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DATE: 10 June 2022

RENEWAL, RECREATION AND HOUSING POLICY DEVELOPMENT AND SCRUTINY COMMITTEE

Meeting to be held on Tuesday 14 June 2022

Please see the attached report(s) marked "to follow" on the agenda.

7c FINAL OUTTURN REPORT 2021 (Pages 3 - 14)

**8d NEXT STEPS FOR THE CRYSTAL PALACE PARK REGENERATION
PLAN – ADDENDUM TO REPORT (Pages 15 - 16)**

*Copies of the documents referred to above can be obtained from
<http://cds.bromley.gov.uk/>*

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Report No.
FSD22047

London Borough of Bromley

PART ONE - PUBLIC

Decision Maker: **PORTFOLIO HOLDER FOR RENEWAL, RECREATION AND HOUSING**

For Pre-Decision Scrutiny by the Renewal, Recreation and Housing Policy Development and Scrutiny Committee on:

Date: **14th June 2022**

Decision Type: Non-Urgent Executive Non-Key

Title: **FINAL OUTTURN REPORT 2021/22**

Contact Officers: James Mullender, Head of Finance (Adults, Health & Housing)
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Chief Officer: Director of Housing, Planning and Regeneration

Ward: All Wards

1. Reason for report

1.1 This report provides details of the final outturn position for 2021/22 for the Renewal, Recreation and Housing Portfolio.

2. **RECOMMENDATION(S)**

2.1 **The Renewal, Recreation and Housing PDS Committee is invited to:**

i) **Note the net underspend of £127k on controllable expenditure at the end of 2021/22 and consider any issues arising from it.**

2.2 **The Renewal, Recreation and Housing Portfolio Holder is requested to:**

i) **Endorse the 2021/22 final outturn position for the Renewal, Recreation and Housing Portfolio.**

Impact on Vulnerable Adults and Children

1. Summary of Impact: None directly arising from this report
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Corporate Policy

1. Policy Status: Sound financial management
 2. MBEB Priority: To manage our resources well, providing value for money, and efficient and effective services for Bromley's residents
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Financial

1. Cost of proposal: Not Applicable
 2. Ongoing costs: Not Applicable
 3. Budget head/performance centre: RR&H Portfolio Budgets
 4. Total current budget for this head: £23.8m
 5. Source of funding: Existing revenue budget 2021/22
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Personnel

1. Number of staff (current and additional): 200.2 Full time equivalent
 2. If from existing staff resources, number of staff hours: Not applicable
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Legal

1. Legal Requirement: Statutory Requirement: The statutory duties relating to financial reporting are covered within the Local Government Act 1972; the Local Government Finance Act 1998; the Accounts and Audit Regulations 1996; the Local Government Act 2000 and the Local Government Act 2002
 2. Call-in: Applicable
-

Procurement

1. Summary of Procurement Implications: Not Applicable
-

Customer Impact

1. Estimated number of users/beneficiaries (current and projected): The 2019/20 budget reflects the financial impact of the Council's strategies, service plans etc. which impact on all of the Council's customers (including council tax payers) and users of the services.
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Ward Councillor Views

1. Have Ward Councillors been asked for comments? Not Applicable
2. Summary of Ward Councillors comments:

3. COMMENTARY

- 3.1 This report provides the final outturn position for the Renewal, Recreation and Housing Portfolio for 2021/22, which is broken down in detail in Appendix 1, along with explanatory notes.
- 3.2 The final outturn for the “controllable” element of the Renewal, Recreation and Housing budget in 2021/22 is a net underspend of £127k compared to the last reported figure of a net overspend of £102k which was based on activity at the end of December 2021.
- 3.3 It should be noted that this takes into account any impact of Covid-19 on the Portfolio’s budgets, and the application of available Covid-19 grant funding where relevant. A sum of £1,260k has been allocated towards the additional costs of temporary accommodation (£1,115k) and loss of building control income (£145k).

Summary of Major Variations

- 3.4 The following table summarises the variations over the key areas:

	£'000
Building Control income	263
Planning income	Cr 66
Plan X	Cr 105
Film income	Cr 62
Penge shop front improvements	Cr 73
Supporting People contracts	Cr 152
Temporary Accommodation	1,148
Bad debt provision/write-offs	Cr 124
Travellers Sites	209
Housing Benefits	121
Housing Improvement	Cr 155
Staffing	95
Other variations	34
Covid-19 grants	Cr 1,260
	<u>Cr 127</u>

Full Year Effect

- 3.5 The cost pressures identified above are projected to impact in 2022/23 by £821k. Further growth of £1,796k for Housing has been included in the budget for 2022/23; however, there is a total of £2,555k savings assumed from the mitigation and transformation work streams, mainly through the provision of new affordable housing.

Carry Forward Requests

- 3.6 On the 29th June the Executive will be requested to approve a number of carry forward requests relating to either unspent grant income, or delays in expenditure where cost pressures will follow through into 2022/23.
- 3.7 Appendix 2 provides a detailed breakdown of all of the carry forward requests for Renewal, Recreation and Housing Portfolio. The carry forwards included in section 1 will have repayment implications if not approved, and those in section 2 relate to grants which will not have to be repaid if not agreed but will impact on service delivery in 2022/23. Future reports to the Portfolio Holder will be required to approve their release from the 2022/23 Central Contingency.

4. POLICY IMPLICATIONS

- 4.1 To meet the ambitions for residents, the Council must use available resources deploy its workforce wisely. This is reflected in the “Making Bromley Even Better” ambition of Service Efficiency - ‘To manage our resources well, providing value for money, and efficient and effective services for Bromley’s residents’.
- 4.2 The “2021/22 Council Tax” report highlighted the financial pressures facing the Council. It remains imperative that strict budgetary control continues to be exercised to minimise the risk of compounding financial pressures in future years.
- 4.4 Chief Officers and Departmental Heads of Finance are continuing to place emphasis on the need for strict compliance with the Council’s budgetary control and monitoring arrangements.

5. FINANCIAL IMPLICATIONS

- 5.1 A detailed breakdown of the projected outturn by service area is shown in Appendix 1A with explanatory notes in Appendix 1B.
- 5.2 Overall the final outturn position for 2021/22 is an underspend of £127k.
- 5.3 Costs attributable to individual services have been classified as “controllable” and “non-controllable” in Appendix 1A. Budget holders have full responsibility for those budgets classified as “controllable” as any variations relate to those factors over which the budget holder has, in general, direct control. “Non-controllable” budgets are those which are managed outside of individual budget holder’s service and, as such, cannot be directly influenced by the budget holder in the shorter term. These include, for example, building maintenance costs and property rents which are managed by the Property Division but are allocated within individual departmental/portfolio budgets to reflect the full cost of the service.
- 5.4 As such, any variations arising are shown as “non-controllable” within services but “controllable” within the Resources, Commissioning and Contracts Management Portfolio. Other examples include cross departmental recharges and capital financing costs. This approach, which is reflected in financial monitoring reports to budget holders, should ensure clearer accountability by identifying variations within the service that controls financial performance. Members should specifically refer to the “controllable” budget variations relating to portfolios in considering financial performance.

6. COMMENTS FROM THE DIRECTOR OF HOUSING, PLANNING & REGENERATION

- 6.1 £1,403k of growth was included in the housing budget for 2021/22 to reflect the continuing pressures in relation to homelessness and the provision of temporary accommodation. A total of £886k savings was also been included to mitigate these pressures.
- 6.2 Whilst approaches remain high, the ongoing supply of acquired properties and prevention work has continued to slow the rate of growth in nightly paid accommodation placements. However there have been increased pressures now that the moratorium on evictions during the pandemic has been lifted as these cases make their way through the courts. This results in a £1,076k overspend on temporary accommodation, with an £89k overspend on housing overall. As has been reported work is ongoing to increase the supply of affordable housing to continue to mitigate and reduce the current pressures relating to temporary accommodation particularly in relation to the increased ability to secure leased accommodation within temporary accommodation subsidy rates.
- 6.3 A substantial part of Planning Services’ work attracts a fee income for the Council, for example the planning application fees. The fee income and volume of work reflects the wider economic

circumstances affecting development pressures in the Borough. There is a risk of income variation beyond the Council's immediate control; however, trends are regularly monitored in order that appropriate action can be taken. Action has successfully been taken to negate the risk of Government Designation for Special Measures due to Planning performance for the current year. However, this is based on the actions identified being implemented to reduce the risk of Government Designation in future years.

- 6.4 There is a risk of substantial planning appeal costs being awarded against the Council by the Planning Inspectorate if the Council is found to have acted unreasonably. For major appeals, which can arise unpredictably, there is often a need for specialist external consultant's advice which creates additional costs.
- 6.5 The key risks in the Renewal, Recreation and Housing Portfolio continue to be:
- i) Increased homelessness and the associated costs particularly relating to the increased demand for placements across London
 - ii) Increased rent arrears arising from roll out of Welfare reform and impact of COVID
 - iii) Reduced vacant housing association properties coming forward for letting
 - iv) Increased maintenance and repairs costs in relation to the travellers site required to maintain health and safety standards
 - v) Increase in planning applications and need to ensure application processing is sufficiently resourced
 - vi) Increases being seen in construction and maintenance costs
- 6.6 Finally, the immediate and ongoing impacts of the Covid-19 pandemic on budgets are only now becoming apparent. Significant losses in income, in particular from commercial rents, are expected as town centres have been severely affected during lockdown restrictions. There is also likely to be an increase in homeless presentations and families requiring temporary accommodation as the current moratorium on evictions is eased later in the year. The full impact in 2021/22 and future years remains difficult to assess and will be largely dependent on the easing of restrictions and recovery of the wider economy.

Non-Applicable Sections:	Legal, Personnel and Procurement Implications
Background Documents: (Access via Contact Officer)	2021/22 Budget Monitoring files in ECS and ECHS Finance Section

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Renewal, Recreation & Housing Provisional Outturn Summary

2020/21 Actuals £'000	Division Service Areas	2021/22 Original Budget £'000	2021/22 Latest Approved £'000	2021/22 Provisional Outturn £'000	Variation £'000	Notes	Variation Last Reported £'000	Full Year Effect £'000
	PLACE DEPARTMENT							
	Planning							
32	Building Control	82	85	244	159	1	239	0
Cr 130	Land Charges	Cr 128	Cr 126	Cr 128	Cr 2	2	Cr 29	0
1,505	Planning	1,719	1,862	1,707	Cr 155	3	Cr 15	0
0	COVID grant to support impact of COVID on services	0	0	Cr 145	Cr 145		Cr 145	0
1,407		1,673	1,821	1,678	Cr 143		80	0
	Recreation							
897	Culture	827	890	908	18	4	5	0
4,729	Libraries	4,672	4,684	4,649	Cr 35	5	Cr 7	0
87	Town Centre Management & Business Support	79	79	23	Cr 56	6	Cr 21	0
5,713		5,578	5,653	5,580	Cr 73		Cr 23	0
	Operational Housing							
683	Supporting People	1,029	1,029	877	Cr 152	7	Cr 130	0
8,358	Housing Needs	8,807	8,828	10,218	1,390	8	1,005	821
0	Enabling Activities	0	0	0	0		0	0
Cr 1,863	Housing Benefits	Cr 1,961	Cr 1,211	Cr 1,090	121	9	0	0
214	Housing Improvement	Cr 21	Cr 19	Cr 174	Cr 155	10	Cr 30	0
0	COVID grant to support impact of COVID on services	0	0	Cr 1,115	Cr 1,115		Cr 800	0
7,392		7,854	8,627	8,716	89		45	821
14,512	Total Controllable	15,105	16,101	15,974	Cr 127		102	821
1,362	TOTAL NON CONTROLLABLE	Cr 865	2,141	2,141	0		11	0
5,724	TOTAL EXCLUDED RECHARGES	5,464	5,555	5,555	0		0	0
21,598	TOTAL RR & H PORTFOLIO TOTAL	19,704	23,797	23,670	Cr 127		113	821

Reconciliation of Latest Approved Budget

£'000

Original budget 2021/22

19,704

Items Approved:

Carry Forward Requests

Next Steps Accommodation Programme expenditure		239
Next Steps Accommodation Programme income	Cr	239
Rough Sleepers Initiative Grant expenditure		70
Rough Sleepers Initiative Grant income	Cr	70
Homelessness Reduction Grant expenditure		89
Homelessness Reduction Grant income	Cr	89
Plan X Implementation		105
Asset Recovery Incentivisation Scheme expenditure		85
Asset Recovery Incentivisation Scheme income	Cr	85
Historic England Hydro works Grant expenditure		37
Historic England Hydro works Grant income	Cr	37
Custom Build Grant expenditure		75
Custom Build Grant income	Cr	75
New Homes Bonus - Regeneration		73
Discretionary Business Grants expenditure		7,388
Discretionary Business Grants income	Cr	7,388

Central Contingency Adjustments

Rough Sleepers Initiative Grant expenditure		315
Rough Sleepers Initiative Grant income	Cr	315
Accommodation for Ex-Offenders expenditure		113
Accommodation for Ex-Offenders income	Cr	113
Protect Plus Grant expenditure		5

Protect Plus Grant income	Cr	5
Cold Weather Fund Grant expenditure		46
Cold Weather Fund Grant income	Cr	46
Protect and Vaccinate Funding expenditure		35
Protect and Vaccinate Funding income	Cr	35
Domestic Abuse Act: Homelessness new burdens expenditure		13
Domestic Abuse Act: Homelessness new burdens income	Cr	13
Homelessness Prevention expenditure		424
Homelessness Prevention income	Cr	424
Support for Vulnerable Renters expenditure		771
Support for Vulnerable Renters income	Cr	771
Contain Outbreak Management Fund expenditure		600
Contain Outbreak Management Fund income	Cr	600
Test and Trace Discretionary Scheme expenditure		215
Test and Trace Discretionary Scheme income	Cr	215
COVID grant to support impact of COVID on services expenditure		425
COVID grant to support impact of COVID on services income	Cr	425
COVID Winter Grant Scheme expenditure		132
COVID Winter Grant Scheme income	Cr	132
Household Support Fund expenditure		1,020
Household Support Fund income	Cr	1,020
COVID Income Compensation expenditure		20
COVID Income Compensation income	Cr	20
UC roll out - Claimant Fault Overpayment Recoveries		750
Welcome Back to the High Street expenditure		295
Welcome Back to the High Street income	Cr	295
New Burdens Funding expenditure		72
New Burdens Funding income	Cr	72
Practical Support for those Self Isolating Grant expenditure		9
Practical Support for those Self Isolating Grant income	Cr	9
Other		
R&M Planned Maintenance adjustment		
Culture and Regeneration		100
Operational Housing	Cr	61
Household Support Fund expenditure		1,868
Household Support Fund grant income	Cr	1,868
Resources for Crystal Palace Park Transfer to the Trust		40
Resources for Crystal Palace Park Transfer to the Trust	Cr	40
Merit Awards		69
Memorandum Items		
Capital Charges		420
Insurance	Cr	31
Rent Income (Property)		559
Repairs & Maintenance (Premises)		273
IAS19 (FRS17)		1,745
Excluded Recharges		91
Latest Approved Budget for 2021/22		<u>23,797</u>

REASONS FOR VARIATIONS

1. Building Control Dr £14k

There was a decrease in the number of applications during the year and therefore an overall reduction in income of £263k. This was partially due to the impact that COVID-19 restrictions had on activity earlier in the year, but also as a result of residents choosing to buy these services from Independent Approved Inspectors, although this was an improvement on the position previously reported. This was partially offset by a net underspend on staffing and running costs of £34k.

Covid grants of £145k have now been allocated towards the loss of income this financial year.

In accordance with Building Account Regulations and as in previous years, the final net deficit of £70k on chargeable activities has been drawn down from the earmarked reserve for the Building Control Charging Account, which would leave a deficit balance of £22k to be recovered in future years. A review of charges is currently being undertaken.

2. Local Land Charges Cr £2k

As reported in Q3, the number of searches during the year had started to decrease and this continued in Q4 resulting in a small final shortfall of income of £11k. However, staffing underspent by £26k and other running costs were under budget by £10k. In accordance with regulations and as in previous years, the net credit on chargeable activities at year end has been transferred to the Land Charges reserve, increasing the credit balance to £68k.

3. Planning Cr £155k

Although there was an initial marked increase in the number of planning applications at the beginning of the financial year, the numbers had levelled out at Q3, but increased again during the final quarter, resulting in this income stream exceeding budget by £124k, compared to the breakeven forecast previously reported. However, other income was under budget by £58k, the most significant variation being in respect of the admin income element of the mayoral CIL, which resulted in a shortfall of £74k. As previously reported, work on the local plan implementation was not undertaken this financial year resulting in an underspend of £30k. Legal costs of £23k were incurred in respect of appeals and enforcement and statutory advertising costs overspent by £10k. There was a net overspend of £13k on all other running cost budgets.

A sum of £105k was carried forward from 2020/21 in respect of Plan X, a self-serve digital planning guide and associated IT staffing support. Planning officers have since put this project on long term hold and are currently undertaking a full review to replace the service's case management software, Uniform. That project is already underway and a carry forward of £155k will be requested so the project can be fully implemented in 2022/23.

4. Culture Dr £18k

The overspend on staffing budgets was £161k, which was due mainly to staff undertaking COVID-19 support tasks instead of their usual capital project work meaning these staffing costs were not funded through the capital programme. This was partly offset by underspends from within the overall Culture & Regeneration budget, in addition to new burdens grant funding held within Business Support for these additional duties placed on local government during the pandemic to support the local economy.

Film Fixer income overachieved the income target by £62k due to a high demand to use Bromley locations during the year. The shop front improvement works for Penge High street again did not progress as planned due to the continuing impact of COVID restrictions earlier in the year, resulting in a £73k underspend. A carry forward request to allow the work to be undertaken in 2022/23 has been submitted. Other variations resulted in a net underspend of £8k.

The Executive agreed in March 2021 to provide conditional financial support to MyTime, the operator of the Council's leisure sites, in recognition of the impact of Covid-19 on the leisure sector. However, no payments have been necessary as MyTime's trading performance exceeded original expectations.

In addition to any direct financial support, the Executive also agreed to waive rental payments that are due on its leisure sites, and following regular review, a waiver to December 2021 was agreed, with normal rental payments resuming from January 2022. The controllable budget for this is within the Resources, Commissioning & Contract Management Portfolio.

5. Libraries Cr £35k

The final underspend of £35k chiefly relates to premises costs where the final expenditure on rents, business rates and electricity were less than budgeted.

6. Town Centre Management & Business Support Cr £56k

Staffing underspend in the year by £23k due to a vacant post. New burdens grant of £52k was received which has partly offset the salary costs of those posts in Culture diverted from capital project work to administer business support grants during the year. As previously reported, due to the Borough's economic data being out of date, an evidence study was undertaken during the year at a cost of £38k. Other variations resulted in an underspend of £19k.

7. Supporting People Cr £152k

The Supporting People budget underspent by £152k on the SLA contracts. Procurement exercises have been undertaken for these contracts, with the remaining contract expected to be awarded later in the calendar year, which have resulted in increased costs as the previous prices had been fixed for a number of years.

8. Housing Needs Dr £1,390k

Temporary accommodation in all settings overspent by £1,076k. The majority of households are in Nightly Paid accommodation. At the start of 2021-22 there were 1,181 households in Nightly Paid accommodation at the end of the financial year this figure was 1,136 with an average cost of around £6,216 per property per year. Over the course the year, there have been certain factors impacting on the number of households requiring support including an expectation of a higher number of evictions during the year as COVID restrictions were lifted and the intake under the Severe Weather Emergency Protocol, The overall reduction during the year is mainly due to the homes provided through the Beehive and Meadowship Homes schemes.

Covid grants totalling £1,145k have now been allocated towards the overspend on temporary accommodation.

These numbers exclude other schemes like More Homes Bromley, Orchard & Shipman, ex-residential care homes, and the Bromley Private Sector Leasing Scheme. Once these have been included there are currently in excess of 1,495 households placed in temporary accommodation to whom the Council has a statutory rehousing duty under the homelessness legislation.

Transformation savings totalling £491k had been identified for 2021-22 with the following schemes planned to be completed to provide a longer term alternative to expensive nightly paid accommodation: Burnt Ash Lane, Bushell Way & Anerley Town Hall car park schemes (60 units total) - saving £179k; Beehive Phase 2 (26 units) - £123k; Orchard & Shipman Joint Venture (c280 units acquired over 12-24 months) - £189k. The Full Year Effect of these savings is estimated at around £2.3m. Although the Beehive and Meadowship Homes schemes have delivered savings, the development schemes were delayed and therefore did not generate any savings during 2021/22.

Additional costs have been incurred relating to More Homes Bromley including an increase (compared to previous years) in the number of £40/wk tops being payable in year following the completion of the acquisition phase. This has led to an overspend of £72k. As detailed in the discharging duty report in November 2020, these top ups are now reducing to £25/wk as properties are converted to discharge of duty.

The Travellers Site service overspent by £209k in total. The utilities budget by £51k and an underachievement of the Site Fee Income budget resulted in an overspend of £58k due to some plots remaining void for much of 2021-22. Emergency repair work to the water supply was also required at the Star Lane Site adding an additional cost of £100k to the Repairs and Maintenance budget.

There was an overall overspend on salaries of £61k. In-year total salary underspends due to vacancies in difficult to recruited posts, such as Housing Options Officer posts, were off-set by the cost of some short term posts needed to support the work to allocate the new Beehive properties.

Additional property related costs, including Ground Maintenance costs, have been incurred during the year at the Multi Unit Facilities and at some Beehive properties. The total for the year was £107k.

The cost of in-year write offs (£119k) was more than offset by a reduction in the rent account bad debt provision (Cr £243k).

Other net miscellaneous overspends of Cr £11k relate to minor variations in running costs.

Summary of overall variations within Housing Needs:	£'000
Temporary Accommodation including Nightly Paid, O&S managed properties, Bellgrove and Manorfield	1,076
More Homes Bromley	72
Travellers Sites	209
Salaries	61
Property Related costs	107
Bad debt provision / write-offs	Cr 124
Other variances	Cr 11
Total variation for Housing Needs	<u><u>1,390</u></u>

9. Housing Benefits Dr £121k

There was a net overspend of Cr £121k, mainly due to write-offs and an increase in the contribution to the bad debt provision.

10. Housing Improvement Cr £155k

There was an-year underspend on salaries and other employee costs of Cr £44k in the Housing Improvement service, mainly due to the group manager post being vacant for part of the financial year. There were also additional Renovation Grant Agency Fees received in year totalling Cr £107k.

Waiver of Financial Regulations:

The Council's Contract Procedure Rules state that where the value of a contract exceeds £50k and is to be exempt from the normal requirement to obtain competitive quotations the Chief Officer has to obtain the agreement of the Director of Corporate Services, the Director of Finance and the Director of Commissioning and (where over £100,000) approval of the Portfolio Holder and report use of this exemption to Audit Sub committee bi-annually. Since the last report to the Executive, no waivers have been actioned.

Virements Approved to date under Director's Delegated Powers

Details of virements actioned by Chief Officers under delegated authority under the Financial Regulations "Scheme of Virement" will be included in financial monitoring reports to the Portfolio Holder. Since the last report to Executive, no virements have been actioned.

Carry Forwards from 2021/22 to 2022/23**Grants with Explicit Right of Repayment****RENEWAL, RECREATION AND HOUSING PORTFOLIO**

1	Rough Sleepers Initiative	227,635
	This funding has been carried forward to bolster the delivery of rough sleeping funded work in 2022/23, primarily to secure private sector accommodation to prevent or relieve homelessness. A Private Rented Procurement Officer has been recruited to lead on this area of work.	
2	New Homes Bonus - Penge High Street Improvements	72,521
	Improvements to Penge High Street were one of four projects that the London LEP had agreed to fund from the New Homes Bonus top slice. These works were due to take place in previous years and £72,521 was carried forward last year. These improvements are still to be delivered, therefore the funding remains unspent and a further carry forward is requested to enable the final phase of the scheme to be completed.	
	Renewal, Recreation and Housing Portfolio	<hr/> 300,156
	Total Expenditure to be Carried Forward	300,156
	Total Grant Income	-300,156

Grants with no Explicit Right of Repayment**RENEWAL & RECREATION AND HOUSING PORTFOLIO**

3	Homelessness Reduction Grant	89,000
	This money was set aside in 2018/19 to fund work preventing and relieving homelessness for young people and will be required to implement the initiatives identified through the work with the MHCLG specialist adviser. The work has not been completed and it is requested to carry it forward to 2022/23 when it is expected that the work will be completed.	
	Renewal, Recreation and Housing Portfolio	<hr/> 89,000
	Total Expenditure to be Carried Forward	89,000
	Total Grant Income	-89,000

OTHER CARRY FORWARD REQUESTS**RENEWAL & RECREATION AND HOUSING PORTFOLIO**

4	Uniform Case Management System	155,000
	A sum of £105k was carried forward from 2020/21 in respect of Plan X, a self-service digital planning guide, which was originally due to be implemented in 2020 but did not commence at the time due to the continued impact of COVID-19 into 2021. Planning officers have since put this project on long term hold and are currently undertaking a full review to replace the service's case management software, Uniform. That project is already underway and a carry forward of £155k will be requested so the project can be completed in 2022/23.	
		<hr/> 155,000
	Total Other	155,000
	TOTAL CARRY FORWARD TO 2022/23	155,000

Property Comments Omitted from Circulated Paper

Recommendation

- 2.2. Delegate authority to the Director of Housing, Planning, Property and Regeneration to settle agree and negotiate the commercial terms in respect of the proposed disposal of the Housing Sites **subject to Executive approval** and disposal by way of a grant of a lease to the CPPT of the Park

10. PROPERTY IMPLICATIONS

- 10.1. Recommendations 2.4-2.5 are predicated on advice received by the Council's Regeneration team from Savills as to current market values which indicate a potential disposal receipt of circa £17.5m – however, this figure cannot be verified until market tested, and Members will be aware of Construction Inflation and a potential slow-down in disposal rates which could impact this figure.
- 10.2. The further CPP works required in addition to the £4.5m can be potentially met to the sum received for the value of the disposal receipt on the assumption that an approved (by Executive) purchaser contracts to purchase on the terms required to meet the S106 Requirements detailed at 3.9-3.10 and an assumed unconditional basis.
- 10.3. This presents a risk to the Council as it is considered that the market may not respond favourably to such a condition being placed on it – and therefore it may preclude purchasers from making offers and therefore there is a degree of risk that the advice received by Savills as to value could be diminished or not achievable on this basis. However, this will only be determined once market tested.
- 10.4. This could result in the site becoming encumbered – in that the S106 condition can only be satisfied by the Council or that offers received will be conditional on the Council undertaking the works prior to the Planning Consent lapsing. In essence this could result in the Council having to underwrite the works to comply with the S106 Agreement prior to a disposal.
- 10.5. Should Members agree to the recommendations contained within this report then Property will market the identified Property holdings through an appropriate Disposal Agent on the open market with the timings and marketing strategy to be determined and approved by the Director of Housing, Planning, Property and Regeneration. The results of any such marketing exercise will be reported to the Executive following analysis of offers received. Members should note that market fees for such an exercise will be circa 1.5% with additional allowance of 1.5% for legal and associated marketing fees.
- 10.6. The grant of a 250 Year Lease to CPPT is subject to the Council securing best consideration with regards to the provisions of S123 of The Local Government Act 1972. Legal comments 8.33-8.35 detail this requirement in

more detail, the grant of the 250 Year Lease at a peppercorn or modern equivalent rent will need to satisfy these provisions. An independent valuation will need to be commissioned as part of this process to formally test and demonstrate the assumption that the Park has a minimal value to reflect a peppercorn or modern equivalent rent.

- 10.7 It should also be noted that the income referred to in Part 2 of the Report which is currently generated via the various tenancies within the Park will cease to be received by the Council and the rent roll will need to be adjusted accordingly