public Leisure Centre (public bookings outside school hours)
Bancroft School	25 metre x 4 lane pool	School sports complex (hireable outside school hours)
Nuffield Health, Ilford	25 metre pool	Private fitness club
Virgin Active, Repton Park	24 metre pool	Private fitness club

Location	Size	Type
Caterham High School	25 metres x 6 lane pool	School sports complex (hireable outside school hours)
Ilford County High School	20 metre pool	School sports complex (hireable outside school hours)

**The majority of the borough's swimming pools have restricted opening hours due to their primary function as school swimming pools.*

11.2 Recent Progress

11.2.1 Recently completed projects include the following:

Table 11.B Recent Leisure Infrastructure Projects

Site	Project Description
Fullwell Cross Leisure Centre	5 phases of development including new and refurbished gyms and group exercise studios, refurbished spa, refurbished changing rooms.
Wanstead Leisure Centre	Refurbished gym and new floor in sports hall.
South Woodford Library and Gym	Refurbished library and new gym installed.
Woodford Green Library and Gym	Refurbished library and new gym installed.
Redbridge Cycling Centre	Improvement of track and installed floodlighting.
Ashton Playing Fields	Replacement of athletics track, improved floodlighting and build facilities to relocate Woodford Town FC. New gym facility.
Fairlop Waters	Capital investment into the Boathouse and outdoor areas, including 2 x new overflow car parks.
Hainault Forest	Restoration the ancient woodland and 2 x barns including a new café, new play area and new farm.
Redbridge Museum	Major refurbishment and fit out works.
Kenneth More Theatre	Refurbished front of house and dressing room facilities; new bar area created.
Redbridge Drama Centre	Refurbished to host a dance studio, gym and library temporarily pending the RAAC removal works at South Woodford Library
Redbridge Central Library	Delivery of an advice hub, technology lab and heritage centre.
Fullwell Cross Library	Delivery of technology hub and refurbishments to library halls
Valentines Mansion	Heritage interpretation of rooms updated to provide improved hire venue offer.
Borough-wide Projects	
Play Areas	Implementation of refurbishing play areas across parks and open spaces.
Cricket Facilities	Installation of new cricket facilities at various parks across the borough including non turf pitches, cricket nets and new grass pitches.
Outdoor Gyms	Installation across parks and open spaces in various locations across the borough.
Tennis Courts	Resurfacing works to tennis courts in parks.

- 11.2.2 Work has also continued towards constructing a lido at Valentines Park, with planning permission granted; as well as initial project development of the Ilford Cultural Quarter.

11.3 Future Requirements

- 11.3.1 The overall priority is to refurbish and enhance existing leisure facilities, including through carbon reduction measures; alongside improving local access to leisure facilities within walking distance.
- 11.3.2 There is a particular emphasis on increasing leisure and sports participation in wards in the south of the borough such as Clementswood, Loxford and Ilford Town, which are among the most ethnically diverse areas of the borough, and also the most deprived.
- 11.3.3 The emerging Leisure and Culture Strategy will provide more detailed specifications and requirements for the borough's leisure offer, with respect to the opportunities across both commercial and non-profit sectors.
- 11.3.4 Future proposed leisure projects are shown in Table 11.C, and include the priority level for delivery:

Table 11.C Proposed Leisure Projects

Location	Project Description	Priority Level
Mildmay House	Installation of a new women only gym and studio at Mildmay House	Desirable
Claybury Woods and Roding Valley*	Investment into flood alleviation measures	Critical
Westwood Recreation Ground*	Restoration and flood alleviation works	Critical
Hainault Recreation Ground*	Cricket investment	Desirable
Hainault Forest*	Installation of boardwalk	Desirable
Fairlop Waters*	Refurbishment of restaurant	Desirable
Fullwell Cross Leisure Centre	Future refurbishment. New fitness studio.	Important
Ashtons Playing Fields and Cricklefields Stadium*	Resurfacing of athletic tracks.	Desirable
Seven Kings Park and Forest Road Recreation Ground*	Install 2 x new skate parks	Desirable
Seven Kings Park*	Playground improvements	Important
Hainault Community Centre*	Refurbishment Works	Necessary
Sir James Hawkey Hall*	Roof works	Important
Kenneth More Theatre	Major refurbishment / rebuild	Desirable
Wanstead Leisure Centre	New swimming pool	Important
Valentines Park	Construction of a new public lido facility	Desirable
Goodmayes Park*	Refurbishment of park Sports Pavilion	Desirable
Tree Planting	Up to 20,000 trees to be planted borough wide	Desirable
*These projects are included in the header "Leisure and Culture various"		

11.4 Costs and Funding

- 11.4.1 Funding is from London Borough of Redbridge and Vision RCL. Additional grant funding from external sources may be available subject to bids; this includes Sport England, Arts Council England and the Department of Health.
- 11.4.2 Recently, the Council has taken advantage of funding from governing bodies and the Department of Culture, Media and Sport, including:
- Funding from the Lawn Tennis Association (LTA), with 30 tennis courts at 9 parks refurbished across the borough. Of the total £610,000 costs, £424,000 were funded by the LTA Foundation and Department of Culture, Media and Sport as part of a £30 million national programme);
 - Funding of £800,000 from the English Cricket Board to improve cricket pitch quality.
- 11.4.3 A pragmatic approach has been applied to the provision of new and reconfigured courts and pitches for emerging sports including padel. However, RAAC remediation in existing leisure facilities is a significant expense at £7.5 million.
- 11.4.4 Table 11.D Leisure Infrastructure Projects shows proposed Leisure Infrastructure Projects.

11.5 Conclusion

- 11.5.1 Overall, there is a clear programme of investment in the borough's sport and leisure facilities. However, the Council's leisure programme is primarily funded through borrowing.

Table 11.D Leisure Infrastructure Projects

Project Description	24/25 (£m)	25/26 (£m)	26/27 (£m)	27/28 (£m)	28/29 (£m)	29/30 (£m)	30/31 (£m)	31/32 (£m)	32/33 (£m)	33/34 (£m)	Total (£m)	Funded Externally (£m)	Funded Council (£m)	Funding Gap (£m)	Priority
Leisure and Culture refurbishment and enhancement		0.606	5.160	4.070	1.380	1.735	1.660	0.650	2.150	1.790	19.201		19.201		Important
Mildmay House – women’s only gym		0.450									0.450	0.100	0.350		Important
Wanstead Swimming Pool	4.725	1.000									5.725		5.725		Important
Climbing Wall		TBC									TBC		TBC		Desirable
Fullwell Cross Leisure Centre	0.410										0.410		0.410		Important
RAAC remediation	0.500	2.000									2.500		2.500		Necessary
Fullwell Cross RAAC remediation		TBC									TBC		TBC		Necessary
Valentines Park Lido	2.274	6.021									8.295		8.295		Desirable
Fullwell Cross Leisure Centre		0.100									0.100		0.100		Necessary
Regenerating Ilford – a new Cultural Quarter			0.800	0.800	10.000	10.000	10.000	10.000	10.000		51.600		1.600	50.000	Necessary
Leisure Projects Total	7.909	10.177	5.960	4.870	11.380	11.735	11.660	10.650	12.150	1.790	88.281	0.100	38.181	50.000	

12 Community Facilities

12.1 Current Provision

- 12.1.1 Community facilities provide spaces for residents to meet, access services, and hire for special occasions. Many grassroots organisations rely on them as a venue for activities; and many community facilities host nurseries.
- 12.1.2 These are run by a range of organisations including the Council, voluntary and community sector organisations, and faith groups.
- 12.1.3 A schedule of community facilities is shown in Annex 2 of this document.
- 12.1.4 There is currently no national standard guiding community facilities provision and requirements. A needs-based approach for community facilities provision was found to be best practice in the recent [Tower Hamlets Community Facilities Needs Assessment \(2024\)](#). This approach was based on floorspace, various demographic indicators, existing provision, and estimated future need.
- 12.1.5 In urban areas, a requirement of 61 m² of community space per 1,000 residents is a useful starting benchmark but more facilities may be required for overcrowded places or a growing elderly or youthful population. Based on a Redbridge population of 310,000 people in 2021, this indicates that approximately 18,910 m² of community floorspace would be required. When compared with the current level of provision, which totals 17,542 m², there is a small deficit of community space.
- 12.1.6 Further, these facilities are of varied quality with some having limited or no disabled access, some having limited IT and audiovisual capabilities, and the affordability of spaces for hire is a challenge for some smaller grass-roots organisations. This makes it difficult for the current community spaces to be effectively used by some user groups and for certain types of events.
- 12.1.7 Local Plan Policy LP17 directs larger community facilities towards town centres or edge of centre locations, with smaller local facilities allowed elsewhere where need can be demonstrated.
- 12.1.8 The cost of living crisis has resulted in increased demand for community facilities supporting vulnerable and low income residents. Food banks have been set up across the borough at different community facilities.
- 12.1.9 Community halls and churches are often used for childcare by sessional providers. However, this reduces the availability of these spaces for other uses.

12.2 Future Requirements

- 12.2.1 Increased residential development will put increased demand on these facilities. The additional population of 7,900 people from 2021 to 2030 would generate an additional need for 130m² of community facility floorspace. Therefore, there

would be an overall requirement of 1,498m² when taking the shortfall within the existing borough population into consideration.

- 12.2.2 However, these facilities also have a role functionally in supporting other community infrastructure requirements arising from development, most notably, Children's centre related activity which are delivered as part of the hub and spoke model and adult education provision (Section 5 and 7 of this report).
- 12.2.3 The Local Plan supports the delivery of improved and new fit for purpose facilities/ hubs as part of new developments, particularly in Investment and Growth Areas (see Policy *LP17 Delivering Community Infrastructure*). This includes the expansion and rebuilding of existing community facilities alongside enabling residential development, as well as the incorporation of community facilities within strategic redevelopment sites.

12.3 Recent Progress

- 12.3.1 The Council operate Engagement Hubs at Jubilee Gardens, Ilford Lane; Redbridge Institute; and Hainault Library. These provide more local access to essential Council services.
- 12.3.2 The Council, in partnership with a future developer/delivery provider, intends to create a new Community & Health Hub located at Seven Kings Car Park, as part of a mixed-use development. The objective is to bring together community, council and health services under one roof including a new, state of the art library for local people.
- 12.3.3 The Council has allocated a budget of £4.5m in its Capital Programme towards the delivery and fit out of the Hub. The hub is expected to be completed by 2030.

12.4 Costs and Funding

- 12.4.1 Key funding sources for new facilities include Redbridge Council and the private sector through developer contributions. Limited opportunities may also be available for community grants and through enabling development and fundraising by the voluntary sector.
- 12.4.2 Costings for the proposed projects are set out in Table 12.A.

12.5 Conclusion

- 12.5.1 The Council seeks to address the need for additional community facilities through the Community Hubs programme, with a contribution of £4.5million at Seven Kings.
- 12.5.2 This is complimented by the faith and voluntary sectors, who provide the majority of community floorspace at a neighbourhood level.

Table 12.A Community Facilities Infrastructure Projects

Project Description	24/25 (£m)	25/26 (£m)	26/27 (£m)	27/28 (£m)	28/29 (£m)	29/30 (£m)	30/31 (£m)	Total (£m)	Funded Externally (£m)	Funded Council (£m)	Funding Gap (£m)	Priority	Notes
Seven Kings Community Hub				4.500				4.500		4.500		Critical	
Community Hubs Programme		TBC	TBC	TBC				6.000			6.000	Critical	
Hainault Community Hub								TBC			TBC	Necessary	
Queen Victoria House Business Hub	0.051							2.843		2.843		Necessary	Total Includes previous expenditure
Community Facilities Projects Total	0.051	2.000	0.500	4.000				13.343		7.343	6.000		

13 Emergency Services and Civil Protection

- 13.1.1 The Emergency Services comprise the Fire Brigade, Metropolitan Police and London Ambulance Service. Civil Protection is the remit of the Civil Protection Service and other service areas across the Council.

London Fire Brigade

13.2 Current Provision

- 13.2.1 There are currently three fire stations serving Redbridge at Ilford, Woodford and Hainault. There is no evidence of a deficit in existing service provision, and this has not been raised in consultation on the Local Plan.
- 13.2.2 The London Fire Brigade Estates Strategy currently spans 2024 – 2029 and there are other LFB strategies which are likely to have an impact on infrastructure (e.g. Carbon Net Zero ambitions/Fleet).

13.3 Future Requirements

- 13.3.1 Service standards are linked to response times; not housing numbers. The service has not identified a need for additional facilities in the plan period.

13.4 Costs and Funding

- 13.4.1 Emergency Services infrastructure is not directly funded by the Council, however, the GLA collects a Council tax precept which funds London-wide emergency services.
- 13.4.2 Asset renewal within the LFB estate has been undertaken within its own operational budget. This includes – rewiring at Hainault; heating system / boilers, appliance bay floor resurfacing, accommodation improvements at Ilford; and sustainability refit at Woodford (within the 2017-22 period). Additional investment is being made at all fire stations in the 2024-26 period.
- 13.4.3 No additional costs or funding are required at present.

Metropolitan Police

13.5 Current Provision

- 13.5.1 The Mayor's Office for Policing and Crime (MOPAC) operates two stations in Redbridge, at Ilford and Barkingside.

13.6 Recent Progress

- 13.6.1 The former Woodford Police Station was closed in 2021 and has subsequently been sold, with planning permission granted for a residential redevelopment that will partially demolish and convert the existing structure.

- 13.6.2 The Council has recently provided enforcement hubs at York Road, Ilford; Manford Way, Hainault; and the Orchard Estate, Woodford. These provide demountable bases that serve as public-facing front line locations for the Metropolitan Police's Safer Neighbourhood officers, alongside Council Enforcement Officers.

13.7 Future Requirements

- 13.7.1 A new Metropolitan Police Estate Strategy is currently being developed. This considers the existing estate and then determines how it can be modified and developed to ensure appropriate policing continues to be delivered. It also gives consideration to regeneration, planning and commercial issues, such as new areas of development and growth. In responses to the Local Plan, the Metropolitan Police have not identified the need for significant expanded facilities.

13.8 Costs and Funding Sources

- 13.8.1 No additional costs or funding sources have been identified.

London Ambulance

13.9 Current Provision

- 13.9.1 The London Ambulance Service is a pan-London NHS Trust, which is the busiest ambulance service in the United Kingdom.
- 13.9.2 Redbridge has one ambulance station, at Aldborough Road South, which serves as the sector headquarters for North-East London. Additional cover is available from other stations in the surrounding boroughs, and the majority of incidents are responded to from hospitals, standby points, or previous patients.
- 13.9.3 This sector experiences the longest hospital handover delays within London. Further, older people have significantly higher numbers of incidents requiring an ambulance visit (over 70s have a rate six times higher than under 70s).

13.10 Future Requirements

- 13.10.1 The London Ambulance Service seeks to implement an estates strategy by 2028, and rebuild at least one ambulance station each year.

13.11 Costs and Funding

- 13.11.1 Costs and funding requirements will depend on the outcome of the Estates Strategy.

Civil Protection Service

13.12 Current Provision

- 13.12.1 The Council is a category 1 responder under the Civil Contingencies Act 2004 and is required to undertake risk assessments and plan for emergencies; and is also responsible for warning and informing the public about emergencies.
- 13.12.2 The Redbridge Operations Centre is operated by the Council and serves as the borough's Emergency Control Centre, and is served by multiple independent communications platforms and a backup power supply and generator.
- 13.12.3 The Council is part of the Borough Resilience Forum for Redbridge, which is part of the London Resilience Partnership, and publishes the *London Risk Register*.

13.13 Future Requirements

- 13.13.1 In December 2023, the UK Government Resilience Framework was published. This proposes changes including creating the role of Chief Resilience Officer within each Local Resilience Partnership.
- 13.13.2 Other key emerging issues include:
- Climate change resilience, including issues such as flooding and heatwaves.
 - Resilience to terrorist risks, including hostile vehicle mitigation around key infrastructure such as stations, civic buildings and shopping precincts.
 - Improved resilience of Council facilities used as emergency rest centres, including backup power supplies and generators. £140,000 has been allocated for generators at the Ley Street depot site to support the Operations Centre.
- 13.13.3 Key capital requirements for civil protection measures are shown in Table 13.A.

13.14 Costs and Funding

- 13.14.1 The Capital Programme has allocated £0.140m for emergency planning generator and emergency response stocks.

Table 13.A Civil Protection Infrastructure Projects

Project Description	24/25 (£m)	25/26 (£m)	26/27 (£m)	27/28 (£m)	28/29 (£m)	29/30 (£m)	30/31 (£m)	31/32 (£m)	32/33 (£m)	33/34 (£m)	Total (£m)	Funded Externally (£m)	Funded Council (£m)	Funding Gap (£m)	Priority
CCTV Equipment (additional)	1.725	0.338	0.365	0.394	0.425	0.459	0.496	0.536	0.578	0.625	5.940		5.940		Important
Ilford Town Centre and Ilford Lane CCTV upgrade to single mode fibre		0.524									0.524	0.524			Important
Continuation of the Council's Alley Gating Scheme	0.017										0.017		0.017		Important
Public safety		0.500	0.500	0.500	0.500	0.500	0.500	0.050	0.500	0.500	4.050			4.050	Necessary
Emergency Planning - generator and emergency response stock	0.040	0.100									0.140		0.140		Critical
Civil Protection Projects Total	1.782	1.462	0.865	0.894	0.925	0.959	0.996	0.586	1.078	1.125	10.671	0.524	6.097	4.050	

CCTV

13.15 Current Provision

- 13.15.1 The Council invested £1.5m to upgrade the CCTV service from analogue to digital in 2018. This included 40 Automatic Number Plate Recognition (ANPR) cameras deployed in collaboration with police; 14 sites equipped with display boards; and 20 redeployable 4G cameras installed to monitor crime hotspots.
- 13.15.2 In 2023, the Council funded 11 new security cameras in Hainault Country Park totalling £28,000. In 2024, the Council funded 20 CCTV cameras at Jason Lee House costing £24,000. Also in 2024, the Council's Housing Management Team funded £100,00 of CCTV upgrades and Community Safety funded £13,00 for CCTV access system for the Civil Protection Team in Ley Street Control Centre.

13.16 Future Requirements

- 13.16.1 CCTV requirements are outlined in the Council's 10 year Strategic Plan for the CCTV Service (2025-2035) in 3 Phases. Phase 1 includes replacing aging systems with full HD (2K/4K) and AI-capable cameras and the Town Centre Fibre Upgrade (£524,000 bid pending approval).
- 13.16.2 Phase 2 includes expanding the CCTV network to cover crime hotspots and vulnerable locations; integrating CCTV with Smart City technologies; working with TfL community safety teams and housing authorities for shared funding models.
- 13.16.3 Phase 3 includes establishing a CCTV Command & Control Hub; predictive monitoring for crime prevention; introducing a subscription-based commercial CCTV monitoring service for businesses.

13.17 Costs and Funding

- 13.17.1 The 10 year Strategic Plan for the CCTV Service (2025-2035) plans for upgrades, integrating with Smart City technologies, improved and new monitoring will require capital expenditure (CAPEX) through Council and external grants. Growth bids for additional staff and infrastructure improvements will be required. There may be opportunities for public-private partnerships and commercial revenue streams via commercial CCTV monitoring.
- 13.17.2 The Capital Programme has allocated £4.215m for CCTV equipment and £10.505m for CCTV renewals.

13.18 Conclusion

- 13.18.1 Emergency services infrastructure requirements primarily relate to maintaining existing capacity and are primarily funded through the GLA budget. Civil Protection is seeing investment in improved CCTV.

14 Waste Management and Disposal Facilities

14.1 Current Provision

- 14.1.1 Redbridge has an adopted Joint Waste Development Plan Document (DPD, published in 2012) with the London Boroughs of Newham, Havering and Barking and Dagenham (i.e. the East London Waste Authority ELWA Boroughs).
- 14.1.2 The purpose of the Joint Waste DPD is to establish planning policies that set out a planning strategy up to 2021 for sustainable waste management which enables the adequate provision of waste management facilities (including disposal) in appropriate locations for municipal and commercial and industrial waste, having regard to the London Plan Borough level apportionment and construction, excavation and demolition and hazardous wastes. The Plan sets a planning framework for the management of waste throughout the ELWA boroughs from 2011 to 2021.
- 14.1.3 A new East London Joint Waste Plan (ELJWP) has been progressed to “Regulation 19” draft Submission Plan stage, and it is planned for publication and consultation between 12 May and 23 June 2025. The draft Submission ELJWP sets out how and where waste will be managed, and it will be used to determine planning applications affecting the management of waste in the four East London boroughs that are the joint authorities preparing the plan (Barking & Dagenham, Havering, Newham and Redbridge).
- 14.1.4 When adopted, the new ELJWP will replace the existing Joint Waste DPD, and will Development Plan for each of the boroughs, sitting alongside separate Local Plans that are concerned with other forms of development such as housing and that related other forms of employment.
- 14.1.5 The provider First Mile has acquired the Council’s commercial waste collection services. This allows business customers to access more recycling streams and separate food waste collection.

14.2 Future Requirements

- 14.2.1 It is estimated that there is currently 2,561,000 tonnes per a of waste management capacity in East London (East London Joint Waste Plan, Assessment of Existing Waste Management Capacity, BPP Consulting, February 2024) which is more than sufficient to manage the London Plan apportioned forecast arisings to
- 14.2.2 . The draft Submission ELJWP states that there is sufficient waste management capacity in East London to meet requirements over the plan period (up to 2041). In light of this, the ELJWP does not allocate specific areas of land for the development of additional waste management facilities.

14.3 Recent Progress

- 14.3.1 There have been no new largescale capital infrastructure projects for waste management in Redbridge since 2012 and none have been planned.
- 14.3.2 However, the current Capital Programme has allocated £0.879m for replacement litter bins, £4.312m for recycling bins and green garden waste bins, and £4.312m for food waste.

14.4 Costs and Funding

- 14.4.1 A total of £9.041 million has been identified for smaller waste management projects, excluding fleet renewal.

15 Flood Management

15.1 Introduction

- 15.1.1 Redbridge has experienced a number of flood events in the recent past and consequently the Council, Environment Agency and utility providers are working to reduce flood risk in the borough. This is being done through a number of flood alleviation projects.
- 15.1.2 Residents within Redbridge have faced a number of severe weather incidents in recent years. Flooding can have devastating emotional and financial impacts on residents, businesses and communities. Due to climate change flood events are likely to be more frequent and more severe. Redbridge Council is committed to doing all we can to both reduce the risk of flooding, whilst adapting and become more resilient.

15.2 Current Provision

- 15.2.1 There are a series of water management structures and formal flood defenses in the borough. There are tidal defences located along the River Roding downstream of Ilford Bridge, which have a design standard ranging between 70 and 1000 years (National Flood and Coastal Defence Database). There are fluvial defences that have varying design standards associated with them, protecting various sections of Main River and watercourses in Redbridge.
- 15.2.2 The Local Plan Policy LP21: Water and Flooding policy, and the Strategic Flood Risk Assessment, direct new development to areas of land which has a lower probability of flooding and requires measures to mitigate flood risk, ensuring that any flood risk works can be funded for the entire lifetime of the development. The use of Sustainable Drainage Systems (SuDs) is promoted in order to ensure that the impact of the development on water quality and associated flood risk is minimised.
- 15.2.3 In January 2024, Redbridge Council adopted its Local Flood Risk Management Strategy and Surface Water Management Plans, providing a roadmap to reduce flood risk and increase resilience in the borough.
- 15.2.4 Following the floods of 2021, a detailed investigation captured in the Council's Section 19 flood Investigation report, revealed that the majority of flooding resulted from overcapacity in the sewer systems. Redbridge Council identified 64 actions to reduce flood risk ranging from increasing water attenuation, sewer maintenance and public engagement.

15.3 Recent Progress

- 15.3.1 The Council has placed SUDs at the heart of its flood management strategy and has invested more than £1m in flood alleviation schemes since 2021. The Clayhall Flood Alleviation Scheme was completed in 2022 with grant funding from the Environment Agency, designed to protect more than 100 homes from flooding.

Natural flood management measures were implemented at Hainault Forest Country Park in 2022 improving biodiversity, increasing water storage and reducing flow rates.

- 15.3.2 A number of highways SUDs schemes have been carried out, at Westwood Recreation drains, Ley Street, Seven Kings High Road Hydrorock, Caterham High School, The Wohl Ilford Jewish Primary School, King Solomon High School, Nelson Road Atherton Road, Chalgrove Crescent, Deynecourt Gardens, Claybury Park Pond, Coppice Way, Glengall Road and Waltham Road.
- 15.3.3 A flood storage area on the Roding is under construction at Shonks Mill, north of the M25, with completion expected in 2026. This would reduce the peak storm flow of the Roding with consequent reduction in flood risk. Though this scheme is not within the borough, Redbridge would be the major flood risk beneficiary. The estimate for this work is £10m, with Redbridge Highways contributing £518,000 toward the total cost of the project, alongside Government and Environment Agency funding.

15.4 Future Requirements

- 15.4.1 Flood alleviation works are due to start on the Clayhall relief valve and further works are planned to start in 2025 at Dawlish Drive, Mortlake Road, Claybury Pond and Westwood Recreation Bund works. The following works are in design stage: Monkams area (cricket area to Monkams Lane), Tomswood Hill, Aintree Crescent, Ilford North and Woodford catchment EA grant study (£100k per area), and Hermon Hill. Work has commenced on repairs and refurbishment of an embankment on the River Roding.
- 15.4.2 Flood water monitoring and gauges are required on smaller tributaries, streams and brooks within Redbridge, to provide an indication of localised flooding risk.

Costs and Funding

- 15.4.3 There is funding available from central Government “[Funding for Flood and Coastal Erosion Risk Management](#)” (FCERM) administered through Defra, the Environment Agency, and MHCLG.
- 15.4.4 A full list of future projects is shown in Table 15.A.

15.5 Conclusion

- 15.5.1 Significant investment in SUDs and flood mitigation is required to address the impacts from changing flood risk including surface water flood risk and river flood risk. The total capital programme cost for this is estimated at £12.806m.

Table 15.A Flood Management Infrastructure Projects

Project Description	24/25 (£m)	25/26 (£m)	26/27 (£m)	27/28 (£m)	28/29 (£m)	29/30 (£m)	30/31 (£m)	31/32 (£m)	32/33 (£m)	33/34 (£m)	Total	Funded Externally (£m)	Funded Council (£m)	Funding Gap (£m)	Priority
Sustainable Urban Drainage Systems	0.106										0.106	0.106		0.000	Critical
Major Flood Alleviation and SUDs		1.100	1.100	1.200	1.200	1.200	1.300	1.300	1.300	1.400	11.100		11.100	0.000	Critical
River Roding Flood Storage		0.500									0.500		0.500	0.000	Critical
Borough Flood Alleviation	1.536										1.536		1.536	0.000	Critical
Flood Management Projects Total	1.642	1.600	1.100	1.200	1.200	1.200	1.300	1.300	1.300	1.400	13.242	0.106	13.136	0.000	

16 Low Carbon/Decentralised Energy

16.1 Current Provision

- 16.1.1 London Plan Policy SI 2 states that major development should be net zero-carbon. This means that the energy hierarchy should be followed, and if the targets cannot be met, a carbon off-set payment to the Council will be required.
- 16.1.2 At present there are no low carbon / decentralised energy networks within the borough. There are a number of small Combined Heat and Power (CHP) plants / communal heating systems serving one or two properties (Fullwell Cross Leisure Centre, and King George / Goodmayes Hospitals). Major schemes in applicable areas have open connections to future district heat networks.

16.2 Future requirements

Low Carbon / Decentralised Energy Potential

- 16.2.1 It is anticipated that decentralised and renewable energy will play a major role in reducing carbon emissions within the borough. Redbridge will have a key role in the GLA's forthcoming Local Area Energy Planning (LAEP) for Outer East London. This is a whole systems approach to energy planning based on future growth scenarios in order to provide a business case for the decarbonisation of London.
- 16.2.2 Boroughs should then take this subregional evidence base and apply it at a local level. The selected local pathways will help selection of specific actions and selected pathways.
- 16.2.3 The Energy Act 2023 provides the powers for government to implement heat network zoning in England. The enabling regulations are expected to come into force in mid 2025. This will lead to new opportunities for heat networks in Redbridge's growth areas.

Air Quality

- 16.2.4 In 2003, Redbridge designated the whole of the borough as an Air Quality Management Area (AQMA) due to exceedances in nitrogen dioxide and particulate matter. It is known that there are cumulative air quality impacts of new developments on air quality across the borough. Redbridge's [Air Quality Action Plan \(AQAP\) 2020-2025](#) sets out the Council's actions to tackle poor air quality from buildings, transport and fleet.
- 16.2.5 The Council has delivered measures from the AQAP to reduce emissions from construction activity and new developments, introducing electric vehicles into its fleet, deliver on-street electric vehicle chargers, and school streets programmes to improve local air quality. A new AQAP is scheduled to be published in 2026.

16.3 Costs and Funding

- 16.3.1 The Local Area Energy Plan (LAEP) is being funded externally by the GLA.

- 16.3.2 The Council's Environmental Health team will horizon scan for external funding streams for air quality related projects that will bring about air quality improvements.
- 16.3.3 There are a number of other Council wide projects that are linked to air quality improvements which are in the Climate Change Action Plan. These are contained within Table 8.B, and include:
- Electric Vehicle Strategy and delivery of electric vehicle charging points;
 - Traffic Calming Measures;
 - Active Travel; and
 - Replacement Tree Planting on the Highway.
- 16.3.4 Regarding carbon offsetting projects, qualifying projects are funded from the Council's Carbon Offset Fund in the usual budget-setting process. Carbon offset funds and projects are reported annually to the GLA and published in the Infrastructure Funding Statement on our website.
- 16.3.5 Private sector investment and developer contributions, including carbon offsetting where appropriate, could have a role in fulfilling any actions that are identified in the report.
- 16.3.6 The emerging 2026-2031 Air Quality Action Plan will aim to achieve borough-wide improved air quality in line with legal standards, promoting better health outcomes for both residents and visitors. It will also seek to further reduce particulate matter and NO₂ emissions, as well as CO₂ emissions, in accordance with WHO guidelines, the Mayor's Air Quality Strategy, and the Redbridge Climate Change Action Plan.

17 Water and Sewage

17.1 Current Provision

- 17.1.1 Thames Water Utilities Ltd is the statutory sewerage undertaker and the statutory water undertaker for the borough. Essex and Suffolk Water cover water supply within the northeastern area of the borough, east of the River Roding.
- 17.1.2 Thames Water's five year plan includes the Asset Health Improvement Strategy. The latest version, covering 2025-2030, indicates that a total of £1 billion of investment is required, split between water (£500m) and wastewater (£500m). This is a broad strategy to improve the condition of facilities and does not identify any measures specific to Redbridge.
- 17.1.3 Thames Water supplies water to Redbridge with the majority of supply coming from the rivers Thames and Lee. Redbridge drains to Thames Water's Beckton Sewage Treatment Works (STW) located in Newham. Redbridge is part of the Essex & Suffolk Water's Essex Water Resource Zone (WRZ), with the majority of supply coming from the Chigwell raw water bulk supply from Lea Valley Reservoirs and the Ely Ouse.
- 17.1.4 The GLA are in the early stages of producing a London-wide [Integrated Water Management Strategy](#) (IWMS) at an initial cost of £0.5m over 3 years. The IWMS will provide a more joined-up approach to water management (flooding, wastewater, drainage, water resources and river health) and improve climate resilience. It will improve alignment across local authority / Environment Agency / Thames Water investment plans; deliver a new digital platform to host outputs from IWMS studies; screen and identify three priority subregional catchment-based plans to develop further. The strategy and platform are expected by August 2025.
- 17.1.5 Regarding sewerage, the GLA are developing a digital platform for data sharing by utilities by September 2025. There is currently no update on sewer facilities for Redbridge.

17.2 Future Requirements

- 17.2.1 The 2024 Essex and Suffolk Water Resource Management Plan (WRMP) covers a 25 year period to 2049/50. During this period the WRMP identifies a supply deficit in the Essex supply area which covers Redbridge, and proposes a 'Best Value Plan' to restore a supply surplus across the period to 2049/2050, including measures to further reduce leakage, and compulsory metering by 2035.
- 17.2.2 Essex and Suffolk Water confirmed to the Council in January 2025 that there are no updates on planned network developments that specifically affect Redbridge.
- 17.2.3 Thames Water confirmed to the Council in December 2024 that there is limited capacity within the existing sewers and there will be a need for network upgrades in order to service the planned developments in the borough. However, due to

the complexities of sewerage networks, Thames Water has been unable to determine the infrastructure needs at this stage. Thames Water confirmed to the Council in December 2024 that they do not have any specific planned works within Redbridge during the current AMP8 period (from 1 April 2025 to 31 March 2030).

- 17.2.4 Thames Water have produced a Water Resource Management Plan 2024 and a 25 year Drainage and Wastewater Management Plan. The Water Resource Management Plan was developed with 5 other water companies and sets out how a secure and sustainable water supply will be met. This includes tackling leaks, installing smart meters, reservoir works, river water abstraction.
- 17.2.5 The Drainage and Wastewater Management Plan, aims to invest over £31.9 billion across the Thames Water supply area, protect over 187,000 properties from flooding, upgrade 82 sewage treatment works, implement SUDs and make improvements to limit to no more than 10 storm overflow discharges per outflow.

17.3 Costs and Funding

- 17.3.1 The GLA has 3 years' funding for the London-wide Integrated Water Management Strategy. Further funding will be required for the subregional plans.

17.4 Conclusion

- 17.4.1 In conclusion, there are no major water or sewerage infrastructure projects planned for the near future by Thames Water or Essex & Suffolk Water that impact Redbridge.
- 17.4.2 The Council is planning on delivering water quality improvements to polluted lakes in the borough. The costs for the improvement works have been allocated on the Capital Programme at £3m. Redbridge Council will liaise with the GLA on the London-wide Integrated Water Management Strategy.

18 Electricity and Gas

18.1 Current Provision

- 18.1.1 National Grid operates the national electricity transmission network across Great Britain and owns and maintains the network in England and Wales, providing electricity supplies from generating stations to local distribution companies. Their high voltage transmission cables within Redbridge comprise a 275kV route from Tottenham to Barking serving Redbridge grid supply point.
- 18.1.2 National Grid owns and operates the high pressure gas transmission system in England, Scotland and Wales, as well as lower-pressure distribution gas mains some regions including north London.
- 18.1.3 The National Energy System Operator was formed in 2024 as a newly owned public body responsible for real-time management of the electricity system, as well as electricity and gas network planning. In the future they will produce national and regional level network plans.
- 18.1.4 UK Power Networks (UKPN) is the local distribution company for the borough, providing and operating electricity distribution networks and substations.

18.2 Future Requirements

- 18.2.1 UKPN data shows that all primary substations in the borough have headroom, with a margin between 26% and 45% of the installed capacity. Refer to Figure 18.A.
- 18.2.2 However, UKPN projects that primary substations within the borough, or outside the borough and serving portions of it, will reach capacity at various points from 2029 onwards. This is driven by electrification more than housing or commercial growth.
- 18.2.3 UKPN have no planned projects in Redbridge currently as stated in their *Long Term Development Statement (LTDS) Development Proposals* for London from November 2024. Load-related network reinforcement is required for growth in air conditioning and cooling, larger and taller buildings, growth in heat pumps, electric vehicles and combined heat and power.



Figure 18.A Primary Substation headroom in Redbridge

- 18.2.4 LBR has installed 45 slow-charge electric vehicle charging points which supplied 82,140kWh. In total there are 59 publicly available charge points across the borough. There is growing demand for this type of infrastructure as the number of electric and plug-in hybrid vehicles in the borough grows.
- 18.2.5 It is expected that additional secondary substations will be required to support the electrification of operational fleets of waste, utilities, emergency services and public transport.
- 18.2.6 Further investment in the electricity network will be required to support decarbonisation, energy storage, and the move away from natural gas in new build developments.
- 18.2.7 Data centres are an emerging development type, and are increasingly important to supporting a wide range of business functions. Their power and cooling requirements present a challenge and the Council is actively investigating where data centres can be located with respect to power supplies, heat networks, and other opportunities and constraints.

18.3 Costs and Funding

- 18.3.1 There is an ambition to increase the quantity and quality of existing electric vehicle charging points, in line with the emerging Redbridge Electric Vehicle Strategy. The capital cost of this is estimated to be £1m - £10m and the operating cost is estimated to be £10,000 to £100,000.
- 18.3.2 The costs for heat networks and data centres are unknown at present, but are expected to be delivered within the private sector.

19 Digital Connectivity

19.1 Introduction

- 19.1.1 Fast and resilient digital connectivity is increasingly regarded as essential to support a strong local economy, to meet residents' needs and to enable the delivery of the next generation of public services. Improving Digital Connectivity allows digital data to be transferred more rapidly, enabling new forms of digital communication. This includes data for business, domestic and leisure use, such as films, games, complex drawings, business models, or reports, which can be uploaded/downloaded by households and businesses onto computers or mobile devices as well as remote feeds from sensors / CCTV for use by Council services.
- 19.1.2 With the rapid increase in demand for data along with private sector investment, the need for better digital connectivity has changed considerably in the last five years. The importance of digital connectivity as a driver to economic growth is one of eight key requirements set out in the Invest 2035: The UK's Modern Industrial Strategy Green Paper.

19.2 Current Provision

- 19.2.1 Digital infrastructure is a critical core operations enabling network and practice for analysing, designing and planning the execution of a network of data-transfer capability. It connects and enables business operations, data transfer, Smart Cities, health tech and technology infrastructure to achieve borough-wide goals.
- 19.2.2 Approximately 22% or more residents in Redbridge are digitally excluded. This comprises approximately 10% of residents who do not use the internet, which overlaps with the 22% who are lacking in basic digital skills. To address this, alongside work focused on giving residents digital skills as part of the Government's [Digital Inclusion Action Plan](#), Redbridge needs to build and attract infrastructure services to provide low-cost broadband offers and access to high-speed fibre in public buildings. The goal must be to ensure 100% full fibre coverage to all local business and residential premises to drive economic development, social inclusion and public sector service delivery.
- 19.2.3 Based on the Ofcom 2024 data Spring update, Redbridge has a 70.1% availability of full fibre to its business and residential premises. Including Gigabit capable services offered by cable providers, this figure rises to 90.2%. There remain 1,452 premises in the Borough that are a 'not spot' i.e. unable to receive even a 30Mbps broadband service.
- 19.2.4 The availability of services by number of premises is shown in Table 19.A:

Table 19.A Broadband Availability in Redbridge

Total Number of Premises in Borough	112,303
Number of Full Fibre Premises	78,685
Number of Gigabit capable premises	101,295
Number of <30Mbps premises	1,452

19.2.5 Figure 19.A shows the extent of fibre connectivity across the borough. Orange areas have full fibre availability, Blue is gigabit capable (but not full fibre). Dark red are those sites where only a 30Mbps service is available.

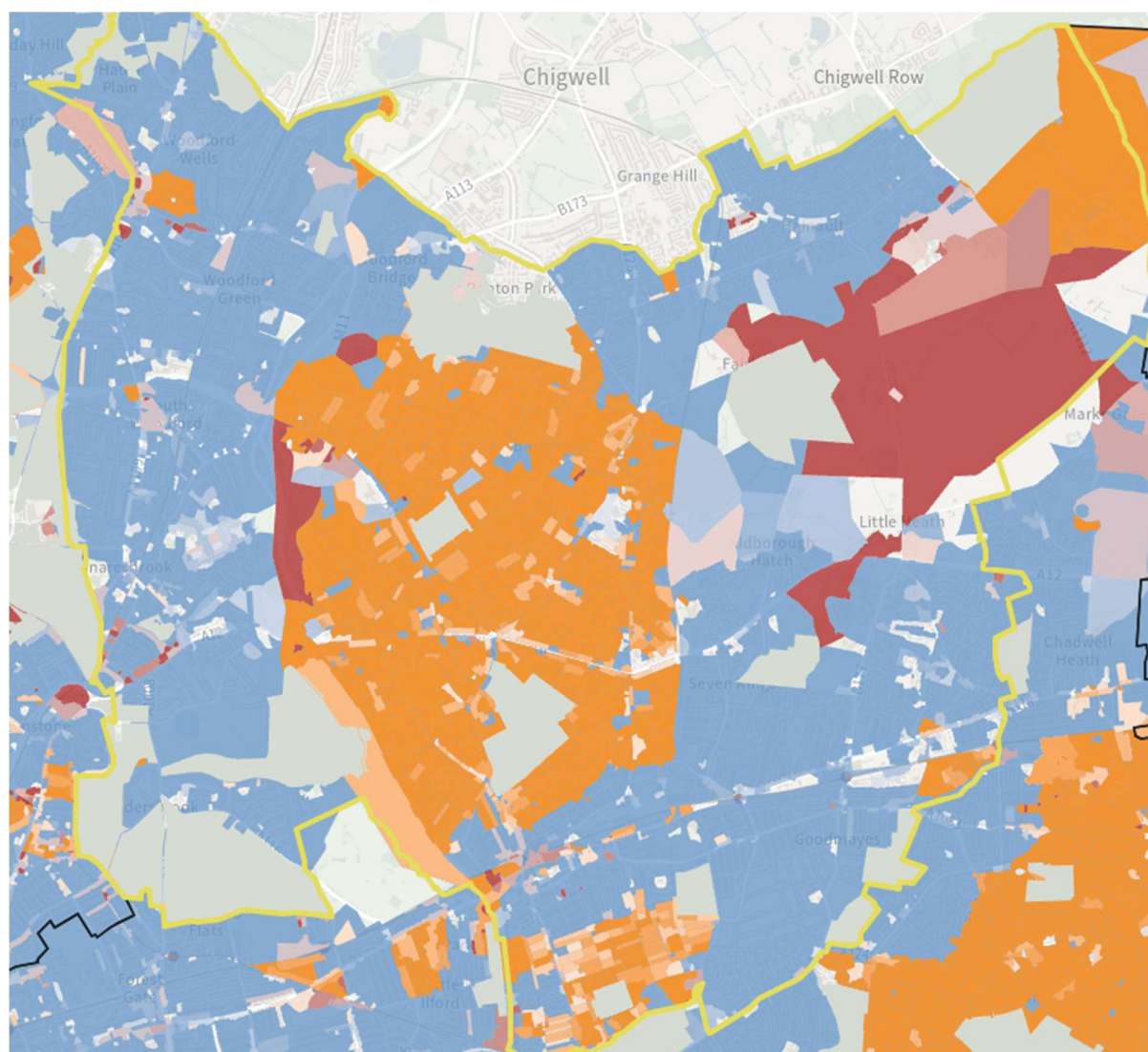


Figure 19.A Fibre Connectivity Map

- 19.2.6 The greatest access challenges are in the North East of the borough around Fairlop Plain. This area largely comprises of Green Belt land, however, there are homes and businesses within this area which are poorly connected.
- 19.2.7 Ofcom monitors UK performance against its leading European cities. The latest report published in 2020 shows a mixed picture for the UK compared to Italy, Spain, Germany and France – while the UK has the second highest availability of superfast broadband at 95%, it has the lowest availability of speeds greater than 1Gbps, at only 7%, compared to 22% in Italy and 89% in Spain.
- 19.2.8 The universal availability of gigabit capable broadband infrastructure alone is insufficient. The Council needs to deliver the connectivity to serve East London's growth and ensure it is competitive. The objectives of the borough must be;
- To ensure key industry sectors (finance, creative, transport and logistics, high-value manufacturing, digital etc) have access to fixed and mobile services to allow them to compete on an international stage.
 - Our growth zones are prioritised.
 - Redbridge's rapid housing & population growth must be served by increased capacity requirements on both our fixed and mobile networks.
 - To make Redbridge more innovative and digitally intensive in the delivery of public services.
 - Redbridge positions itself as an attractive location for data centres.

19.3 Recent Progress

- 19.3.1 The Council has taken a number of proactive measures in partnership with industry to ensure that the availability of services continues to improve. This includes:
- The deployment of small cells on lamp post columns in the borough. Small cells boost mobile phone network coverage and capacity in the area, which is useful in high-density, high-demand areas.
 - The provision of wayleave agreements to aid delivery of full fibre into the borough's social housing.
- 19.3.2 The use of Strategic Investment Pool (SIP) funding to procure a dark fibre network linking CCTV sites and anchoring further commercial investment by the private sector into the borough. This is delivering fibre connectivity to strategic areas including Hainault Business Park and the Elizabeth Line growth corridor. Hainault Business Park (HBP) is the largest employment area in the borough, with circa 7,000 employees and 180 businesses, and improved connections will make HBP more attractive to a range of occupiers and improve the competitiveness of businesses of different sizes based at HBP. The Council is seeking to provide gigabit capacity fibre which will also serve the smaller Forest Industrial Park nearby.

- 19.3.3 The Council has partnered with infrastructure providers to improve digital connectivity to homes and businesses, establish a fibre backbone to connect the borough's assets, and address gaps in 5G coverage. The fibre backbone connects our priority CCTV cameras to a fibre network to improve signal reliability. It will also provide high speed broadband to educational and healthcare facilities, if and where needed.
- 19.3.4 The Council has a wayleave agreement to upgrade from copper to fibre under which circa 1,000 social homes will be connected to fibre. About one third of this has been deployed as of present and the next phase is underway.
- 19.3.5 This is accompanied by programmes to reduce digital exclusion, use digital technology to improve outcomes across council service areas, and promote a "digital first" approach to customer contact with the Council.

19.4 Future Developments

- 19.4.1 The strategic initiatives in digital connectivity, data networks, and data centres are pivotal in driving economic growth in Redbridge. Data centres run the large computational operating systems used to train and manage AI models. Establishing 'AI Growth Zones' (AIGZs) supporting the build-out of AI data centres will attract private investment and create jobs in Redbridge.
- 19.4.2 Overall, these initiatives will position Redbridge as a hub for digital innovation, attracting investment, creating jobs, supporting the supply chain workforce and driving economic growth.
- 19.4.3 The Council will develop a Digital Connectivity Strategy. This will provide a response to the Government's Digital Strategy and AI Opportunities Action Plan, including how the Council itself uses digital platforms for service delivery, including improved connectivity to its schools and libraries, as well as planning for public and private sector investment.
- 19.4.4 This connectivity is necessary for continued innovation including using IoT (Internet of Things) to monitor air quality, damp and mould, and support vulnerable residents.
- 19.4.5 The new Emergency Services Network is replacing the current Airwave system used across Great Britain. This is primarily being delivered and funded by the Home Office with EE, benefitting from and delivering upgrades to the existing 4G network.
- 19.4.6 The Public Switched Telephone Networks (PSTN) are being decommissioned and traditional landline phone services are being replaced with Voice over IP services (VoIP) by January 2027. The switch-over will require coordination between public and private sectors, with the GLA, Local Government Association, and Ofcom helping with implementation locally and helping raise public awareness of actions required for the switchover.

19.5 Costs and Funding

- 19.5.1 Fibre Infrastructure totalling £323,000 of critical importance is identified for expenditure in 2024/25.
- 19.5.2 It is expected that as digital connectivity evolves, the coverage and speed of superfast broadband will continue to improve over time, and that this will be industry led, but require the Council to advocate for and plan for connectivity. We expect that the need for digital infrastructure will increase and thus costs will also increase. Therefore there will need to be more funding sought. This will be delivered through public private partnerships with Communication Providers, with the Council following the Electronic Communications Code to ensure sufficient capacity and coverage.

20 Infrastructure Delivery Conclusions

- 20.1.1 Overall, the Council has identified a number of infrastructure projects to benefit Redbridge residents, communities, and businesses. Additionally, external bodies and providers are responsible for implementing infrastructure improvements in Redbridge.
- 20.1.2 Significant infrastructure improvements in recent years include:
- The Elizabeth Line
 - Hainault Country Park
 - Mayfield Leisure Centre
 - Wanstead Leisure Centre
- 20.1.3 A primary source that the Council has used to identify projects for inclusion in the IDP are the proposed infrastructure projects within the Capital Programme, the majority of which will be funded through borrowing. Of a total of £192.6m of projects within the scope of the IDP, a total of £152.1m is expected to be funded through borrowing.
- 20.1.4 Including externally funded and unfunded proposals, the IDP identifies a total infrastructure requirement of £471.7 million, and a funding gap of £180.0 million.
- 20.1.5 This represents a minimum cost, as some projects are uncosted at this time. The IDP will be maintained to identify future infrastructure projects (some of which are still the subject of feasibility analysis at this stage) and the associated costs.
- 20.1.6 Securing this necessary infrastructure funding is a key challenge, and the Council will explore new funding mechanisms that may emerge including fiscal devolution.
- 20.1.7 Therefore, CIL has an important role in reducing the Council's borrowing costs, and freeing up borrowing capacity for other projects.
- 20.1.8 The Council will need to consider a range of emerging strategies produced internally and by external partners, these include:
- Next London Plan
 - London Growth Plan
 - Integrated Care Board Strategic Estates Strategy
 - Climate Change Action Plan
 - Redbridge Leisure and Cultural Strategy
- 20.1.9 The delivery of supporting infrastructure is essential to enabling sustainable development. The Council's Capital Programme, along with investment from other bodies, includes provision to accompany housing and economic growth; but there is also an increasing emphasis on renewing and replacing life expired assets. This includes facilities with identified safety concerns such as RAAC

(Reinforced Autoclaved Aerated Concrete), but improving the sustainability and accessibility of facilities is also a priority.

- 20.1.10 The most recent strategic infrastructure project to benefit the borough is the Elizabeth Line. This underpins the growth strategy of the Local Plan and is supported by the London Plan.
- 20.1.11 Future community and leisure facilities include the Seven Kings Community Hub, and the Fairlop Waters Masterplan.
- 20.1.12 The Council is currently working with the GLA on an Ilford Opportunity Area Planning Framework to support growth in the borough's main town centre of Ilford. This document will document more local infrastructure requirements and will help to maximise the benefits of the Ilford Arrival Framework.

Annex 1 Redbridge Infrastructure Delivery Plan Schedule of Projects

Category	Type	Infrastructure Project	Cost of future growth (2024 – 2034)	Sources of Funding	Delivery Agency	Phase	Importance	Location
Childcare/ Early Years	Childcare/ Early Years	Early years and childcare spaces	£4,600,000	LB Redbridge, DfE	Private and voluntary sector	All	Important	Borough Wide
Childcare/ Early Years	Childcare/ Early Years	Childcare expansion capital grant	£536,000	DfE	LB Redbridge, Private Sector	All	Important	Borough Wide
Civic Pride	Burial	Burial Space Purchase	£4,500,000	LB Redbridge	LB Redbridge	Phase 3 and 4	Necessary	TBC
Civil Protection	Neighbourhoods	Continuation of the Council's Alley Gating Scheme	£17,000	LB Redbridge	LB Redbridge	Phase 3 and 4	Important	Borough wide
Civil Protection	Resilience	Emergency Planning - generator and emergency response stock	£140,000	LB Redbridge	LB Redbridge	Phase 3 and 4	Critical	Borough wide
Civil Protection	Security	Public safety	£4,050,000	LB Redbridge	LB Redbridge	Phase 3 and 4	Necessary	Borough wide
Civil Protection	CCTV	CCTV Equipment (additional)	£5,940,000	LB Redbridge	LB Redbridge	Phase 3 and 4	Important	Borough wide
Community Facilities	Community Hub	Community Hubs Programme	£6,000,000	LB Redbridge, developer contributions	LB Redbridge, enabling development	2025-2028	Important	Borough Wide
Community Facilities	Community Hub	Seven Kings Community Hub	£4,500,000	LB Redbridge, developer contributions	LB Redbridge, enabling development	2025-2028	Important	Seven Kings
Community Facilities	Community Hubs	Hainault Community Hub	TBC	LB Redbridge	LB Redbridge	Phase 3 and 4	Necessary	Hainault
Digital Connectivity	Fibre	Ilford Town Centre and Ilford Lane CCTV upgrade to single mode fibre	£524,000	LB Redbridge	LB Redbridge	Phase 3 and 4	Important	Ilford

Category	Type	Infrastructure Project	Cost of future growth (2024 – 2034)	Sources of Funding	Delivery Agency	Phase	Importance	Location
Education	Schools	Creation of Additional School Places	£27,279,000	DfE	LBR	2027-2028	Necessary	Borough Wide
Education	Primary School	Cleveland Infant School	£2,793,000	LBR, DfE	LBR	24/25	Important	Ilford
Education	SEND	Expansion of Hatton Special School	£2,804,000	LBR, DfE	LBR	25/26	Necessary	Ilford
Education	Further Education and Adult Community Learning	Further education places/ expansions	£9,900,000	TBC	TBC	All	Potential demand - keep under review	Borough Wide
Education	Schools	School Conditioning	£8,335,000	LB Redbridge	LB Redbridge	Phase 3 and 4	Necessary	Borough wide
Education	Schools	Rolling Schools Expansion Programme	£1,834,000	LB Redbridge	LB Redbridge	Phase 3 and 4	Desirable	Borough wide
Education	Secondary Schools	Wanstead High School	£9,680,000	LB Redbridge	LB Redbridge	Phase 3 and 4	Important	Wanstead
Flood Management	Flood Alleviation	Borough Flood Alleviation	£1,536,000	LB Redbridge	LB Redbridge	Phase 3 and 4	Critical	Borough wide
Flood Management	SUDs	Sustainable Urban Drainage Systems	£106,000	LB Redbridge	LB Redbridge	Phase 3 and 4	Critical	Borough wide
Flood Prevention	Flood Alleviation	Major Flood Alleviation and SuDS	£11,100,000	Environment Agency, LB Redbridge	LB Redbridge	2024-2034	Important	Borough Wide
Flood risk	Reducing Flood Risk	River Roding Flood Storage	£500,000 (of £10,000,000 total)	Environment Agency, LB Redbridge	DEFRA and Environment Agency	2026	Critical	Roding, Shonks Mill (Outside Borough)
Green Infrastructure	Trees	Replacement Tree Planting on the Highway & delivery of the Green Urban Landscape Plan	£916,000	LB Redbridge	LB Redbridge	Phase 3 and 4	Important	Borough wide
Health	Primary care	Potential new GP site in vicinity of Aldersbrook TBC	TBC	Integrated Care Board (ICB),	ICB	Phase 4	Critical	Wanstead and Woodford

Category	Type	Infrastructure Project	Cost of future growth (2024 – 2034)	Sources of Funding	Delivery Agency	Phase	Importance	Location
				Developer contributions				
Health	Primary care	Permanent building at or replacement for Kenwood Gardens GP Premises	TBC	ICB, Developer contributions	ICB	TBC	Critical	Fairlop
Health	Acute Care	Reconfiguration and expansion of Goodmayes Hospital to meet strategic in-patient mental health beds capacity	£14,800,000	ICB, Developer contributions	ICB	TBC	Critical	Seven Kings
Health	Acute Care	Reorganisation / rebuilding of King George Hospital to facilitate clinical improvements	£40,750,000	ICB, Developer contributions	ICB	TBC	Critical	Seven Kings
Health	Primary Care	Improvements to Hainault Health Centre	TBC	ICB, Developer contributions	ICB	Phase 3	Critical	Fairlop
Health	Primary Care	Improvements to Hainault Health Centre/ Fullwell Cross Health Centre	TBC	ICB, Developer contributions	ICB	Phase 3	Critical	Fairlop
Health	Primary Care	Improvements/ redevelopment of Fullwell Cross Health Centre	TBC	ICB, Developer contributions	ICB	Phase 3	Critical	Fairlop
Health	Primary care	Reconfiguration and expansion of existing site of Wanstead Hospital site	£22,200,000	ICB, Developer contributions	ICB	Phase 4	Critical	Wanstead and Woodford
Health	Primary Care	New health facility in Goodmayes	TBC	ICB, Developer contributions	ICB	TBC	Critical	Seven Kings
Leisure	Leisure Centre	Fullwell Cross Leisure Centre	£410,000	LBR, Vision	LBR, Vision	2025-2026	Important	Barkingside
Leisure	Swimming Pool	Valentines Park Lido	£8,295,000	LBR	LBR	2025-2026	Desirable	Ilford
Leisure	Cultural Facilities	Regenerating Ilford – a new Cultural Quarter	£51,600,000	LBR	LB Redbridge	2026-2033	Necessary	Ilford

Category	Type	Infrastructure Project	Cost of future growth (2024 – 2034)	Sources of Funding	Delivery Agency	Phase	Importance	Location
Leisure	Sport / Leisure	Climbing Wall	TBC	LB Redbridge	LB Redbridge	Phase 3 and 4	Desirable	Ilford
Leisure	Gyms	Mildmay House – women’s only gym	£450,000	LB Redbridge	LB Redbridge	Phase 3 and 4	Important	Ilford
Leisure	Sporting Facilities	Cricket Facilities	£444,000	LB Redbridge / Vision / ECB	LB Redbridge, Vision	TBC	Desirable	Borough Wide
Leisure	Cultural Facilities	RAAC remediation	£5,000,000	LB Redbridge	LB Redbridge	Phase 3 and 4	Necessary	Borough Wide
Leisure	Cultural Facilities	Major refurbishment / rebuild of Kenneth Moore Theatre	TBC	TBC	LB Redbridge	TBC	Important	Ilford
Leisure/ Culture	Community Facilities	Maintenance / improvements and new securing new facilities in growth areas	TBC	TBC	LB Redbridge, Voluntary Sector	All	Necessary	Borough Wide
Leisure/ Culture	Sports facilities	Swimming pool at Wanstead	£4,725,000	LB Redbridge	LB Redbridge	Phase 1 and 2	Important	Wanstead
Leisure/ Culture	Sports facilities	RAAC Remediation at Fullwell Cross Leisure Centre	TBC	LB Redbridge	LB Redbridge	Phase 3 and 4	Necessary	Barkingside
Libraries	Libraries	RAAC Remediation at South Woodford Library and Central Library	£2,500,000	LB Redbridge	LB Redbridge	Phase 3 and 4	Necessary	Ilford, South Woodford
Libraries	Libraries	Major refurbishment of electrical, lighting and HVAC, and replacement of lifts at Central Library	£2,190,000	LB Redbridge	LB Redbridge	Phase 3 and 4	Important	Ilford
Libraries	Libraries	Major refurbishment at Gants Hill Library	£600,000	LB Redbridge	LB Redbridge	Phase 3 and 4	Important	Gants Hill
Libraries	Libraries	Major refurbishment at Fullwell Cross Library	£380,000	LB Redbridge	LB Redbridge	Phase 3 and 4	Important	Barkingside
Libraries	Libraries	Refurbishment of Smaller Libraries (Aldersbrook, Goodmayes, Keith Axon Centre)	£270,000	LB Redbridge	LB Redbridge	Phase 3 and 4	Important	Borough wide
Libraries	Libraries	Gants Hill Library refurbishment	£600,000	LB Redbridge	LB Redbridge	Phase 3 and 4	Important	Gants Hill

Category	Type	Infrastructure Project	Cost of future growth (2024 – 2034)	Sources of Funding	Delivery Agency	Phase	Importance	Location
Libraries	Libraries	South Woodford Library refurbishment	£470,000	LB Redbridge	LB Redbridge	Phase 3 and 4	Important	Borough wide
Libraries	Libraries	Wanstead Library plant replacement / refurbishment	£110,000	LB Redbridge	LB Redbridge	Phase 3 and 4	Important	Wanstead
Open Space	Country Parks	Fairlop Waters Country Park Masterplan	£27,000,000	LB Redbridge, grant funding, developer contributions (including SANGs)	LB Redbridge	2024-2034	Necessary	Fairlop
Open Space	Country Parks	Development of Hainault Forest Country Park	£214,000	LB Redbridge	LB Redbridge	Phase 3 and 4	Important	Hainault
Open Space	Sport / Leisure	Investment into Play Area Equipment / Gym Equipment	£1,000,000	LB Redbridge	LB Redbridge	Phase 3 and 4	Necessary	Borough wide
Open Space	Sport / Leisure	Replacement Skate Park at Forest Road Recreation Ground	£250,000	LB Redbridge	LB Redbridge	Phase 3 and 4	Necessary	Hainault
Open Space	Sport / Leisure	Replacement Pergola at Clayhall Park	£50,000	LB Redbridge	LB Redbridge	Phase 3 and 4	Desirable	Clayhall
Open Space	Sport / Leisure	Capital Works to bandstand at Seven Kings Park	£50,000	LB Redbridge	LB Redbridge	Phase 3 and 4	Desirable	Seven Kings
Open Space	Park Access	Parks pathways / car parks surfacing	£900,000	LB Redbridge	LB Redbridge	Phase 3 and 4	Necessary	Borough wide
Open Space	Park Access	Parks fencing / gates	£900,000	LB Redbridge	LB Redbridge	Phase 3 and 4	Necessary	Borough wide
Open Space	Park Access	Hainault Forest access road resurfacing	£100,000	LB Redbridge	LB Redbridge	Phase 3 and 4	Necessary	Hainault
Open Space	Sport / Leisure	Replacement Skate Park at Seven Kings	£250,000	LB Redbridge	LB Redbridge	Phase 3 and 4	Desirable	Seven Kings
Open Space	Sport / Leisure	Resurface basketball courts at Valentines Park	£100,000	LB Redbridge	LB Redbridge	Phase 3 and 4	Important	Ilford

Category	Type	Infrastructure Project	Cost of future growth (2024 – 2034)	Sources of Funding	Delivery Agency	Phase	Importance	Location
Open Space	Park Access	Refurbish parks toilets	£1,400,000	LB Redbridge	LB Redbridge	Phase 3 and 4	Necessary	Borough wide
Open Space	Sport / Leisure	Resurface ball courts at Ray Park	£50,000	LB Redbridge	LB Redbridge	Phase 3 and 4	Desirable	Woodford
Open Space	Sport / Leisure	Resurface ball courts at Goodmayes Park	£50,000	LB Redbridge	LB Redbridge	Phase 3 and 4	Desirable	Goodmayes
Open Space	Sport / Leisure	3 x bowls pavilion roof replacement programme	£100,000	LB Redbridge	LB Redbridge	Phase 3 and 4	Desirable	Borough wide
Open Space	Park Access	Fairlop access road and car park resurface	£200,000	LB Redbridge	LB Redbridge	Phase 3 and 4	Desirable	Fairlop
Open Space	Park Access	Ilford War Memorial resin bonded pathways	£50,000	LB Redbridge	LB Redbridge	Phase 3 and 4	Important	Newbury Park
Open Space	Heritage	Ray Park walled garden refurbishment	£300,000	LB Redbridge	LB Redbridge	Phase 3 and 4	Important	Woodford
Open Space	Country Parks	Fairlop Waters Country Park Masterplan	£797,000	LB Redbridge	LB Redbridge	Phase 3 and 4	Necessary	Hainault
Parks and Open Spaces	Environment	Park Lakes [remediation]	£3,000,000	LB Redbridge	LB Redbridge	2025-2028	Important	Borough Wide
Regeneration	Employment	Queen Victoria House Business Hub	£2,843,000	LB Redbridge	LB Redbridge	Phase 3 and 4	Necessary	Barkingside
Regeneration	Town Centres	High Streets Improvement Fund	£44,000	LB Redbridge	LB Redbridge	Phase 3 and 4	Important	Borough wide
Schools	Secondary Schools	Mayfield School - New Design Technology Block	£2,501,000	LB Redbridge	LB Redbridge	Phase 3 and 4	Necessary	Mayfield
Transport	Public Realm	Renewing Ilford Phase 2 public realm	£1,565,000	LB Redbridge / TfL	LB Redbridge	2024-2025	Important	Ilford
Transport	Public Infrastructure	Public Infrastructure	£3,493,000	LB Redbridge	LB Redbridge	2024-2025	Necessary	Borough Wide
Transport	Sustainable transport / road safety	Local Implementation Plan (LIP)	£1,916,000	TfL	LB Redbridge	2024-2030	Necessary	Borough Wide
Transport	Active Travel	Active Travel	£7,500,000	LB Redbridge	LB Redbridge	2024-2034	Necessary	Borough Wide

Category	Type	Infrastructure Project	Cost of future growth (2024 – 2034)	Sources of Funding	Delivery Agency	Phase	Importance	Location
Transport	Electric Vehicles	Electric Vehicle Charging Points	£4,016,000	LB Redbridge, commercial partners,	LB Redbridge	2024-2034	Important	Borough Wide
Transport	Public Realm	Ilford Gyratory - Western Gateway Delivery	£33,000,000	LB Redbridge	LB Redbridge, TfL	2025-2030	Important	Ilford
Transport	Asset renewal / replacement	Broadmead Bridge	£80,000,000	TBD	LB Redbridge	Phase 3	Critical	Woodford
Transport	Highways	Ilford - Public Realm Improvement - Cranbrook Road - Ilford Hill to York Road	£5,000,000	TBD	LB Redbridge	Phase 3	Important	Ilford
Transport	Road Safety	Traffic Calming Measures	£13,900,000	LB Redbridge, TfL	LB Redbridge, TfL	Phase 3 and 4	Important	Borough wide
Transport	Schools	Highway Works for Additional School Places	£470,000	LB Redbridge, TfL	LB Redbridge, TfL	Phase 3 and 4	Important	Borough wide
Transport	Tube	Lifts – step free access at Tube Stations	£10,000,000	TfL, LB Redbridge, MHCLG, Developer contributions	TfL / London Underground	Phase 3, 4	Necessary	Borough wide
Transport	Buses	Hail and Ride Removal (4 routes)	£334,000	LB Redbridge / TfL	LB Redbridge	Phase 3, 4	Important	Borough wide
Transport	Public realm	Ilford Arrival: River Roding Leisure Route (Bridge) - improving access to linear park	£5,000,000	TfL / LB Redbridge	London Borough of Redbridge/TfL	TBC	Necessary	Ilford Town Centre
Waste	Waste Facilities	Detailed in Waste DPD		-	-	-	Critical	Borough wide
TOTAL			£471,727,000					

Annex 2 Community Infrastructure in Redbridge

Community Facility	Approximate Floorspace (m ²)
Community Centres	
Aldersbrook Community Centre (capacity 200 people)	280
Aldborough Hatch Community Centre	1,300
Chabad Lubavitch Centre	280
The Ronson Community Centre	150
Redbridge Gujarati Welfare Centre	340
Redbridge Punjabi Sabha Charik (Cultural) Sabha	450
Redbridge Social Centre	400
Ilford Muslim Community Centre	475
Orchard Community Centre	200
Parish Church and Community Centre of St Paul's	400
Tiptree Community Hall	(200)
Mildmay Neighbourhood Learning Centre	489
Hainault Forest Community Association	951
Parkside Community Association	735
Wanstead House Community Association	850
Clementswood Community Centre	100
Woodford Community Centre, Prospect Hall	160
Woodford Memorial Hall	675
Youth Centres	
Hainault Youth Centre	1,280
Eritrean Youth Centre (High Road, Ilford)	(200)
Ilford Youth Group (Ilford Lane)	(200)
Meeting Rooms	
Town Hall – Main Hall (capacity 590 people)	600
Town Hall – Lambourne Hall (capacity 200 people)	400
Sir James Hawkey Hall (capacity 480 people)	840
James Leal Centre (capacity 22 people)	44
Central Library (Studio 1, Studio 2, Gloucester and York Rooms)	350
Fullwell Cross Library (Aldborough, Fairlop and Hainault Rooms)	459
Wanstead Library	130
Keith Axon Centre	(200)
St. Margaret's Church, Ilford	150
Cardinal Heenan Centre (capacity 100 people)	(200)
Ilford Methodist Church Hall (capacity 180 people)	(200)
Redbridge Teachers' Centre (capacity 120 people)	(200)
St Albans Church Hall (capacity 100 people)	(200)
Woodford Parish Church Memorial Hall (capacity 390 people)	300
Vine United Reformed Church (capacity 130 people)	(200)

Community Facility	Approximate Floorspace (m ²)
City Gates Church (total quoted floor area)	1056
Mildmay House Hall (capacity 150)	142
Wanstead House CA Hall (capacity 200)	265
Hainault Forest CA Hall (capacity 200)	(265)
Parkside CA Hall (capacity 200)	(265)
St Gabriel's Church Hall, Aldersbrook	384
Barkingside Methodist Church	(200)
Cranbrook Baptist Church	(200)
East Ilford Business Partnership	37
The Pavilion, Ilford Sports Club	400
Seven Kings Library	90
Total	17,542
Figures in brackets indicate notional floor area	