

DATED: 19th October 2022.

LONDON BOROUGH OF CAMDEN
(The Council)

And

FITZROVIA PARTNERSHIP BUSINESS IMPROVEMENT DISTRICT LIMITED
Company number 08235892 (The BID Company)

BASELINE AGREEMENT FOR THE
PROVISION OF CLEANING, SECURITY AND HIGHWAY SERVICES

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Baseline Agreement for Provision of Standard Services

Between

(1) **THE MAYOR AND BURGESSES OF THE LONDON BOROUGH OF CAMDEN** of Town Hall, Judd Street, London WC1H 9JE ("the Council"); and

(2) **Fitzrovia Partnership Business Improvement District Limited** (the "BID Company") registered as a company limited by guarantee in England with number 08235892, whose registered office is 29/30 Fitzroy Square London W1T 6LQ, United Kingdom.

RECITALS

- A The Council is the local authority for the purposes of the Local Government Act 2003 and is responsible for providing Standard Services within the BID Area.
- B The BID Company is responsible for the management and operation of the BID and for achieving the objectives and aspirations set out in the BID Arrangements.
- C The purpose of this Agreement is to set out the Standard Services provided by the Council within the BID Area and to enable the BID Company and Stakeholders to monitor the added value gained in purchasing any Complimentary Services using the BID Levy.

It is agreed:

1. Definitions

- (a) **Best Value Duty** means the duty imposed on the Council by Section 3 of the Local Government Act 1999.
- (b) **BID Area** means that area within which the BID operates as per the plan attached to this Agreement in Schedule 1.
- (c) **BID Arrangements** means the BID Proposals (as defined by the Business Improvement District (England) Regulations 2004) voted for by the BID Levy Payers

which set out the objectives of the BID.

(d) BID means the Business Improvement District which is managed and operated by the BID Company.

(e) BID Levy means the charge to be raised and collected from the Stakeholders within the area of the BID in accordance with the terms set out in the BID Arrangements and the Regulations and to be used, subject to the terms of this Agreement, by the Council solely to procure from the BID Company the services and proposals set out within the BID.

(f) Complementary Service(s) means those services to be set out in the Complementary Services Agreement.

(g) Complementary Services Agreement(s) means the agreement to be entered into on between a Complementary Service Provider and the BID Company or such further agreements as may be entered into by the BID Company for the provision of services within the BID Area which are complementary to the Standard Services.

(h) Complementary Service Provider means the provider of a Complementary Service.

(i) Failure Notice means a notice served by the BID Company which:

(i) sets out the Standard Services which the notice relates to;

(ii) states which aspect(s) of the Standard Services is not being adhered to by the Council;

(iii) requests the Council to resume forthwith providing the Standard Services.

(j) Operating Agreement means the agreement commencing on ^{19th October FIA} ~~7 September~~ 2022 between the Council and the BID Company which sets out various procedures for the collection monitoring and enforcement of the BID Levy.

(j) Regulations means The Business Improvement Districts (England) Regulations 2004 and such amendments to those regulations which may be made by the Secretary of State pursuant to Section 48 of the Local Government Act 2003 (from time to time).

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(j) Regulations means The Business Improvement Districts (England) Regulations 2004 and such amendments to those regulations which may be made by the Secretary of State pursuant to Section 48 of the Local Government Act 2003 (from time to time).

- (k) **Stakeholders** means the non-domestic ratepayers liable to pay the BID Levy as identified in Schedule D of the Operating Agreement.
- (l) **Standard Services** means those services which are and (subject to the terms of this Agreement) shall continue to be provided by the Council within the BID Area and the remainder of the Borough as set out in **Schedule 2** (which identifies those services which it is required to undertake as part of its statutory function as a local authority).
- (m) **Standard Services Review Panel** means the panel to be set up consisting of 4 Council Officer representatives and 3 representatives from the BID Company.
- (n) **Term** means the Term of the BID Arrangements as stipulated within that document and commencing from the date defined in the Operating Agreement. For this BID the term commences on October 2022, for a total period of 5 years.

2. Statutory Authorities

- 2.1. This Agreement is made pursuant to Part IV of the Local Government Act 2003 and Section 111 of the Local Government Act 1972 and all other enabling powers.

3. Commencement

- 3.1. The terms of this Agreement shall take effect upon the date of this Agreement.

4. The Council's Obligations

- 4.1. The Council agrees to the following in consideration of the BID Company operating the BID Arrangements and entering into the Operating Agreement:

4.1.1. To provide the Standard Services within the BID Area at its own cost for the Term;

4.1.2. Subject to clauses 4.1.3 and 4.1.4 below, the Council shall not reduce the Standard Services in the BID Area during the Term. Where the Council intends to reduce or withdraw part or all of the Services for the reason set out at clause

4.1.4 below, it shall not disproportionately reduce the Standard Services in the BID Area as compared to other areas within the London Borough of Camden;

4.1.3. In the event that the Council becomes statutorily barred from providing any part or all of those Standard Services set out in **Table's 1, 2 and 3 of Schedule 2** it shall carry out the following for the BID Company:

- (a) identify to the BID Company which part or parts of the Standard Services it is statutorily unable to provide;
- (b) provide to the BID Company a detailed explanation of why such identified Standard Service is to be withdrawn including the relevant change in law which has precipitated the change to the Standard Services; and;
- (c) inform the BID Company of the date upon which the Council will cease to operate the identified Standard Service.

4.1.4. In the event that the Council wishes or intends to reduce the level or volume of the Standard Services in the BID Area because of a reduction in the level of funding provided to the relevant Council directorate or department for the provision of services the same as the Standard Services as a matter of policy, the Council shall:

- (a) identify to the BID Company which part or parts of the Standard Services it intends to reduce or withdraw;
- (b) provide to the BID Company satisfactory evidence that the reduction in volume or removal of Standard Services is a matter of Council policy and that such reduction or removal of services is being applied equitably across the London Borough of Camden and not disproportionately to the BID Area;
- (c) inform the BID Company of date upon which the Standard Service will be reduced or withdrawn.

4.1.5. To use reasonable endeavours to liaise with and (where the Council considers it to be practicable) put in place such partnering arrangements (of a formal or

informal nature) with the Complementary Service Provider where the Complementary Services are complementary to or are of a similar nature to the Standard Services.

4.1.6. To take account of such recommendations in the carrying out or provision of the Standard Services as may be made by the Standard Services Review Panel.

4.1.7. Upon receipt of a Failure Notice from the BID Company, to carry out a review of the Council's performance of the Standard Service and use best endeavours to secure the necessary improvement to the Standard Services where the Failure Notice relates to the standard or quality of the Standard Services or where this Failure Notice relates to a failure to provide all or part of the Standard Services shall resume or procure the provision of such Standard Services with one (1) month of the service of the Failure Notice.

5. Monitoring and Review

5.1. The Council and the BID Company shall set up the Standard Services Review Panel within 28 days from the date of this Agreement the purposes of which shall be to:

5.1.1. Monitor the carrying out of the Standard Services;

5.1.2. Make any recommendations required pursuant to paragraph 5.1.1 to the Council and the BID Company;

5.1.3. Review any Failure Notices served by the BID Company and the steps which should be taken to secure the proper carrying out of the Standard Services;

5.1.4. Identify the need for any improvement or alteration to the Standard Services.

6. Joint Obligations

6.1. Both the Council and the BID Company agree that for the purpose only of monitoring the Standard Services to review and take account of any representations or

recommendations made to them by the Standard Services Review Panel and take such action as may be appropriate.

7. Compliance with Legislation

- 7.1 In connection with the BID Company, its agents or Complementary Service Provider carrying out any function or service required or secured (or any ancillary function) for the operation of the BID, the BID Company shall ensure strict compliance with the requirements of all relevant legislation (including the Road Traffic Regulation Act 1984 (as amended by the Road Traffic Temporary Restrictions Act 1991), the New Roads and Street Works Act 1991, the Highways Act 1980 and the Traffic Management Act 2004) and shall be responsible for making good all and any damage caused at its own expense to the reasonable satisfaction of the Council.

8. Termination

- 8.1. This Agreement shall be terminated upon any of the following occurring:
- (a) the expiry of the Term provided that in the event the BID is renewed after that Term this Agreement shall, subject to the consent of both parties and any variation they may agree, continue to remain in force and of full effect;
 - (b) the early termination of the BID and the giving of relevant notices as required by the Regulations and the Operating Agreement; or
 - (c) the agreement of both parties.

9. Confidentiality

- 9.1. Both the Council and the BID Company agree (so far as is permissible under the provisions of the Freedom of Information Act 2000 and the Data Protection Act 1998) to keep confidential and not to divulge to any person without the prior written consent of the other party all information (written or oral) concerning the business affairs of the other nor any information which has been exchanged about the Stakeholders or about other third parties which it shall have obtained or received as a result of operating the BID. This obligation shall survive the termination or lapse of the provision of the BID.

10. Notices

10.1. Any notice or other written communication to be served or given to or upon any party to this Deed to the other shall be in writing and shall be sent to the address provided for above or such substitute address in England as may from time to time have been notified by that party.

10.2. A Notice may be served by:

10.2.1. Delivery to the Head of Legal Services at the Council's address or specified above;

10.2.2. Delivery to the Company Secretary at the BID Company's address specified above;

10.2.3. Registered or recorded delivery post.

10.3. Any notice served shall be deemed to have been validly served or given at the time when in the ordinary course of business it would have been received.

11. Miscellaneous

11.1. For the avoidance of doubt where any part of this Agreement is incompatible with the Regulations or any other regulations which the First Secretary of State may issue pursuant to Part IV of the Local Government Act 2003 then such part shall be struck out and the balance of this Agreement shall remain.

11.2. The headings appearing in this Deed are for ease of reference only and shall not affect the construction of this Deed.

11.3. For the avoidance of doubt the provisions of this Deed (other than those contained in this Clause) shall not have any effect until this document has been dated.

11.4. Where reference is made to a Clause, Part, Plan or Recital such reference (unless the context requires otherwise) is a reference to a clause, part, plan, or recital attached to this Deed.

11.5. References to the Council include any successors to its functions as local authority.

11.6. References to statutes, bye laws, regulations, orders, delegated legislation shall include any such instrument re-enacting or made pursuant to the same power.

12. Exercise of the Council's Powers

12.1. Nothing contained in this Agreement or implied in it shall prejudice or affect the rights discretions powers duties and obligations of the Council under all statutes byelaws statutory instruments orders and regulations in the exercise of its functions as a local authority.

13. Contracts (Rights of Third Parties)

13.1. The provisions of the Contracts (Rights of Third Parties) Act 1999 shall not apply to this Agreement.

14. Arbitration

14.1. The following provisions shall apply in the event of a dispute:

14.1.1. Any dispute or difference of any kind whatsoever arising between the parties hereto out of or in connection with this Agreement shall be referred to arbitration before a single arbitrator;

14.1.2. The parties shall jointly appoint the arbitrator not later than 28 (twenty eight) days after the service of a request in writing by either party to do so;

14.1.3. If the parties are unable to agree within 28 (twenty eight) days as to the appointment of such arbitrator then such arbitrator (hereinafter referred to as "the Tribunal") shall be appointed on the application of either party to the President for the time being of the Law Society;

14.1.4. In the event of a reference to arbitration the parties agree to:

(a) prosecute any such reference expeditiously; and

(b) do all things or take all steps reasonably necessary in order to enable the Tribunal to deliver any award (interim, full or otherwise) as soon as reasonably practicable;

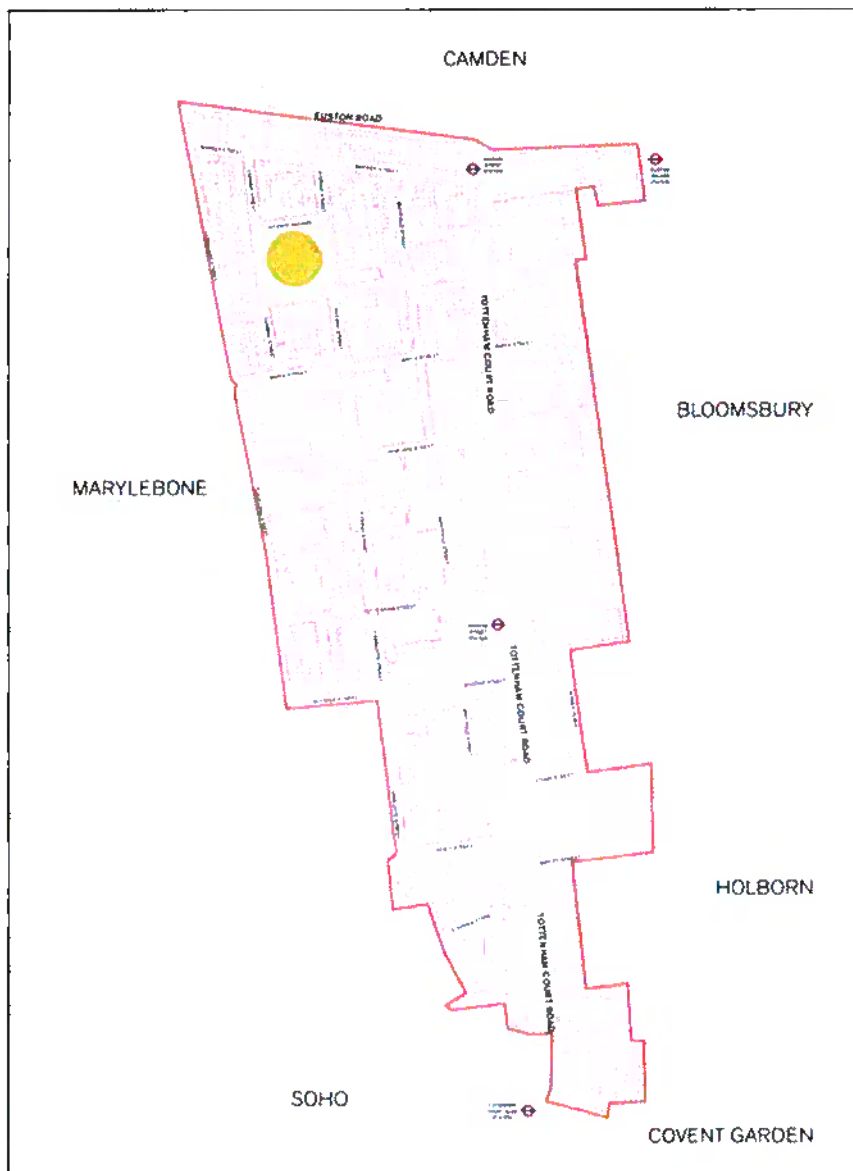
14.1.5. The award shall be in writing signed by the Tribunal;

14.1.6. The award shall be final and binding both on the parties and on any persons claiming through or under them.

15. English Law

15.1 This Agreement shall be construed in accordance with English Law and the Parties hereby submit to the exclusive jurisdiction of the English Courts.

Schedule 1 – The BID Area Map



The BID Area Street List

All of the following streets are included in full or in part:

Tottenham Court Road - Part
Goodge Street - Part
Euston Road - Part
Whitfield Street
Fitzroy Street
Fitzroy Square
Charlotte Street
Conway Street
Cleveland Street
Warren Street
Maple Street
Howland Street
Tottenham Street
Percy Street
Stephen Street
Bayley Street
Store Street
Windmill Street
Alfred Place
Chenies Street

Schedule 2 – The Standard Services

1. 'Standard Services' means the following services provided by the statutory bodies:

- a) Refuse & Cleaning Services
- b) Security Services
- c) Highways Services

a) **'Refuse & Cleansing Services'** means the services provided by the Council as set out in **Table 1** attached to this Schedule.

b) **'Security Services'** means the services provided by the Metropolitan Police and Council as set out in **Table 2** attached to this Schedule.

c) **'Highways Services'** means the services provided by the Council as set out in **Table 3** attached to this Schedule.

Table 1: Summary of Refuse & Cleaning Services

Table 1: Summary of Refuse & Cleansing Services					
Street	Zone	Refuse collection frequency	Refuse Collection times	Sweeping frequency	Number of litter bins
Bayley Street	Other Retail	Daily: Mon to Fri	06:30 to 14:30	Street to be maintained to Grade B or above.	0
Charlotte Street	Other Retail	Twice a day: Mon to Sun	06:30 to 14:30 18:00 to 21:00	Street to be maintained to Grade B or above.	1
Cleveland Street	Other Retail	Twice a day: Mon to Sun	06:30 to 14:30 18:00 to 21:00	Street to be maintained to Grade B or above.	0
Conway Street	Other Retail	Weekly: Monday	06:30 to 14:30	Street to be maintained to Grade B or above.	0
Euston Road (part)	Main Retail	Daily: Mon to Sun	06:30 to 14:30	Street to be maintained to Grade B or above.	2
Fitzroy Square	Other Retail	Daily: Mon to Fri	06:30 to 14:30	Street to be maintained to Grade B or above.	4
Fitzroy Street	Other Retail	Daily: Mon to Fri	06:30 to 14:30	Street to be maintained to Grade B or above.	0
Goodge Street (part)	Other Retail	Twice a day: Mon to Sun	06:30 to 14:30 18:00 to 21:00	Street to be maintained to Grade B or above.	5
Howland Street	Other Retail	Daily: Mon to Fri	06:30 to 14:30	Street to be maintained to Grade B or above.	0
Maple Street	Other Retail	Weekly: Monday	06:30 to 14:30	Street to be maintained to Grade B or above.	0
Percy Street	Other Retail	Twice a day: Mon to Sun	06:30 to 14:30 18:00 to 21:00	Street to be maintained to Grade B or above.	1

Stephen Street	Other Retail	Weekly: Monday	06:30 to 14:30	Street to be maintained to Grade B or above.	0
Store Street	Other Retail	Daily: Mon to Fri	06:30 to 14:30	Street to be maintained to Grade B or above.	4
Tottenham Court Road (part)	Main Retail	Twice a day: Mon to Sun	06:30 to 14:30 18:00 to 21:00	Street to be maintained to Grade B or above.	15
Tottenham Street	Other Retail	Twice a day: Mon to Sun	06:30 to 14:30 18:00 to 21:00	Street to be maintained to Grade B or above.	0
Warren Street	Other Retail	Twice a day: Mon to Sun	06:30 to 14:30 18:00 to 21:00	Street to be maintained to Grade B or above.	5
Whitfield Street	Other Retail	Daily: Mon to Fri	06:30 to 14:30	Street to be maintained to Grade B or above.	3

Please note:

- Refuse and recycling collected at same time using split back vehicles.
- For cleansing standards, Grade B for litter and detritus is defined by the Environmental Protection Act 1990.
- There are approximately 52 litterbins in the BID area. This includes 11 bins in the square at the junction of Tottenham Court Road and Tottenham Street. All bins are emptied on a daily basis and cleansed up to 4 times a year, dependent on their location. Additional wash requests can be requested on an ad hoc basis.
- There are numerous on street, mini recycling sites. These are located at strategic points i.e. by bus stops and near station entrances.

Street Cleansing

Veolia is required to:

- Develop the cleansing regime across all relevant Land Use types, including parks and open spaces, using manual or mechanical means.
- Achieve Grade A standard as defined by the Environmental Protection Act 1990 on completion of any cleansing operations.

- c. Ensure that all areas covered by the Contract are maintained to Grade B or above as defined by the Environmental Protection Act 1990.
- d. Restore cleanliness to Grade A within appropriate timescales as set out in the Code of Practice on Litter and Refuse ("the Code"), and subsequent relevant legislation and guidance when the standard falls below Grade B.
- e. The rectification periods vary depending on the intensity of use of the street or land. Tottenham Court Road and Euston Road are classed as Main Retail and Commercial with a rectification period of 2 hours. The rest of Fitzrovia is classed as Other Retail and Commercial with a rectification period of 3 hours.

Defra Cleanliness Standards

The following images, taken from Defra's Code of Practice on Litter and Refuse (pages 16 and 17) show the standards expected for Grades A to D for litter and detritus.

Set A: litter and refuse in both relevant highway and hard surface setting		Set B: litter and refuse in a soft surface setting
 Grade A No litter or refuse	 Grade C Widespread distribution of litter and/or refuse with minor accumulations	 Grade A No litter or refuse
 Grade B Predominately free of litter and refuse apart from some small items	 Grade D Heavily affected by litter and/or refuse with significant accumulations	 Grade B Predominately free of litter and refuse apart from some small items

Graffiti Removal

Our current service standard is that free graffiti removal will be carried out provided that:

- The graffiti is accessible from the public highway at ground level.
- The graffiti is visible from the public highway or public open spaces.
- The property owner, leaseholder or their authorised representative give permission for removal*

* Due to absent landlords etc it is not always possible to seek permission before removal takes place.

Veolia is required to:

☐ Remove Graffiti, Drug Paraphernalia and Flyposting within the following minimum standards:

- all offensive Graffiti/Flyposting and Drug Paraphernalia: 24 hours; and

- all non-offensive Graffiti and Flyposting: 5 Working Days.

Explanatory notes

1. The table is a summary of the detailed cleansing and waste collection service provided to LB Camden by its contractor Veolia Environmental Services

2. Veolia is required to:

☐ Empty and clean all Litter Bins, Dog Bins and Cigarette Bins on-street, on housing estates and in parks and open spaces.

☐ Ensure that no bin is ever more than 85% full or overflowing.

☐ Collect any excess Waste, Litter or spillages immediately adjacent (within a 2 metre radius) to a Litter Bin, Dog Bin or Cigarette Bin at the same time.

Table 2: Summary of Security Services

Current Service provision

1. Police

- Dedicated Neighbourhood Teams.
- Territorial Support Group
- Special constables
- Use of Anti-Social Behaviour powers such as dispersal orders and public space protection orders to address issues affecting the community.
- Dedicated rough sleeping/street population "SPOC" officer from August 2017.

The partnership will work with the police to maximise the deployment of resources in the BID area.

2. Camden Council

- CCTV cameras and monitoring
- The Routes Off The Streets (rough sleeping/street population)
- Community Presence Officers (previously Community Wardens)
- Community Safety Officers (previously Community Intervention Officers)
- Partnership Information Hub to share information about crime and community safety
- Camden Businesses Against Crime radio scheme and related interventions as resources allow
- Fortnightly Partnership Tasking Meetings for both the north and south of Camden.
- Use of Anti-Social Behaviour powers such as dispersal orders and public space protection orders to address issues affecting the community

The Council will facilitate joint working across its services where appropriate, including between the Routes Off The Streets Teams and the Community Presence Officers. The Council will endeavour to work with the partnership and other relevant partners to support multi-agency responses within the BID area where necessary and appropriate.

General

The Community Safety Service works in partnership to address community safety and crime concerns across the borough. This includes:

- Engaging communities and using information and intelligence to understand problems that affect particular areas or groups of people in terms of community safety and crime.
- Developing and implementing effective solutions to these problems and involving community members in these.
- Working to make women safer in our public spaces
- Making vulnerable victims of crime and communities safer.
- Addressing anti-social behaviour (ASB).
- Addressing youth disorder and youth violence
- Tackling all forms of drug related activity
- Ensuring Camden is 'No Place For Hate'
- Reducing the impact that ASB associated with the Night Time Economy (NTE) has on local communities.
- Addressing rough sleeping and street population issues.
- Working with partners to deliver multi-agency responses to those offenders causing the most harm in the community.
- Providing an on-street presence via patrolling services to prevent/address crime and ASB.
- Adopting a "Restorative Approach" with victims and perpetrators.
- Working with partners to progress the Community Safety Partnership strategic priorities

The Community Safety Service works in close partnership with stakeholders across the Council and critically the Community Safety Partnership (CSP), which brings together the Council, Police, Fire Service, Health, Probation agencies along with key organisations.

The annual Strategic Assessment sets out the priorities for the CSP and is the main driver for all the work of the Community Safety Service alongside the delivery of key objectives within the Camden Plan and London wide community safety and crime requirements set by the Mayor's Office for Policing and Crime (MOPAC).

Current service provision

The table below sets out Community Safety services delivered by the Council relevant to the Hatton Garden Business Improvement District (BID) and provides an indication of current delivery levels within the BID area.

Note: some of the services listed below are borough wide and resources are allocated to areas and issues on a needs basis and regularly change.

1. Camden Council

- Patrolling and community engagement if required (not normally a routine patrol area)
- CCTV coverage in the BID area with CCTV cameras sited in the BID Area monitored constantly.
- A multi-agency hot spot team work across the borough with the street population on rough sleeping and begging.
- A Community Safety Hub to deliver relevant information to the public and encourage partnership working across the borough.
- Sixteen community safety officers deliver community safety interventions across the borough when required. [Camden webpage](#) to share information about crime.
- Use of relevant legislation (i.e. use of CPNs, PSPOs, Closure Order, ASB warnings and injunctions).

2. Police Provision

- One shared inspector
- A dedicated ward Police Sergeant

Table 3: Summary of Highway Services

Service Delivery

Camden Council is the Highway Authority (HA) for 258 km of highway including roads and footways, approximately 13,500 street lighting units, 9,000 road gullies and attendant infrastructure such as street seats, bollards, guard rails and such like.

As the HA it has a duty to maintain the highway in a safe condition and this is set out in Section 41 of the Highways Act 1980 as well as adhering to other relevant legislation like the Traffic Management Act 2004 and the New Roads and Street Works Act 1991.

To enable the HA to carry out its obligations under legislation it is responsible for:

- Ensuring that the entire (public) highway infrastructure is inspected and maintained to the standards as set out in relevant Codes of Practice
- Procuring contracts for service provision
- Managing and monitoring contractor delivery
- Coordinating and monitoring street works
- The agreeing and processing of Temporary Traffic orders to facilitate works, including emergencies, on the public highway
- Coordinating and issuing highway licenses for temporary activities such as crane operations, skip and scaffolding licences etc
- Designing, consulting upon and implementing traffic schemes
- Liaising with politicians both at local and national level
- Liaising with stakeholders via correspondence, telephone and face to face meetings
- Ensuring that we effectively meet our Network Management Duty under the TMA.

The Council's aim is to make Camden's streets attractive through improving all aspects of the street environment, including smoother pavements, better quality roads, less street clutter, better lighting and improved access with mobility and sight difficulties.

Delivery Model

The Council's client and design functions are carried out by directly employed officers. The majority of contracts are carried out by externally procured providers apart from the Street Lighting Maintenance and Gully Cleansing which are currently being carried out by in-house providers.

All statements are subject to changes in legislation, codes of practice, the Council's strategic objectives and priorities as well as budget provision.

1. Highway and street lighting inspections

- Main roads, busy roads and shopping areas are inspected monthly, other roads are inspected on a 3 monthly, or 6 monthly depending on road category as set out in the Code of Practice for Highway Maintenance Management.
- Street lighting inspections are carried out in the hours of darkness every two weeks.
- Faults identified are usually rectified within 24 hours unless the defect is attributed to an electricity supply fault.
- Road gullies are inspected and cleansed four times, twice or once a year depending on the location.
- The highway is inspected before and after any highway licence is issued to ensure the highway is not damaged by the activity under licence.
- Works carried out by statutory undertakers (SUs) are inspected under various sections of the New Roads and Street Works Act.

NRSA Section	Inspection Types	Purpose
Section 74	Section 74 overstay	All works are inspected the day after the works are due to be complete to encourage the SUs to expedite their works in a timely manner and to assess the reinstatement is to an acceptable standard.
Section 75	Sample inspections	30% of all works are randomly sampled to be inspected at different times within the lifetime of the works: during the works, within 6 months following reinstatement and finally prior to the end of the guarantee period of the reinstatement
Section 72	Defect inspections	Where defective trenches are identified an inspection is carried out every 17 days until the SU reinstates the highway to an acceptable standard
	Third Party Inspections	To identify defective SU works/reinstatements in response to customer/public complaint.

2. Reactive, responsive and routine maintenance

Faults or defects are identified according to risk but essentially fall into two categories; ones that cause imminent danger and others of a less hazardous nature. If the defect relates to a reinstatement completed by a SU or relates to apparatus belonging to a SU they will initially be given the opportunity, specified within legislation, to repair the defect themselves

Examples of imminent danger defects are:

- A 20mm trip or rocking paving slab in the footway
- A 30mm pothole in the road
- A missing or broken manhole cover
- A defective SU trench (one which exceeds the intervention criteria laid out in the Specification for Reinstatement of Openings in Highways).
- Damaged street furniture obstructions caused by road traffic accidents

Examples of less hazardous defects are:

- Minor trips less than those dimensions detailed above
- Dislodged or bent posts, barriers or bollards
- Missing road markings
- Rocking inspection covers

Types of remedial works include:

- Making safe or carrying out surface and patching repairs
- Making safe or carrying out repairs to street furniture, signage (including posts), bollard, barrier and street seat repairs
- Maintaining and cleansing highway drainage (road gullies not including main sewers)
- Installing or remarking road markings where necessary
- Making safe defective inspection covers

Contract provision on all categories of work has a daytime, 1 hour or 24 hour response/attendance time facility dependant on severity of defect.

The Council also provides an 'out of hours' response service for emergency highway matters.

3. Area improvement works

Major upgrading of the highway in the area could be financed from Transport for London (depending on the part of the high street), L B Camden's capital budgets and section 106 contributions from third parties. These improvements would all be subject to budget availability and TfL's and L B Camden's strategic objectives.

4. Planned maintenance works

- The planned highways maintenance programme is assessed on an annual basis following condition surveys. Any works carried out is subject to a prioritisation process as well as budget availability. Planned works are not guaranteed.
- Street lighting schemes and planned maintenance are implemented subject to a prioritisation process as well as budget availability.
- Planned maintenance or upgrading of utility apparatus can affect the Highway Maintenance programme and is taken into account, when known.

5. Public artwork

There are a small number of existing public artworks within the BID area. Repairs and cleaning are carried out on an ad hoc basis. Where significance maintenance is required the Council will seek funding from third party organisations such as English Heritage. If the Council deems that a public artwork is a danger to the general public or other property it will take any necessary steps to make it safe. Any new proposals around public artwork will be subject to an Artworks and Memorials and where appropriate planning application and need to have maintenance arrangements agreed with the Council prior to installation.

6. Other highway related activities/ services

The making of Temporary Traffic orders to facilitate special events, subject to the nature and purpose of the event meeting the Council's set criteria

7. Trees and landscaping Development

"The Council shall maintain existing and new trees on the highway and council owned property in line with our [tree policy](#), (copy annexed to this Agreement) as well as any agreed new landscape proposal.

All council-maintained trees in the BID Area will be inspected on a three year rolling programme and essential work carried out where required. Information on which trees the council maintains, including when they are due for inspection and what work has been raised can be found at: www.camden.gov.uk/trees.

Ad hoc requests for work outside of the programme maintenance cycle will be inspected by a tree officer, but only works to address a danger to the public will be carried out. You can contact the tree team via the details below or through the [webpage](#).

Tree Section Camden Council

treesection@camden.gov.uk

Website

www.camden.gov.uk/trees

Phone

020 7974 4444

Address

Arboricultural Services Parks and Open Spaces London Borough of Camden
4th Floor 5 Pancras Square c/o Town Hall Judd Street London WC1H 9JE

The councils [tree planting strategy](#) (copy annexed to this Agreement) sets out our approach to replacing and planting new trees on council land. Our aim is to plant 600 trees per annum, of which a minimum of 250 have to be in new locations, across the borough. This is done through a variety of funding mechanisms, including sponsorship by BIDs.

Where new trees are planted the council shall arrange for a support programme, including watering, during the first three years."

IN WITNESS WHEREOF the parties have executed this Contract as a Deed the day and year first before written

THE COMMON SEAL OF THE)
MAYOR AND BURGESSES OF THE)
LONDON BOROUGH OF CAMDEN)
was hereunto affixed in the presence of:)

R Alexander

.....
Duly Authorised Officer



AND

SIGNED AS A DEED ON BEHALF OF)
FITZROVIA PARTNERSHIP BUSINESS)
IMPROVEMENT DISTRICT LIMITED)
acting by:)

DA Whitton

.....
Director

[Signature]

.....
Company Secretary/Director



Camden Council's Tree Policy for Council Owned Trees

December 2015

1. This policy is intended to define the borough's approach to the management of Council owned trees and ensure they are safe and sustainable. The case for trees and the contribution they make to the quality of our environment include:
 - Improving air quality, micro-climate characteristics and mitigating the 'urban heat island' effect
 - Providing aesthetic, mental health and social benefits
 - Providing a sense of place, continuity and belonging
 - Contributing to the urban design and character of the borough, including flood mitigation.
2. The following statements constitute Camden Council's Tree Policy for Council Owned Trees. It provides clear guidance for officers to implement and ensure that the Council meets its duty of care, legal, health and safety obligations and the sustainable management of the Council's tree stock:

Policy 1 – General

All agents, partners and contractors of the council will be required to comply with these policies.

Policy 2 - Public Safety

The Council will manage trees to ensure that it meets its legal responsibilities, for example Duty of Care, Health and Safety at Work Act 1974, Managing Health and Safety at Work Regulations 1999, Highways Act 1980, New Roads and Street Works Act 1991, Working at Height Regulations 2005 and Occupiers' Liability Act 1984.

Public safety is of paramount importance when making decisions about trees and the Council has in place programmes for the regular inspection and maintenance of its trees. The Council will take into account the guidance given by The London Tree Officer Association's (LTOA) 'Risk Limitation Strategy' and the National Tree Safety Group's 'Common Sense Risk Management of Trees' in its work to achieve this.

Community safety - Consideration will be given on a case by case basis for additional pruning over and above the tree maintenance schedule where serious obstruction of CCTV coverage by trees has occurred. Primarily this will address community and public safety priorities where critical factors apply. The welfare of trees and the maintenance of our tree stock will be of paramount importance when considering the extent of any additional tree works for CCTV coverage. The Tree Service will assess and advise on tree related issues prior to CCTV projects being progressed.

Policy 3 – Arboriculture Standards, Maintenance and Biodiversity

The Council will ensure all Council tree work is carried out according to BS3998: 2010 British Standard Recommendations for Tree Work, and BS5837:2012 Trees in Relation to Design, Demolition and Construction.

All tree work will be conducted in line with policy and legislation requirements relating to wildlife. This includes the Wildlife and Countryside Act 1981 (as amended), the

Conservation of Habitats and Species Regulations 2010 and Statutory Notices under the Plant Health (Forestry) order 2005. Camden's Tree Policy will contribute to the Council's duty to conserve and enhance biodiversity, as required under the Natural Environment and Rural Communities Act 2006, and advocated in the Camden Biodiversity Action Plan.

Planning applications for development on Council land where trees are affected should be accompanied by a BS5837:2012 (Trees in relation to demolition, design and construction) survey.

Relevant local, regional and national planning policy and guidance which relates to trees include the following, and proposed development will be assessed against the following policies:

- LDF policy: CS14, CS15, DP22, DP24, DP25 and Camden Planning Guidance 1 (Section 6 - Landscape design and trees)
- London Plan Policy 7.21(Trees and woodland) and the Trees and Woodland Framework
- National Planning Policy Framework (Chapter 11 - Conserving and enhancing the natural environment)
- Section 197 of the Town and Country Planning Act 1990 (as amended) which places a duty on the local authorities to include appropriate provision for the preservation and planting of trees

Policy 4 – Tree Removal

Trees will only be felled for sound arboriculture reasons such as:

- Dead, dying or dangerous
- Proven to be causing significant structural damage (in order to protect the Council's interests and to speed up the processing of claims the Council will manage and process subsidence claims for trees in accordance with the LTOA's Risk Limitation Strategy, the Joint Mitigation Protocol and a risk based approach where appropriate
- Considered by the Tree Service to be inappropriate species for the location
- When removal is required as part of an agreed management plan, or as an overall agreed improvement project. For example where a scheme has a robust project plan and there has been both public and Member engagement, or have been subject to the appropriate Planning process

Where a tree/s is identified for removal an advanced notice/s will be placed on the tree to inform the public, except where urgent and emergency work applies.

Policy 5 – Tree Planting

The Council will plant trees within its annual tree planting programme with regard to the 'right tree for the right site', and with the aim of achieving age and species diversification in its tree stock. Species selection will include native species of value to wildlife in line with Camden's Biodiversity Action Plan.

Camden's policy is to replace and where possible, increase the Council's tree stock. To achieve this, the Council funds the planting of approximately 400 trees per annum. In addition we continuously work to secure additional external funding for tree planting.

Policy 6 – Tree Pruning

The following reasons will not constitute grounds for the pruning or removal of trees by the Council. However, if it is possible to improve the situation through general maintenance, this work will be carried out at the appropriate time as part of the cyclical maintenance regime:

- Obstruction of light, and or view
- Aphid honeydew, leaf-fall, the dropping of fruit and flowers
- Renewable energy systems such as solar panels or wind turbines
- To improve satellite/digital television reception
- Roosting birds in a tree and or their droppings
- Where a tree is perceived to be too large
- Allergies associated with trees, for example pollen and seed dispersal
- Someone willing to pay for the removal and replacement of a tree/s
- Causing disturbance to pavements or kerbs (in such cases an engineering solution will be sought).

The Council carries out tree pollarding programmes on a two and three year basis for trees mainly within parks, housing estates, street properties and streets. The pollarding programme mainly relates to areas of the borough that are prone to tree related subsidence, but it is also used as a tree management technique in certain circumstances at the direction of experienced, qualified tree officers.

Policy 7 – Decorative Lights and Decoration

Decorative lights in trees require permission from the Tree and Public Lighting sections. A procedure is available on application from the Tree section. It should be noted that trees require maintenance on a regular basis, and unless any decorative lighting has been removed in line with the procedure, the Council, or the tree contractor will not be responsible for damage caused to the equipment during tree work operations, including emergency works, or any related costs.

Policy 8 – Damage to Council Owned Trees and Compensation

The Council will seek compensation from any external organisation responsible for significant damage to, or removal of any council owned tree/s to the value as calculated by the Capital Asset Value for Amenity Trees (CAVAT) used by the Council.

3. This policy will be revised in line with changes in the management of the Council's tree stock, related legislation and industry guidance documents.
4. The Tree Service can be contacted on 020 7974 4444, or treesection@camden.gov.uk. For issues relating to private trees, the tree and landscape officers can be contacted on 020 7974 4444, or planning@camden.gov.uk. For further information concerning tree management and planting in Camden, please see the Council's trees web page: camden.gov.uk/trees.



Camden Tree Planting Strategy

2020-2025

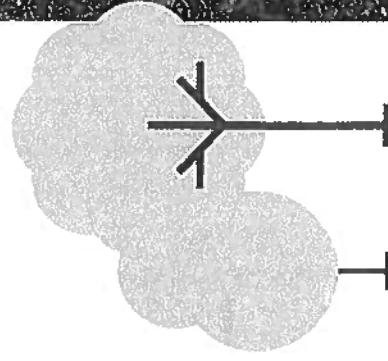
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Foreword

“Camden Council has been a leader in responding to the climate and ecological emergency we are currently witnessing.”



We were the first council in the UK to hold a Citizens' Assembly on the Climate Emergency, and in summer 2020 we published our ambitious five-year Climate Action Plan. In 2019 and 2020, Camden was recognised as one of only 120 Tree Cities of the World¹; in 2020 independent analysis recognised the borough as having one of the 20 highest canopy covers in the country².

The UK is already 1.2³ degrees centigrade above pre-industrial temperatures. Without everybody taking action, including at local level, the impacts of climate change will be devastating. At the same time, major cities like London are set to continue growing, potentially bringing greater pollution and placing more demand on limited space.

The benefits that trees bring has long been known, but only now have they been recognised as being essential to making urban areas liveable. They lower summer temperatures, provide food and homes for wildlife, and help improve air quality. A street tree can provide a connection to nature for adults and children as they watch it change with the seasons.

Camden Council's Tree planting Strategy sets out how we will meet our ambition to plant more trees in the borough, increasing our commitment by 50%, to at least 600 trees per year. Alongside increasing the canopy cover, we will also work to increase the quality and diversity of the urban forest to support a resilient urban forest throughout the borough. Greening our cities so we can keep living in them is one of the major challenges of our time – this strategy is an important contribution to making that happen.

Adam Harrison

Cabinet Member for a sustainable Camden



¹ <https://treecitiesoftheworld.org/directory.cfm>

² <https://www.bbc.co.uk/news/science-environment-54311593>

³ <https://www.theccc.org.uk/2020/04/21/how-much-more-climate-change-is-inevitable-for-the-uk/>

Introduction

This strategy sets out Camden Council's ambition for tree planting, which aims to help meet the needs of present and future generations.

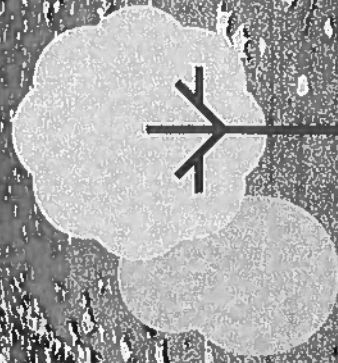
Camden Council views trees as vital, constituting critical infrastructure that helps make the urban environment liveable and provides part of the response to the climate emergency.

This strategy sets out how the council will increase canopy cover in Camden, maintain species diversity, and ensure a healthy population of trees in the borough.



Vision

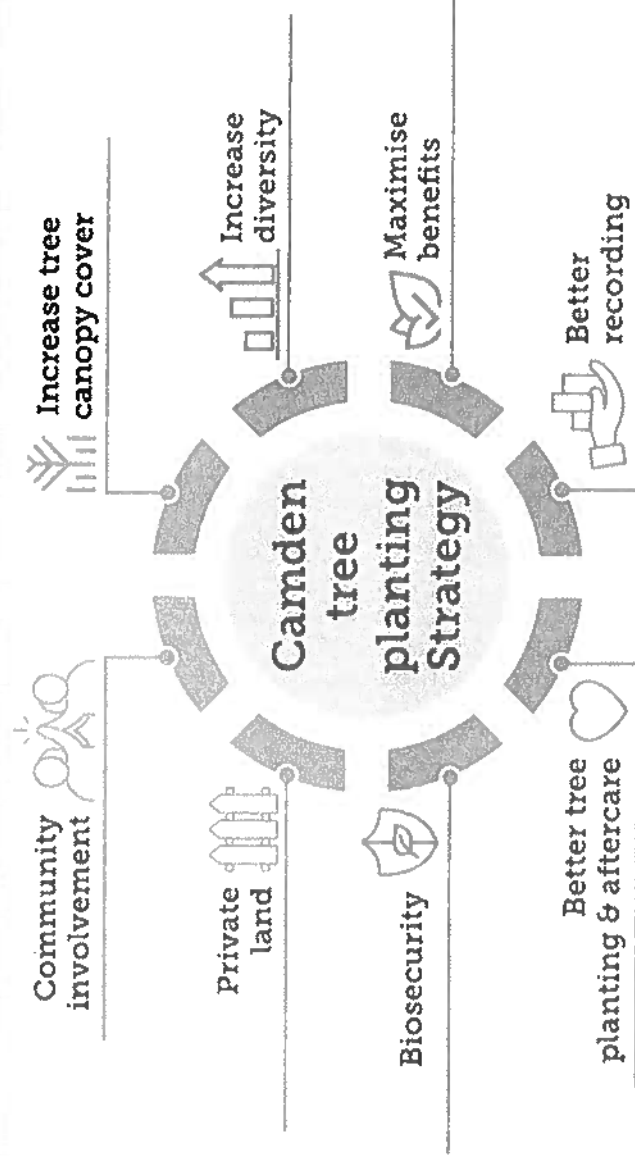
Camden Council aims to create a resilient urban forest throughout the borough, seizing all opportunities available to maintain and expand canopy cover provided by a diverse population of trees.



The council will do this through taking evidence-based decisions, **increasing canopy cover** in the borough by planting “the right tree for the right site”, while maintaining and promoting **species diversity**, in areas where the council can **maximise the benefits** that trees give to the community. This is not something the council can do alone and the council will need **community involvement, private landowners** and other public bodies to work with us.

To ensure the council's trees are protected and leave a lasting legacy through its tree planting. The council will maintain **biosecurity** and continually review its practices for **better tree planting and aftercare**.

The council will measure progress and build the evidence base for future decision making by **maintaining its detailed recording** of tree planting in the borough and improving on this wherever possible.



Benefits of the urban forest

The urban forest provides a wide range of ecosystem services, the level of which has been linked to the size and area covered by its canopy⁴. Essentially, on a human scale a large tree will provide more benefits to a population than a small one⁵ and contribute more to the urban forest's canopy cover.

Ecosystem services are benefits that trees can provide to humans, and these can be broken down into environmental, social⁶ and economic benefits⁷. These are summarised below.

Environmental benefits

Trees:

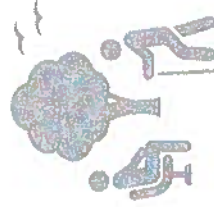
- Conserve energy by reducing the heating and cooling needs of properties, helping mitigate climate change.
- Sequester carbon dioxide and reduce its production by lowering energy needs (such as increased demand for air conditioning).
- Remove pollution via foliage and their stomata.
- Intercept rain and reduce the volume of run-off in storm conditions, which can alleviate pressure on drainage systems.
- Can reduce noise.
- Provide an important ecological habitat for wildlife in urban areas.



Social

Trees:

- Create desirable environments and increase amenity value.
- Reduce recovery times after illness and operations for patients living in areas that have large numbers of trees; they can also reduce stress levels⁸.
- Psychologically, provide an important connection between city dwellers and the natural environment, which can reduce stress levels.
- Provide an identity to an area that can foster sense of community and civic pride.



Economic

Trees:

- Reduce heating and cooling costs around a property by providing shelter and shade⁹.
- Improve the health of the population by reducing health care cost and reduce recovery times after illness or operation.
- Can raise property values, up to 7-15% higher in areas with high canopy cover than those in areas of low canopy cover¹⁰.



⁴ Nowak, D. J., Rowntree, R. A., McPherson, G. E., Sisinni, S. M., Kerkmann, E. R., & Stevens, J. C. (1996). Measuring and analyzing urban tree cover. *Landscape and Urban Planning*, 36, 49-57.

⁵ Gregory, E. M. (2003, January). A Benefit-Cost Analysis Of Ten Street Tree Species In Modesto, California, U.S. *Journal of Arboriculture*, 29(1), 1-8.

⁶ Dwyer, J. F., McPherson, E. G., Schroeder, H. W., & Rowntree, R. A. (1992). Assessing the benefits and costs of the urban forest. *Journal of Arboriculture*, 18(5), 227-234.

⁷ TDAG. (2010). No Trees. No Future. Tree and Design Action Group.

⁸ <https://nhsforest.org/evidence-benefits>

⁹ Gill, S. E., Handley, J. F., Ennos, A. R., & Pauleit, S. (2007). *Adapting Cities For Climate Change: The Role Of Green Infrastructure*. Built Environment, 33(1), 115-133.

¹⁰ CABS Space. (2005). Does Money Grow On Trees. CABS space.

What the council knows about Camden's urban forest

The London Borough of Camden Council is responsible for the management of approximately

28,000 trees

10-15,000 in woodland sites.

and a further



This is **2.9% above the suggested 20% canopy cover aspiration** recommended by the Urban Forestry and Woodland Advisory Committee and Network for inland towns and cities¹² and **1% higher than the London iTree eco study carried out in 2015¹³**.

These trees together with those in private ownership help make up Camden's urban forest, which

covers 22.9%¹¹ of the borough.

To put Camden's canopy cover value into perspective, one study to measure canopy cover for 283 of England's towns and cities found that:

60% of them had canopy cover of between 10-20%

and the average was 16.4%

Camden therefore has much better canopy cover compared to some larger towns and cities¹⁴.

¹¹ <https://opendata.camden.gov.uk/stories/s/ad58-u6q7>

¹² https://assets.publishing.service.gov.uk/government/uploads/system/uploads/attachment_data/file/709464/FR_FC_TreeCanopyData_leaflet.pdf

¹³ <https://www.treecomics.co.uk/wp-content/uploads/2018/08/London-i-Tree-Report.pdf>

¹⁴ https://www.researchgate.net/publication/322337670_The_Canopy_Cover_of_England%27s_Towns_and_Cities_baselining_and_setting_targets_to_improve_human_health_and_well-being

In 2017 an i-Tree Eco inventory study was carried out on the trees Camden is responsible for. It sought to calculate the benefits they provide, including pollution removal, carbon storage, carbon sequestration and avoided run-off.

The results of the study found that council managed trees provide £234,202¹⁵ worth of benefits annually.

A further study conducted by UCL found that parts of Camden had the potential to store as much carbon as a tropical forest¹⁶.



Benefit	Amount	Value
Pollution Removal	5 tonnes per annum	£175,500.00 per annum
Carbon Storage	10,800 tonnes	£691,300.00
Carbon Sequestration	207 tonnes per annum	£48,483.00 per annum
Avoided Runoff	6,739 metres cubed per annum	£10,219.00 per annum

Table 1 Total value of benefits from i-Tree Eco inventory study of council managed trees in 2017.

The amenity value of council managed trees as calculated by Capital Asset Valuation of Amenity Trees (CAVAT) is **£343,190,025** (calculated in 2019).

This figure represents the replacement cost of the trees, taking into consideration health, function and human population density that benefits from the trees.

The council's tree population is diverse given the small geographical size of Camden as a borough, with...

However, there is an overreliance on plane (Platanus sp.), which is the dominant species and has the largest trees in terms of 'diameter at breast height' and leaf area. Leaf area is directly linked to the benefits a tree provides, so the more leaves a tree has the greater the benefits compared to a tree with fewer leaves. Our overreliance on plane trees is a risk as any disease that affects them would see a reduction in the benefits they provide. For example should Ceratocystis platani (Canker stain on plane) arrive in the UK this would threaten our population of London plane trees along with the benefits they provide as trees can die within a short time period.

258 species identified

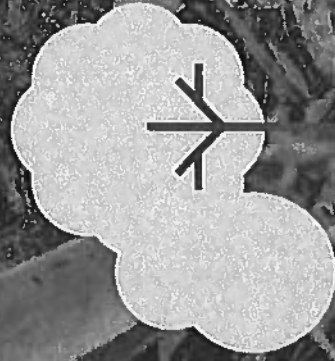


¹⁵ The calculation was applied to 25,890 tree records as trees in woodlands and records with insufficient data were removed.

¹⁶ <https://www.ucl.ac.uk/news/2018/jun/uk-urban-forest-can-store-much-carbon-tropical-rainforests>

Why the council needs a tree planting strategy

Camden formally declared a climate and ecological emergency in October 2019.



Policy 5 of the tree policy for council managed trees covers tree planting, but the strategy set out in this document expands significantly on this policy¹⁸.

The Camden Transport Strategy 2019-2041 sets out an ambition to increase urban greening to reduce and mitigate the effects of transport (Objective 5). Trees are uniquely placed as they can help absorb pollution, slow traffic and provide shade. Incorporating trees into road traffic schemes can create more attractive spaces for walking and cycling¹⁹.

Camden's Clean Air Action Plan highlights the role appropriately chosen and planted trees can play in reducing air pollution and aims to maintain and increase the amount of green infrastructure in the borough²⁰.

There is a clear desire from the community for more tree planting as a way to help address the climate and ecological emergency the world faces. To make the best use of the resources the council has, the strategy seeks to target tree planting in areas where an increase in canopy cover will provide the greatest benefits to residents. The council cannot increase canopy cover on public land alone and will need private homeowners, businesses and developments to plant trees on their land as well.

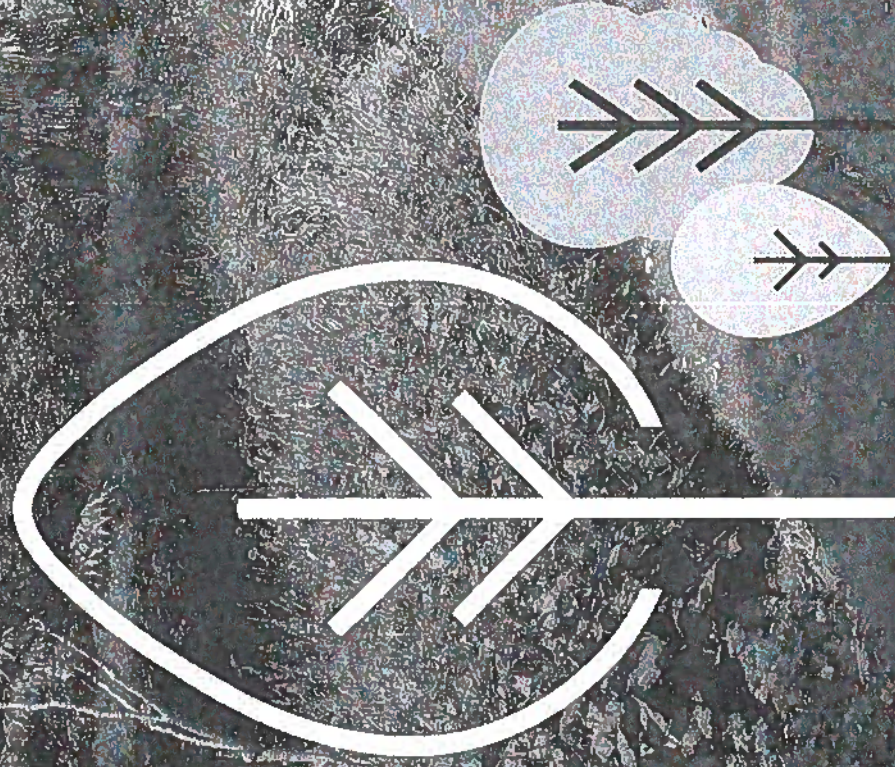
¹⁷ <http://democracy.camden.gov.uk/documents/s89494/Climate%20Action%20Plan%20Appendix%201%20-%20Camden%20Climate%20Action%20plan.pdf>

¹⁸ <https://www.camden.gov.uk/documents/20142/5268201/Camden+trees+policy.pdf/ac911622-85ff-1d4c-a622-53e7ae71bcc2>

¹⁹ https://www.camden.gov.uk/documents/20142/18708392/1925.7+Camden+transport+Strategy_Main+Document_FY.pdf/d7b19f62-b88e-3164-0606-5a78ea47ff30

²⁰ https://www.camden.gov.uk/documents/20142/0/Clean+air+action+plan+2019+2022_final2.pdf/f7cd1a68-e707-0755-528a-59388ad0095

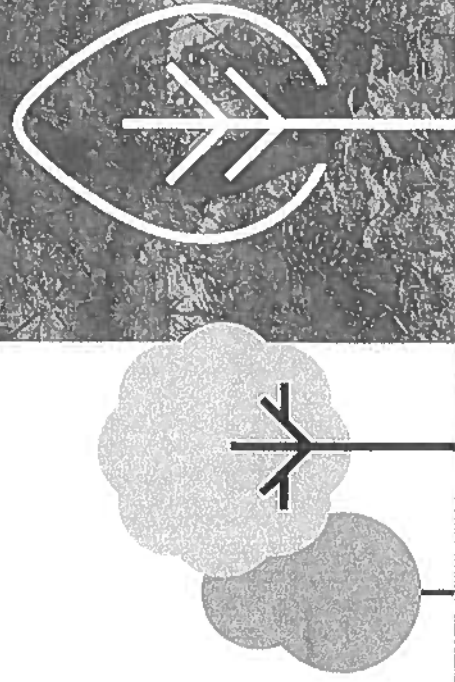
Goals and actions



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Increasing tree canopy cover

Canopy cover is defined as the percentage of the ground covered by a tree's crown when viewed from above.

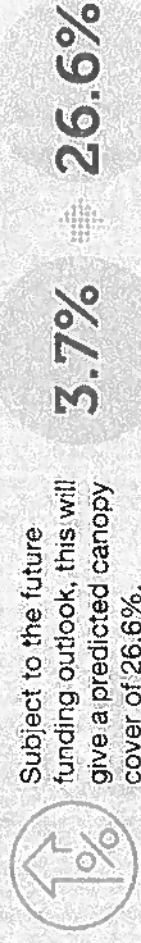


As the benefits trees provide are proportionally linked to canopy size it is desirable to increase canopy cover. To develop a canopy cover target the council needs to consider what the carrying capacity of the borough is (i.e. how many trees can be supported and achieve their full potential while balancing current and future use). This is difficult to do as there are a number of variables that are hard to measure: tree mortality rates; the effect of climate change; the effect of invasive pests and diseases; current and future land use; privately owned trees; quality and availability of planting space²¹.

To takes some of the above factors into consideration the council has looked at how canopy cover changed over a nine-year period in Camden: 2007 to 2016²².



Using that figure, the council has predicted 3.7% as minimum canopy cover increase over 25 years. To achieve this the council needs to increase its planting commitment from 400 to 600 trees per year. We will also aim to plant 250 of these trees in new locations to spread the benefit of trees even further.



Planting will take place both on streets and on publicly owned green spaces.

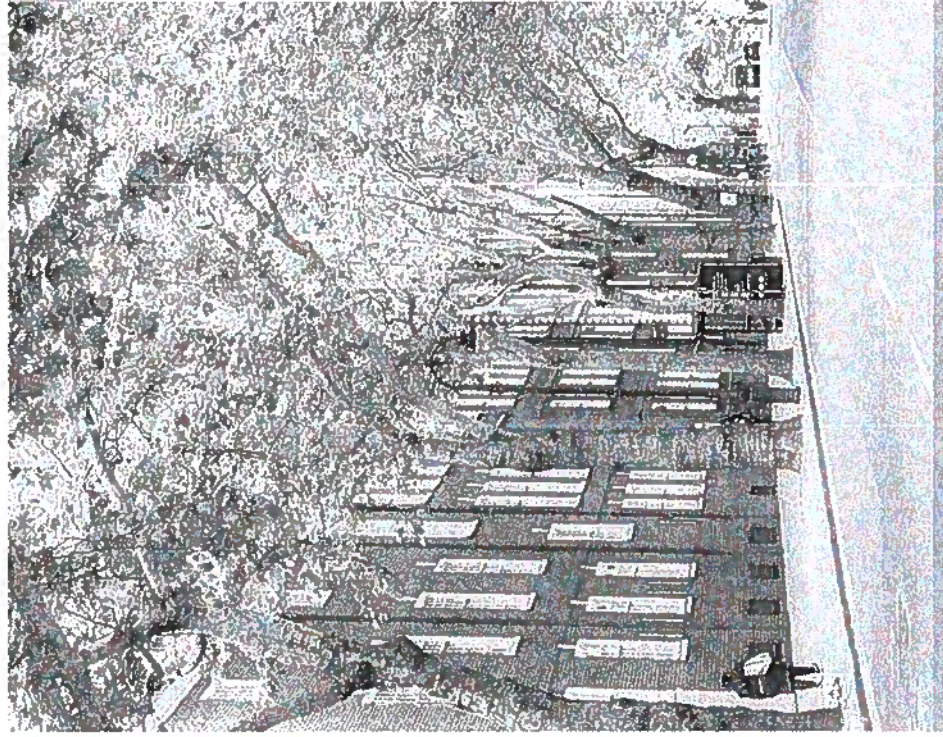
Planting more trees is not the only way to increase canopy cover. The existing population also needs to be properly cared for so all publicly owned trees stay healthy and can maximise current and future benefits. The council will maintain its cyclical inspection and maintenance regime to make sure this is achieved. For trees in public ownership, but not managed by Camden, please see the section on better recording.

²¹ Kenney, W.A., van Wassenae, P.J.E., Satei, A. L.: Criteria and Indicators for Strategic Urban Forest Planning and Management. Arboriculture & Urban Forestry 2011: 37(3): 108-117

²² <https://opendata.camden.gov.uk/stories/s/Camden-Tree-Statistics/ad58-uf6q7/>



Aim Increase the canopy cover by a minimum of 3.7% by 2045.

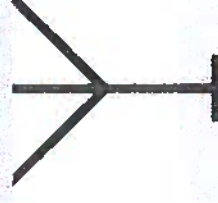


Objective

- Prioritise tree planting in locations where the greatest gains can be made.
- Replace all trees removed through programme maintenance, unless the location is unsuitable.
- 'Greening as we go': Liaise with Highways, the council's Community Investment Programme, Green Space Investment Programme and planning department on tree planting projects to encourage more tree planting in any redesign project.
- Liaise with schools to avoid loss of trees and propose new tree planting.
- Encourage residents to plant in their own back gardens or in public spaces.

Measure

Canopy cover survey carried out every 5 years by ward

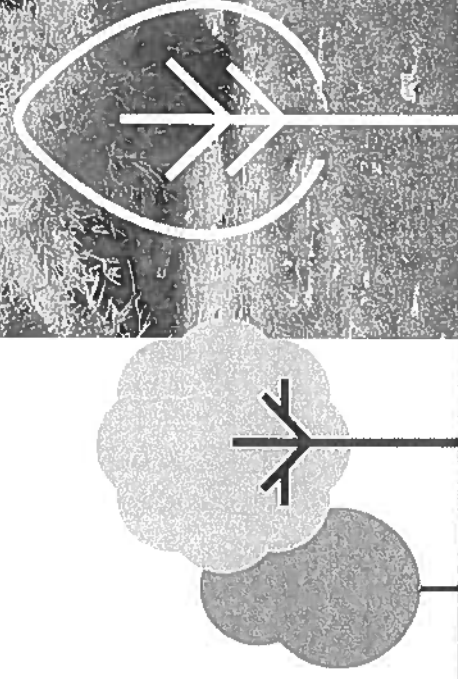


New tree planting should be proposed by August for it to be included in the planting programme for that year²³.

²³ See appendix A

Promoting species diversity

Species selection is based upon the right tree for the right site.



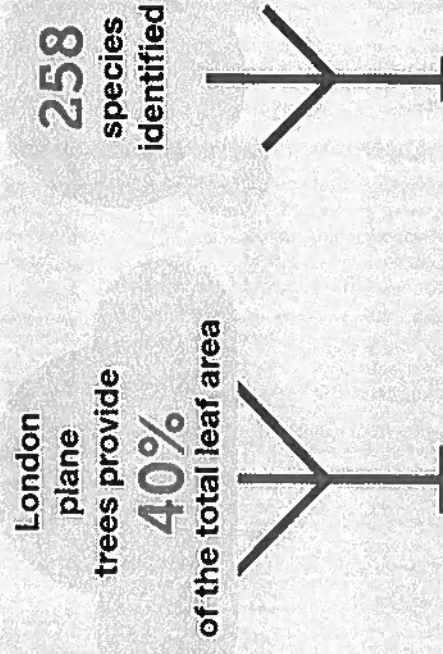
Species selection is based upon “the right tree for the right site” and takes into consideration any services (improve air quality, biodiversity and amenity) or disservices of trees (excessive fruit fall, subsidence and lifting of pavements/walls) may cause.

An i-Tree Eco inventory report carried out in 2017 found the council had a good diversity of tree species: 258.

This provides a resilient tree population that is better equipped to manage the effects of climate change and the risks of introduced pest and diseases.

A recent study commissioned to look at Camden's tree stock flagged up potential areas where species diversity could be improved²⁴. It highlighted an over-reliance on London plane trees, which make up over 10% of the council's tree inventory, but provide 40% of the total leaf area and are Camden's largest and oldest trees. Therefore a lot of the public benefits provided by Camden's trees can be attributed to London planes.

The report sets out 5 measures of diversity and goals for us to improve (see appendix B). These will inform the council's aims and objectives set out on the following page.



²⁴ See appendix B



Aim

Increase tree diversity in Camden to have a tree stock resilient to pests, disease and climate change.



Objective

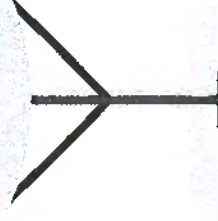
- Measure species, size and age, distribution and dominance diversity at a ward level to help guide species selection.
- Base species selection on the principle of “the right tree for the right site”.
- Increase species distribution by planting species that make up less than 10% of Camden’s tree population.
- Liaise with other council departments to advise on the best species to plant when not directly planted by the Tree team, especially for private development
- Create a list of species to put on the website with advice on which species is preferred based on species distribution, size and location. To aid species selection by residents, business and developments.

Measure

Measure species diversity annually

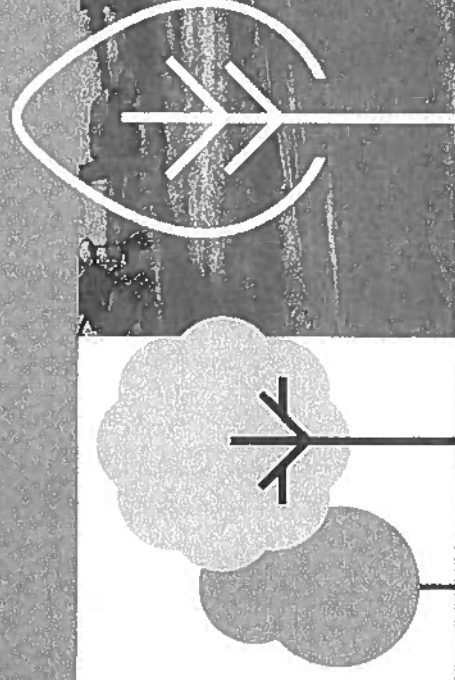


Repeat measurement every 5 years.

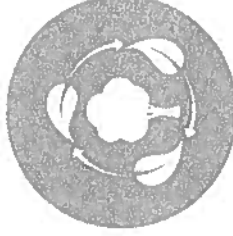


Maximising the benefits of trees

Trees are multi-functional and provide a range of benefits for people and wildlife (see benefits of the urban forest). Therefore it is important that they are planted in locations where the benefits they provide are of most use and they are kept healthy so they can do this to the best of their ability.



To maximise a tree's benefits the council also needs to acknowledge they have drawbacks if planted in the wrong place. Trees can cause damage to property, trap pollutants at ground level, trigger allergies or release biological volatile organic compounds (BVOCs) that can transform into ozone on sunny days, and block light. These disservices can be avoided and benefits maximised through smart design and species selection.



Trees can help to improve air quality, and this depends on planting the "right tree for the right site".

Through smart designing, tree planting can help reduce emissions by creating a more pleasant environment to walk or cycle in, or protecting those most vulnerable by creating a barrier or distance between people and pollutants²⁵. The council will use pollution maps to help target tree planting and choose species known to improve air quality.

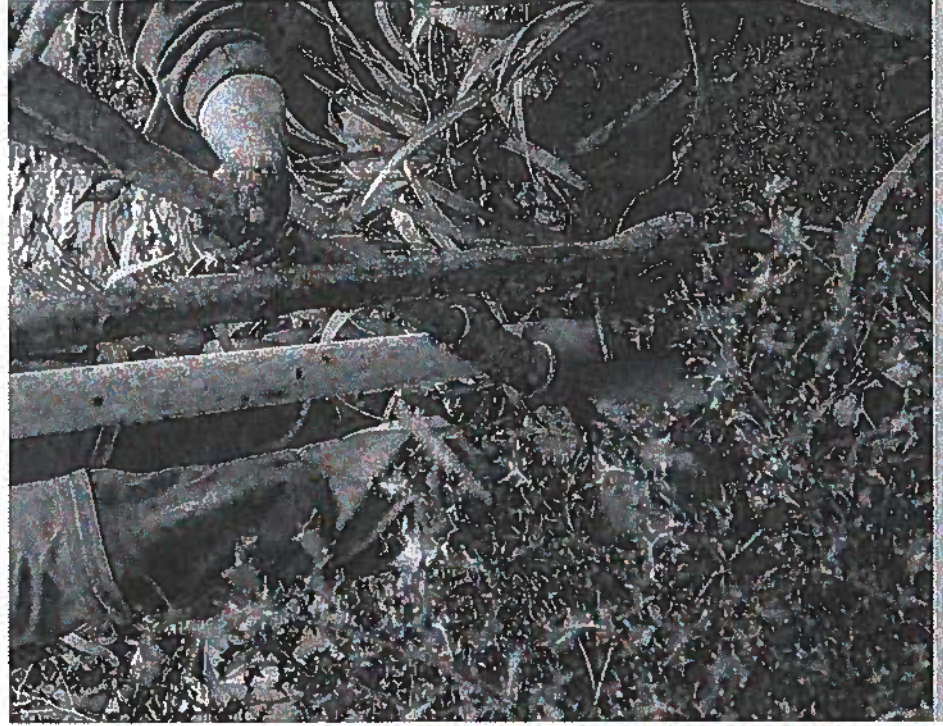
Due to the borough's soil types and the significant numbers of old buildings, the risk of tree-related subsidence is an important part of tree management. The past planting of large species in close proximity to buildings is a problem, especially as a significant area of Camden is on shrinkable clay soil. Damage may result from the presence of trees, so a cyclical pruning regime is in place for a minority of trees to reduce the potential risk to the council. However, tree management does not always prevent subsidence and removal is necessary in some cases. The risk of subsidence will be taken in to consideration when selecting species for replacement or new trees in these areas²⁶.

²⁵ http://epapers.bham.ac.uk/3069/1/Ferranti_etal_2019_FirstStepsAQ.pdf

²⁶ <https://www.forestresearch.gov.uk/tools-and-resources/urban-tree-manual/>



Maximise benefits of trees.

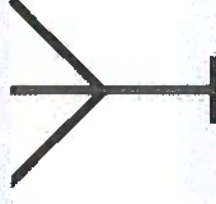


Objective

- Use pollution maps to help prioritise new tree surveys in the priority wards.
- Prioritise species known to improve air quality in areas with high pollution, while still trying to increase the species diversity
- Indicate in species list if species is known to improve air quality (see species diversity)
- Select planting sites and species to help avoid pollutants being trapped at street level.
- Select planting sites and species to reduce the risk of damage to infrastructure and property.
- Biodiversity will be a consideration when selecting species
- The allergenic nature of the tree will be a consideration when selecting species

Measure

Canopy cover survey carried out every 5 years by ward

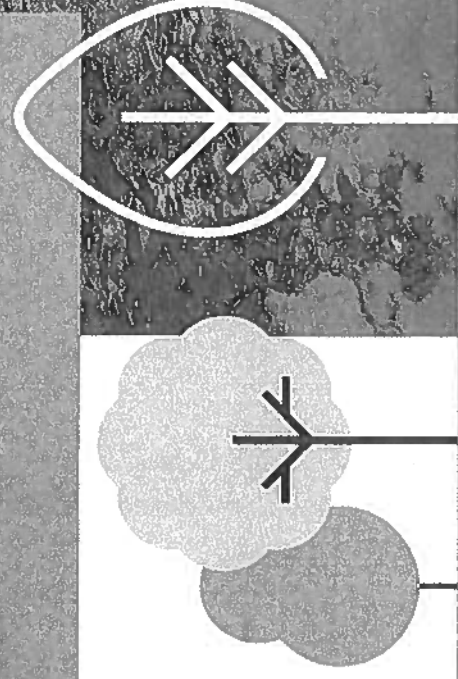


Measure species distribution



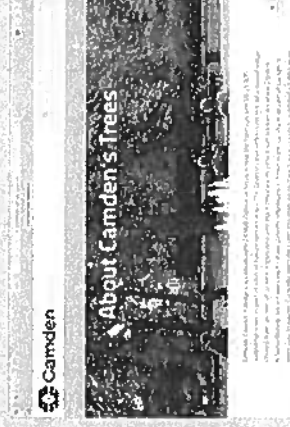
Increasing the recording of tree planting

The council is not the only organisation carrying out tree planting in the borough.



The Royal Parks, conservation groups, the City of London, private developments, community groups and homeowners (see: 'increasing planting on private land' page 23 and 'involving the community page 25')

All contribute to planting trees in the borough, but their contribution is not fully recorded.



To address this the council aims to collect tree planting data annually from the Royal Parks, conservation groups, City of London and community groups such as Camden Forest. This will help us measure tree planting in the borough. These numbers will be published, with Camden's own, through the council's opendata website²⁷.

Private development is more difficult as there is no requirement to report back on tree planting numbers when landscaping works are complete. However, the council will work with colleagues in the planning department to explore ways to check tree planting numbers.

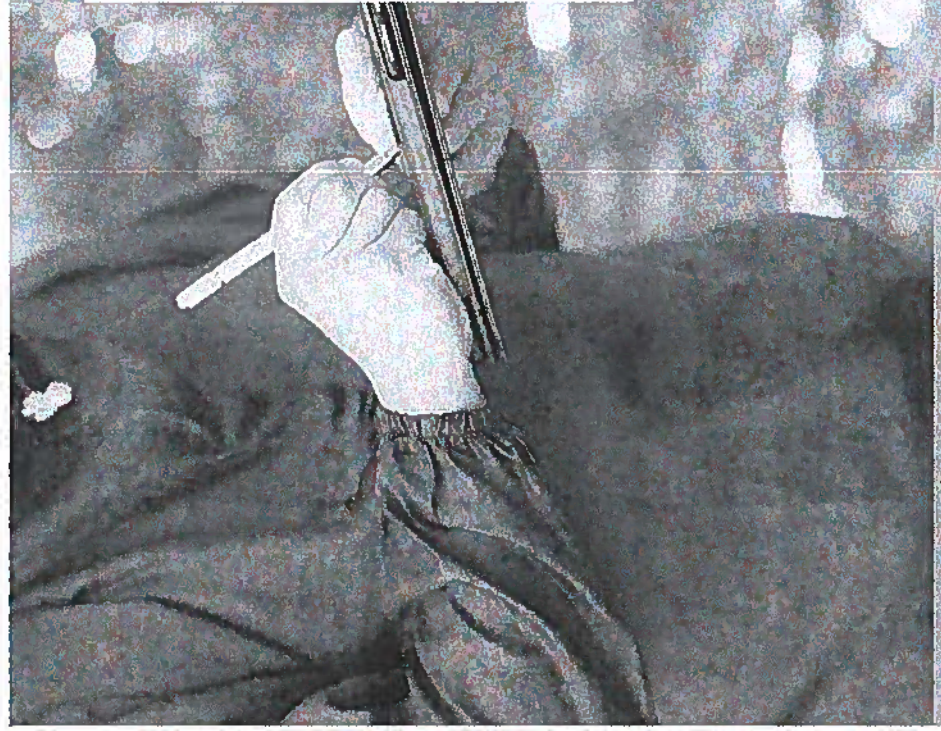
Measuring canopy cover is the best way of monitoring how successful tree planting and tree maintenance have been and will include trees not owned by the council. Repeating surveys every five years will show whether canopy cover is increasing or decreasing. The council will aim to repeat canopy cover surveys every five years.

²⁷ <https://opendata.camden.gov.uk/stories/s/Camden-Tree-Statistics/ad58-u6q7/>



Aim

Better recording system of tree planting in the borough.



Objective

- Include recording for trees planted by conservation groups
- Include recording for trees planted through other council projects
- Include recording for trees planted by Royal Parks, TfL, City of London and community groups in Camden
- Explore opportunities to record trees planted by internal and external developments

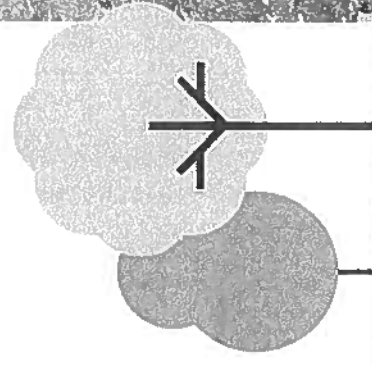
Measure

Publish
yearly
planting
information
on the
website



Better tree planting and aftercare

Tree planting by the council is carried out in line with industry best practice.



All trees planted by the council are monitored to check they have been planted to the council's specification. Any that do not meet the specification are replanted by the contractor at no extra cost to the council.

The size of trees the council prefers to plant are heavy or extra heavy standards, which are approximately 3.5 to 4 metres tall, because they have smaller root systems and are easier to accommodate into the pavement. They require less water than a larger tree would and become independent in the landscape quicker.

All trees receive three years of aftercare which consists of watering and young tree maintenance²⁸; after this time they should be independent in the landscape.

The public can help the council to nurture these trees in the first three years of planting. To aid residents helping to water the trees in times of drought, watering-bags are installed on all new trees. Trees without bags are established and should not need any additional water. A short animation on how to use the watering bags can be found on the council's website [here](#).

To help the trees, residents should refrain from planting flowers in tree pits for the first three years after planting. Planting flowers before this increases the competition the tree faces for water and nutrients it needs to gain independence. Information on planting flowers in tree pits can be found on the website²⁹.

To help reduce the amount of single use plastic in tree planting the council has identified two changes in Camden's tree planting practice. The first is the plastic irrigation tube, which the council has removed in favour of the reusable watering bags. The second is using hessian ties instead of rubber ones, which will naturally decompose overtime.

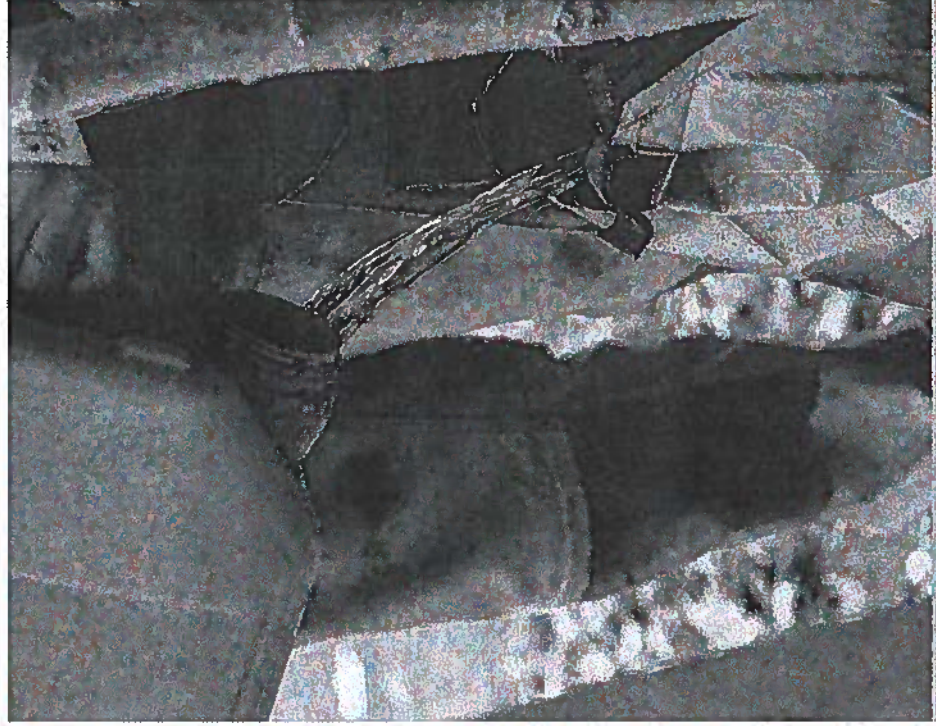
²⁸ See appendix A

²⁹ www.camden.gov.uk/trees



Aim

Improve tree planting process and aftercare.



Objective

- Monitor 100% of the trees planted by the council's contractors
- All trees to receive three years aftercare
- Introduce biodegradable hessian ties to remove plastic and rubber ties
- Introduce watering bag for all trees planted that remain on the tree for three years before being collected and reused
- Encourage residents to help water new trees
- In parks liaise with static gardeners to water the trees
- Guidance provided on planting flowers in tree pits.

Measure

Calculate annual survival rate for this period.



Monitored by Camden Tree Officers



Biosecurity



Climate change, international travel and trade have increased the frequency of new pests and diseases entering the UK.

• The current tree population may not be resilient to these new pests and diseases as they would not normally meet under natural circumstances.

This can have devastating consequences on tree numbers and canopy cover, which will reduce the benefits the council relies on trees to provide for residents.

For example, Camden is over reliant on London plane for the benefits it provides. *Ceratocystis platani* (canker stain) is a disease that was introduced from the USA to Italy on ammunition cases during the Second World War. This disease is easily transmitted from tree to tree via root-to-root connections or wounds and results in tree death. If this disease arrives in the UK and Camden the council would see a significant portion of Camden's tree population threatened, as trees can die within 3-7 years³⁰.

To help protect the tree population of Camden the council has produced a pest and disease management plan (see appendix C), a new document which looks at current practices and sets out short, medium and long term recommendations. Prevention is better than cure and appropriate species selection, sourcing, planting and aftercare, and awareness are the best ways to protect Camden's trees.

³⁰ <https://www.forestryresearch.gov.uk/tools-and-resources/pest-and-disease-resources/plane-tree-wilt-canker-stain-plane-ceratocystis-platani/>



Minimise the potential of new pest and diseases entering the borough.



Objective

- Source trees from UK based nurseries. Select species that are grown in UK or imported species that have followed the most recent biosecurity procedure.
- Continual professional development of Tree Officers to recognise current and potential pests and diseases.
- Sharing information with other public land managers on new pests and diseases found in the borough.

Measure

Check with nurseries the source of their tree stock and biosecurity policies



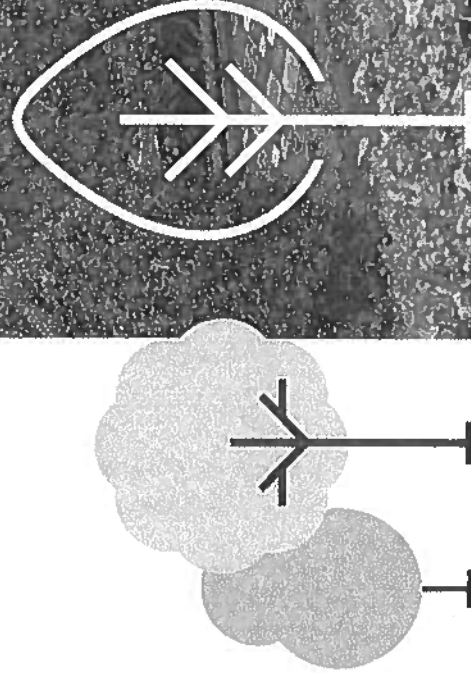
Increasing planting on private land

Tree planting on private land, or in people's gardens, is necessary to increase canopy cover in Camden.

To help developers and resident make the correct decisions on planting trees the council shall provide information on Camden's urban forest through the website.

Further information for developers can be found in Camden Planning Guidance Trees³¹.

The council will work with representative community groups, such as the Camden Forest 2025³² and the Think & Do, to encourage private home and land owners to plant trees in their garden.



³¹ https://www.camden.gov.uk/documents/20142/4823269/Trees_CPG+March+2019.pdf/985e3c70-d9a5-6ded-35a3-3c84616f254d

³² <https://camdenforest2025.wordpress.com/>



Aim

Promote tree planting on private land.



Objective

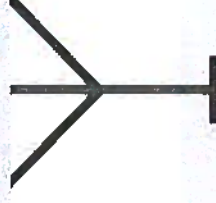
- Share information on Camden's urban forest through the council the website and provide guidance on species selection.
- Work with Camden Forest 2025 to promote tree planting in people's gardens.

Measure

Request data on number of trees planted annually.



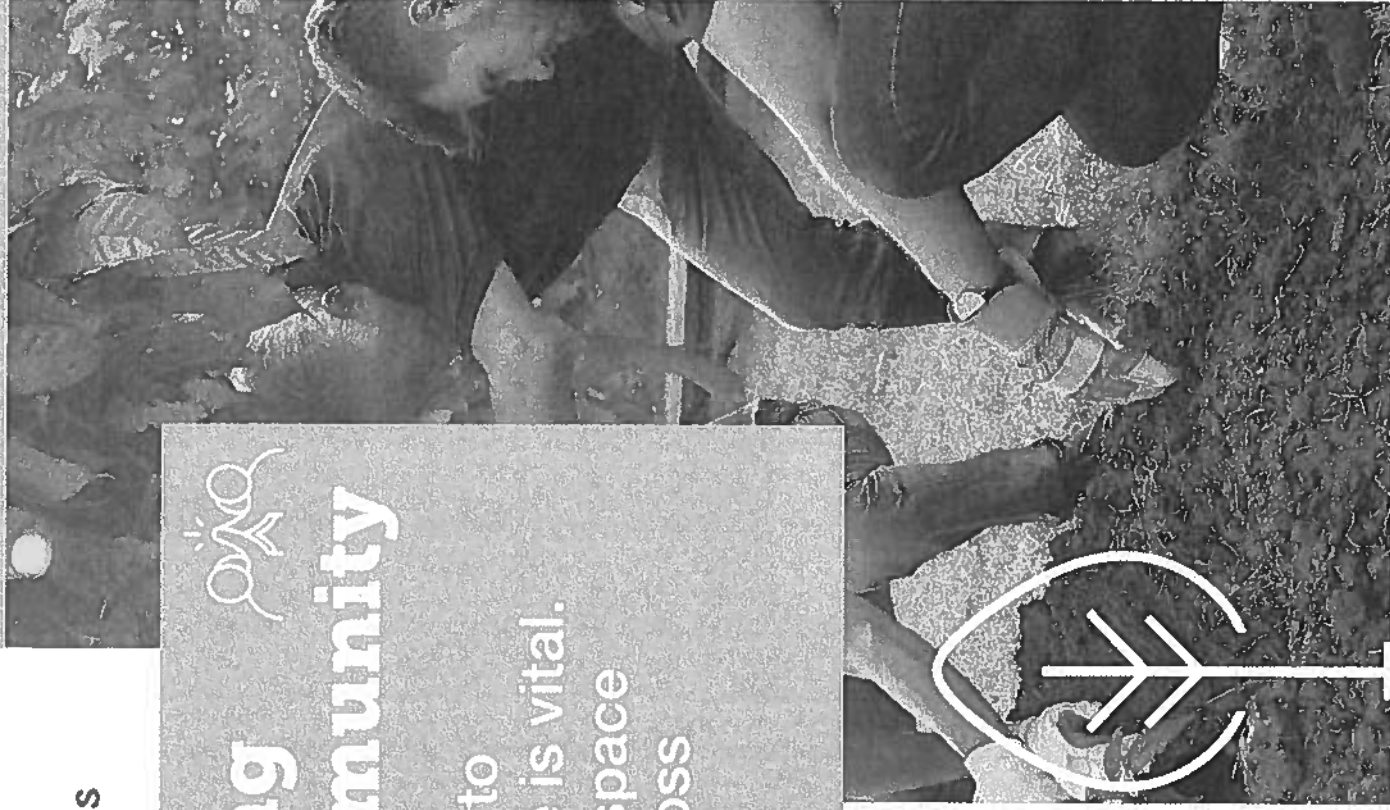
Canopy cover survey carried out every 5 years by ward



Involving the community



Opportunities to explore nature is vital. As is making space for nature across Camden³³.



Research has shown that people who connect with nature are more likely to exhibit pro-conservation behaviour³⁴. One way of fostering a connection with nature is through planting and caring for a tree.

The amount of public land available for communities to plant on is small. However, there are currently opportunities for tree planting in the borough via the Green Gym³⁵.



The council is happy to consider any tree planting proposal for public land presented to them, but residents and businesses are also encouraged to look at planting in their own gardens or land.

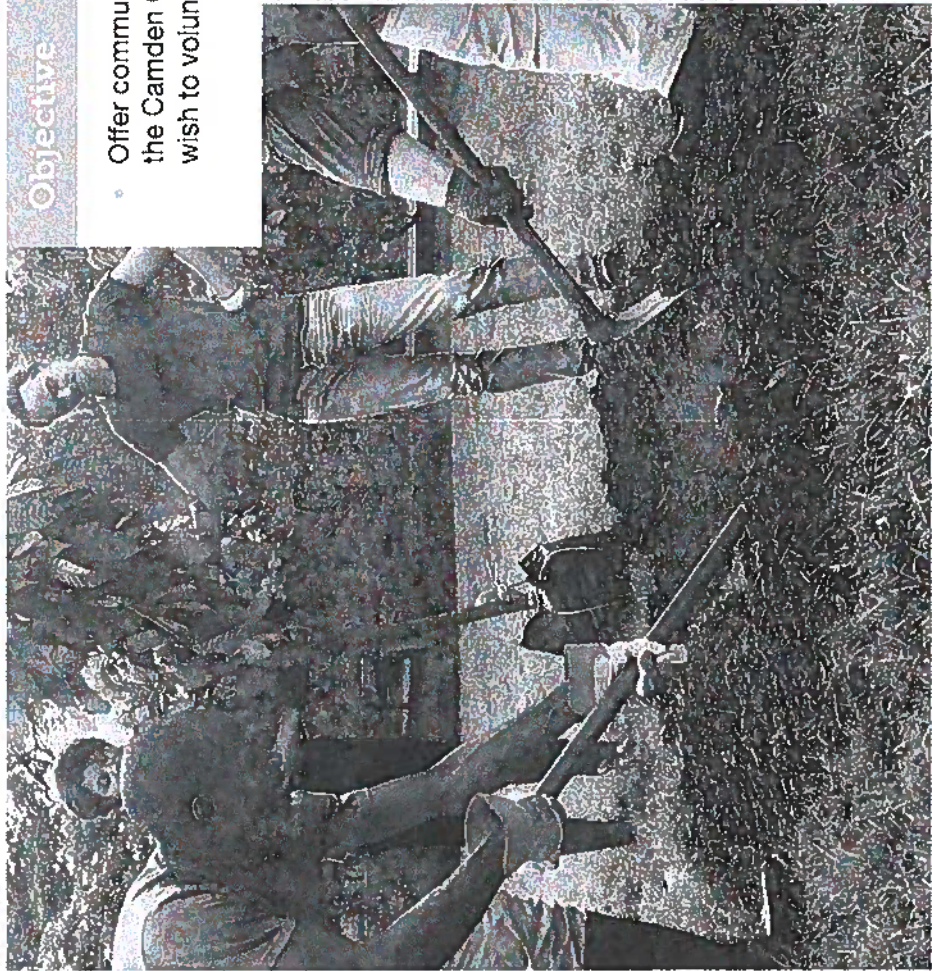
³³ <https://www.rspb.org.uk/our-work/conservation/projects/connection-to-nature/>

³⁴ <https://nt.global.ssl.fastly.net/documents/noticing-nature-report-feb-2020.pdf>

³⁵ <https://www.tcv.org.uk/london/green-gym-london/camden-green-gym>



Community involvement.

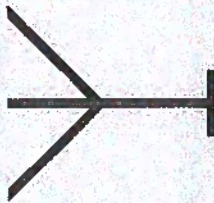


Objective

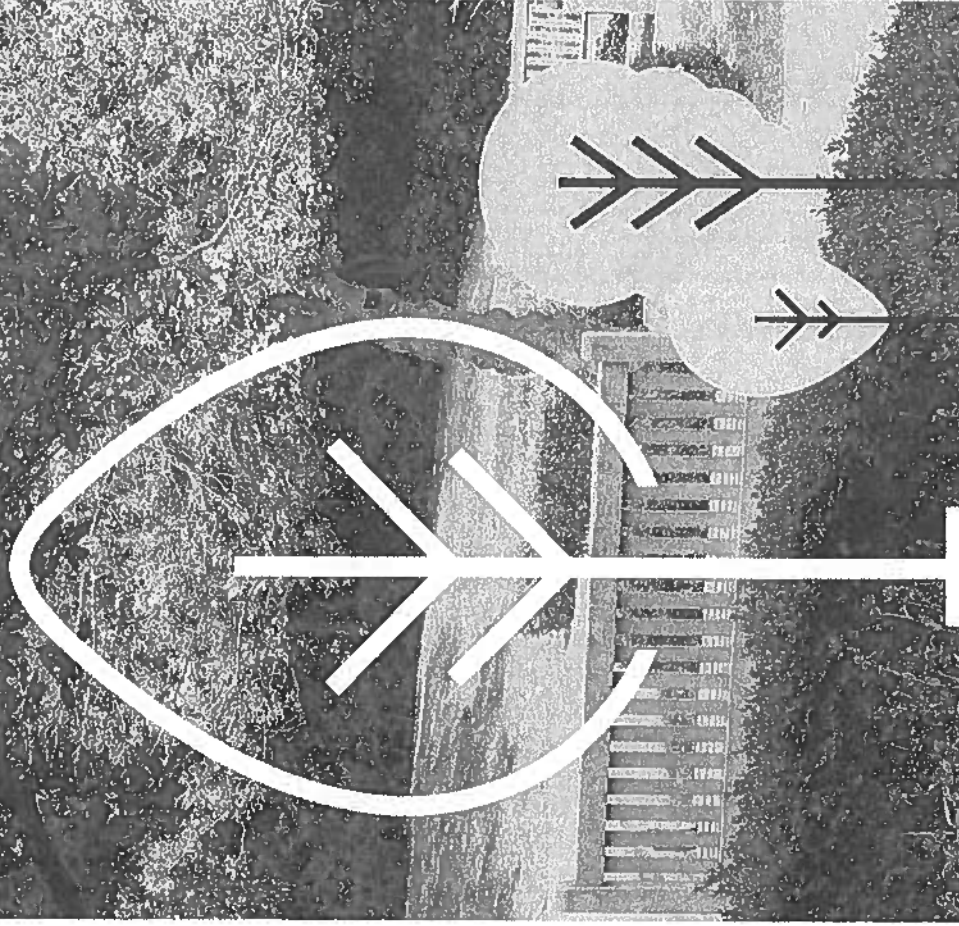
- Offer community tree planting provided by the Camden Green Gym for residents who wish to volunteer.

Measure

Request data for number of trees planted per annum



Appendices



A: The planting process

28

B: Camden tree diversity

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C: Pest and disease management

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Appendix A

The planting process

When a request for a new tree is received, if submitted by August and funds are available, it is added to the planting survey for the current planting season. If the council is unable to include the location that year it will be added to the following year's programme.

In order to plant new trees on the pavement, an initial survey is carried out to determine where and if the location is suitable for new trees. The visual survey takes in consideration street furniture, road and pedestrian crossing, proximity to properties and existing vegetation.

The survey will then use detecting equipment to identify underground utility cables and determine if the space is free to plant a tree. The successful locations are then marked and passed to the second phase of the survey which is the trial excavation.

The identified locations are then trial excavated to determine if the pits are free of services or other obstruction. The detecting equipment is not 100% accurate, some cables might not be identified at the initial process, cellar or other existent obstruction are as well not detectable initially. The council requires at least a tree pit of 600x600mm and 600mm in depth free of services in order to plant a tree.

The locations that pass the excavation are then planted as part of the planting programme for that year.

The survey usually takes place during the summer so that excavation are completed by end of September. If the new location is in soft landscape the procedure above might not be necessary and the location will be added to the planting list, pending agreement with existing Friends Group or Resident Association.

Once the availability of the location is confirmed selection of a suitable species for the site based on "the right tree for the right site" principle, and criteria set out in Council's Tree Policy and Tree Planting Strategy.

The species is selected and the order to plant the trees is passed to the tree contractor that will schedule the planting within the planting programme that usually runs from October to March. The tree will be planted and secured to wooden stakes with hessian ties. A watering bag will also be installed.

After planting the trees are monitored by the tree team to ensure the standard of planting and condition of the trees is suitable. The trees are then passed to the aftercare programme which includes 3 years of watering and 3 years of young tree maintenance

The watering programme consists of a minimum of 12 visits from end of April to end of September, the exact period and the frequency may change to tailor it to the weather conditions.

Young tree maintenance consists of checking the condition of the stakes and support, aerating the soil, and removing any failed tree.

Received request from residents for new tree

First phase: initial visual survey is carried out to identified suitable locations.

If the location is on soft landscape, after the location passed the initial visual survey will be added directly to the programme.

Species selection: main criteria are “the right tree for the right site”, age and species diversification. Species that improve air quality and native species are also considered when possible.

Once species is selected and ordered from the Nursery, order is passed to the planting contractor - planting season is October-March.

If location is on the pavement
Second phase: survey with detecting equipment, space free of utilities at least 600x600x600mm

Third phase: trial excavation of locations that have passed the second phase.

Successful locations are added to the planting programme.

Tree planting is monitored after the works is completed and aftercare includes 3 years of watering and 3 years of young tree maintenance.

Appendix B

Camden tree diversity

Camden's current population		Moving forward
Species diversity	Camden's public tree inventory currently exceeds the 10% species representation benchmark. It is important to note that Plane Trees (Platanus spp.) represent 13% of the population, and are the only species to exceed the limit. With Lime (Tilia x europaea) representing just 7%.	Camden's current public tree inventory has a good diversity of species. Future tree planting should be targeted to further diversify its population, and reduce the proportions of a few key species. Camden's target should be, when new species are planted, that no individual species represents more than 10% of the population.
Origin of species diversity	Currently Camden has a good diversity in terms of species origins. As can be expected most species are native to Europe.	With the ever-present threat from climate change it will become more important to diversify the population through careful species selection. Camden should aim to plant trees from continents with lower representation.
Size and age Diversity	The size class distribution of trees within Camden is well balanced in the lower size classes.	The tree population would benefit from a greater diversity of large statue trees as this size class (Trees over 60cm DBH) is dominated by Plane trees (Platanus spp.).
Distribution diversity	It would be advised that distribution diversity is assessed through evaluation of canopy cover maps and datasets.	Ward-by-ward analysis specifically focussing on the diversity of the distribution would enable Camden to prioritise tree planting to areas where distribution is low. Where possible, evenness of canopy cover could be a key target. Camden's Tree Planting Strategy will provide strategic planting hotspots which do account for distribution of canopy cover.
Dominance diversity	When compared with other local boroughs within London, it can be seen that the diversity of dominance holds many similarities in terms of the curve.	With Camden's most dominant species (Platanus spp.) representing 40% of the total leaf area, it is essential that this is taken into account for future tree planting given the proportion.

Taken from Treeconomics. (2020). *Briefing Report Tree Diversity Metric Evaluation for Camden*

Pest and disease management

Background

Managing tree pests and diseases in cities is expected to become increasingly important as the climate changes and new pests and diseases are introduced by human activity.

Trees in the urban environment are already in an environment where they face restricted growing environments, human inflicted damage and lower water availability. These factors mean that urban trees are more likely to be susceptible to damage from pests and diseases. Looking to the future, Camden has the opportunity to begin to adapt to these new realities by monitoring tree pests and diseases in the borough and adapting tree planting to ensure a healthy tree canopy in years to come.

Approaches to pest and disease management

There are three approaches to Pest & Disease (P&D) management:

Resistance: Continue to replace like for like, use species and cultivars already known to tolerate the local climate and expected pest and disease issues. - Camden has already moved away from this approach.

Resilience: Plant natives and species adapted to local climatic conditions along with trees expected to be resistant to emerging P&D outbreaks. This spreads risk and maintains historically important trees.

Transition: Actively plant new species in order to mitigate the impacts of tree P&D. A higher risk strategy given the unknown future climate and P&D outbreaks.

Is Camden adapting its approach?

Camden has moved away from a resistance approach and is concentrating on resilience. Historically large volumes of London Plane trees were planted across the borough. Camden now use a wider variety of species when replanting trees which have been removed or planting new areas. In planting a wider species selection, Camden is reducing the potential impacts that a new pest or disease could have on the borough's tree stock. Utilising a greater range of tree species has additional benefits in terms of improving the boroughs biodiversity and adding extra amenity value to areas.

What should the council be looking out for?

The observatree project has identified 20 pests and diseases which pose the greatest threat to tree stocks³⁶. Additionally, the London Tree Officers Association (LTOA) provide guidance on P&D deemed most likely to impact trees within London. These are classified as P&D which:

- have already arrived in the UK and further spread is of concern
- most likely to arrive in the UK in the future
- Those which have the potential to cause the most serious and widespread impact on commercial forestry, amenity woodland and ecological systems

Known issues within the borough

Below are links to the main pest and diseases present within the borough of Camden

- [Horse Chestnut Leaf Miner](#)
- [Ash Dieback](#)
- [Oak Processionary Moth \(OPM\)](#)
- [Massaria Disease of Plane Trees](#)

³⁶ <https://www.observatree.org.uk/tree-health/pests-and-diseases/>

What is the council doing about these known issues?

Camden is taking a proactive approach to mitigate the impacts these established pests and diseases have on its tree stock. Camden follows the best practice of the LTOA, Arboriculture Association and Forestry Commission. This guidance informs the management and control of these pests and diseases. Oak trees are checked annually for OPM, with specialist technicians removing and destroying any outbreaks detected as this is a notifiable pest. The council's Plane trees are also regularly inspected for Massaria disease, with any deadwood or signs of the disease being pruned to reduce the incidences of branches dropping. Issues such as Horse Chestnut Leaf Miner have a visual impact to trees in the borough and are likely to reduce tree vigour overtime. This highlights the need to remain vigilant in preventing new pests and diseases to enter and establish in the borough.

Biosecurity

Increasingly invasive alien species are posing greater threats to Camden's tree stock. Diseases such as Ash dieback have the potential to cause large tree population losses, having lasting amenity and ecological impacts. With a changing climate, diseases such as Massaria of Plane have emerged as new diseases, requiring a proactive approach to the management of trees and with significant additional costs. It is likely scenarios such as this will increase in the coming years. There are several known tree pests and diseases not currently in the UK that have the potential to have a significant impact on Camden's tree stock and it is important the council keeps informed on these potential threats in order to prevent them establishing within Camden.

Emerging pests and diseases

As well as pests already in the UK, there are several pests and diseases which have the potential to cause significant damage if they enter the UK. The Camden tree team follow the best practice in sourcing new trees and monitoring the tree population to ensure that these new threats aren't allowed to establish within Camden. Many of these pests and diseases not yet in the UK have the potential to cause significant damage to the tree stocks in the urban environment. Some of the most significant threats are shown below:

- **Asian/citrus longhorn beetles**- Feeds on a wide variety of trees and shrubs. Severe infestations can kill mature trees or leave them susceptible to secondary fungal infections. Asian Longhorn beetle has been found in isolated outbreaks in the UK and has been successfully eradicated
- **Emerald ash borer**- Feeds on the inner bark of Ash trees, leading to their death. The insect is spreading westwards from Russia into Europe and is present in North America. No outbreaks have yet been discovered in the UK
- **Canker stain of plane** - a pathogen which causes sudden wilting and bleeding lesions in Plane trees. Thought to have been accidentally introduced to Europe in WW2 from North America, this would have a serious impact on the London plane population of Camden.
- **Xylella fastidiosa**- A bacteria which causes leaf scorch, wilt, dieback and plant death and can infect some 560 known plants, trees and shrubs. Xylella is present in southern Europe where it has become a serious issue in olive groves

Biosecurity threats

Threats to council owned trees are beyond the control of the tree department. However, being aware of the issues and following industry guidelines helps to raise awareness of biosecurity threats. The two greatest threats to biosecurity in Camden are as follows:

London's location: London is a city with global connections, and experiences high levels of movement of people and goods. It is therefore highly likely that future P&D outbreaks will emerge within the city. This could mean P&D could establish on trees already under stress caused by the built environment

Private trees: Private trees have the potential to be sources of infection/outbreak in the borough. Many trees may not be proactively managed, and landowners may not be aware of tree P&D issues. A likely scenario could see private trees acting as an ongoing source of infection to council managed trees. Additionally, private landowners may introduce new pests and diseases accidentally by using infected planting material from growers with poor biosecurity measures.

Climate change

Camden has set the target for net zero carbon emissions across the borough by 2030³⁷. Trees are considered as having a crucial part to play in helping to offset emission and sequester carbon from the atmosphere. Additionally, trees have the potential to emit some of the impacts of climate change by helping to cool the urban environment, reducing the need for air conditioning during hot summer months. It is therefore important that Camden maximises canopy cover where possible within the borough. As the climate changes, trees in the borough are likely to come under increased stress through periods of drought and higher average temperatures. Camden are already working to increase the diversity of trees within the borough, making the future urban forest more resilient to climate change. Tree planting choices will likely change over the coming years as species suited to a hotter, drier climate will be better suited to the urban environment.

³⁷ See Camden Climate Action Plan for more details <https://www.camden.gov.uk/climate-crisis>

Camden tree pest and disease management

The LTOA recommends implementing moving from a reactive, to a proactive approach in managing tree pest and disease. This approach involves predicting future P&D outbreaks which are likely to impact the boroughs tree stock, identifying high biosecurity risk, and prioritising the protection of trees where appropriate.

Much of the work that Camden already undertakes is proactive. Trees are actively managed, inspected and new plantings take place using a mix of species from reliable suppliers. This is helping to reduce the risk of P&D on having detrimental impacts to Camden's tree stock. In the future, new P&D outbreaks will likely emerge, and climate change will have unpredictable implications leading to additional stresses on trees. It is therefore important that the council begin to anticipate these impacts now so the council are better informed should they become present within the borough.

What else can be done in the borough?

Short term: The observatree project has produced good literature and posters which the council could place in notice boards in parks. This would help increase public knowledge of the issues to keep an eye out for within the borough and on their own, private trees³⁸. Additionally, tree officers should continue to build their skills and knowledge in relation to tree pests and diseases through ongoing professional development.

Medium term: Continue investigating the likely tree P&D pathogens which are most likely to impact the borough. Look at examples from other cities in their approach to integrated P&D management to inform practices at Camden. Work with greenspaces team to see how tree P&D management fits in with the wider plan for the borough. Record P&D impacted trees into a database; this can be used to see which P&D are most prevalent and the cost of the tree management to be estimated. Look at ways to promote biosecurity across the council.

Long-term: Use the gathered information to produce a document on P&D to help guide and inform practice in the borough. Work with the greenspaces team to increase shrub varieties in parks: This will support greater natural predators. A list of approved tree species for residents, based on the Tree Planting Strategy.

Ongoing: Communicate with other boroughs, LTOA, Arb association etc to see the latest developments in P&D and follow best practice

³⁸ <https://www.observatree.org.uk/>

