



THE LONDON BOROUGH  
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DATE: 16 June 2015

To: Members of the  
**RENEWAL AND RECREATION POLICY DEVELOPMENT AND SCRUTINY COMMITTEE**

Councillor Ian F. Payne (Chairman)  
Councillor Michael Rutherford (Vice-Chairman)  
Councillors Douglas Auld, Julian Benington, Peter Dean, Alexa Michael, Neil Reddin FCCA,  
Michael Tickner and Angela Wilkins

Non-Voting Co-opted Members  
Anna Bagley, Bromley Youth Council

A meeting of the Renewal and Recreation Policy Development and Scrutiny Committee will  
be held at Bromley Civic Centre on **WEDNESDAY 24 JUNE 2015 AT 7.00 PM**

MARK BOWEN  
Director of Corporate Services

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

## **PART 1 AGENDA**

**Note for Members:** Members are reminded that Officer contact details are shown on each report and Members are welcome to raise questions in advance of the meeting.

### **STANDARD ITEMS**

- 1 APOLOGIES FOR ABSENCE AND NOTIFICATION OF SUBSTITUTE MEMBERS**
- 2 APPOINTMENT OF CO-OPTED MEMBER (Pages 5 - 8)**
- 3 DECLARATIONS OF INTEREST**
- 4 QUESTIONS FROM COUNCILLORS AND MEMBERS OF THE PUBLIC ATTENDING THE MEETING**

In accordance with the Council's Constitution, questions to this Committee must be received in writing 4 working days before the date of the meeting. Therefore please ensure questions are received by the Democratic Services Team by 5 pm on Thursday 18 June 2015.

- a **QUESTIONS FOR THE RENEWAL AND RECREATION PORTFOLIO HOLDER**
- b **QUESTIONS FOR THE CHAIRMAN OF RENEWAL AND RECREATION PDS COMMITTEE**

**5 MINUTES OF THE RENEWAL AND RECREATION PDS COMMITTEE MEETING HELD ON 18 MARCH 2015** (Pages 9 - 22)

**6 MATTERS ARISING FROM PREVIOUS MINUTES AND UPDATES**

*There are no outstanding matters arising from previous meetings.*

**7 RENEWAL AND RECREATION PDS COMMITTEE WORK PROGRAMME (SEPTEMBER 2015-APRIL 2016)** (Pages 23 - 28)

**HOLDING THE RENEWAL AND RECREATION PORTFOLIO HOLDER TO ACCOUNT**

**8 PRE-DECISION SCRUTINY OF RENEWAL AND RECREATION PORTFOLIO REPORTS**

The Renewal and Recreation Portfolio Holder to present scheduled reports for pre-decision scrutiny on matters where he is minded to make decisions.

- a **BROMLEY MYTIME INVESTMENT FUND PROPOSALS 2015/16**  
*(Report to follow)*
- b **BUDGET MONITORING 2015/16** (Pages 29 - 34)
- c **PROVISIONAL OUTTURN 2014/15** (Pages 35 - 46)
- d **RENEWAL AND RECREATION BUSINESS PLAN 2015/16** (Pages 47 - 76)
- e **LAND ADJACENT TO THE DRIFT, KESTON BR2 8HL** (Pages 77 - 84)
- f **CONFIRMATION OF PROPOSED ARTICLE 4 DIRECTIONS - BROMLEY TOWN CENTRE** (Pages 85 - 100)

**POLICY DEVELOPMENT AND OTHER ITEMS**

**9 BROMLEY BUSINESS IMPROVEMENT DISTRICT (BID) PROPOSAL**

*(Report to follow) - (Due to the possible disclosure of confidential information, this report will now be considered under the Exempt (Part 2) section of the meeting and is, therefore, unavailable for public viewing)*

- 10 TOWN CENTRE MANAGEMENT UPDATE REPORT - JUNE 2015 (Pages 101 - 112)
- 11 TOWN CENTRES DEVELOPMENT PROGRAMME UPDATE (Pages 113 - 124)

**PART 2 (CLOSED) AGENDA**

- 12 LOCAL GOVERNMENT ACT 1972 AS AMENDED BY THE LOCAL GOVERNMENT (ACCESS TO INFORMATION) (VARIATION) ORDER 2006, AND THE FREEDOM OF INFORMATION ACT 2000

The Chairman to move that the Press and public be excluded during consideration of the items of business listed below as it is likely in view of the nature of the business to be transacted or the nature of the proceedings that if members of the Press and public were present there would be disclosure to them of exempt information.

**Items of Business**

**Schedule 12A Description**

- 13 EXEMPT MINUTES OF THE RENEWAL AND RECREATION PDS COMMITTEE HELD ON 18 MARCH 2015 (Pages 125 - 128)

**POLICY DEVELOPMENT AND OTHER ITEMS - PART 2 (EXEMPT)**

- 14 CHISLEHURST LIBRARY, RED HILL, CHISLEHURST (Pages 129 - 172)

Information relating to the financial or business affairs of any particular person (including the authority holding that information)

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Report No.  
CSD15053

London Borough of Bromley

PART ONE - PUBLIC

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**Decision Maker:**      **Renewal and Recreation PDS Committee**

**Date:**                      **24 June 2015**

**Decision Type:**      Non-Urgent                      Non-Executive                      Non-Key

**Title:**                      **APPOINTMENT OF CO-OPTED MEMBER**

**Contact Officer:**      Lisa Thornley, Democratic Services Officer  
Tel: 020 8461 7566      E-mail: lisa.thornley@bromley.gov.uk

**Chief Officer:**              Mark Bowen, Director of Corporate Services

**Ward:**                      N/A

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1.      Reason for report

- 1.1      Following Miss Precious Adewunmi's resignation from the Committee, the Bromley Youth Council has nominated one of its members for appointment as a non-voting Co-opted Member for 2015/16. In this regard, Members are requested to consider the appointment of Miss Anna Bagley.
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2.      **RECOMMENDATION(S)**

- 2.1      **Miss Anna Bagley be appointed as a non-voting Co-opted Member of the Committee for 2015/16 for the consideration of public reports only.**

### Corporate Policy

1. Policy Status: Existing Policy: Policy Development and Scrutiny Committees are able to appoint non-voting co-opted members to assist them.
  2. BBB Priority: Vibrant, Thriving Town Centres:
- 

### Financial

1. Cost of proposal: No Cost:
  2. Ongoing costs: Not Applicable:
  3. Budget head/performance centre: Democratic Services
  4. Total current budget for this head: £373,410
  5. Source of funding: 2015/16 Revenue Budget
- 

### Staff

1. Number of staff (current and additional): There are 10 posts (8.75 fte) in the Democratic Services Team
  2. If from existing staff resources, number of staff hours: N/A
- 

### Legal

1. Legal Requirement: None:
  2. Call-in: Not Applicable: This report does not involve an executive decision
- 

### Customer Impact

1. Estimated number of users/beneficiaries (current and projected): N/A
- 

### Ward Councillor Views

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

### 3. COMMENTARY

- 3.1 PDS Committees may appoint non-voting Co-opted Members to assist their work and to allow representation from key groups in the community. Co-opted Members bring their own area of interest and expertise to the work of a PDS Committee and broaden the spectrum of involvement in the scrutiny process. In this respect, the Bromley Youth Council (BYC) is keen to nominate its members to the R&R PDS Committee.
- 3.2 In light of Miss Precious Adewunmi's resignation from the Committee, a nomination has been received from Bromley Youth Council for Miss Anna Bagley to be appointed for the 2015/16 Municipal Year as a non-voting co-opted Member for the consideration of public reports only.

<b>Non-Applicable Sections:</b>	Policy/Finance/Legal/Personnel
Background Documents: (Access via Contact Officer)	

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## **RENEWAL AND RECREATION POLICY DEVELOPMENT AND SCRUTINY COMMITTEE**

Minutes of the meeting held at 7.00 pm on 18 March 2015

### **Present:**

Councillor Ian F. Payne (Chairman)  
Councillor Peter Dean (Vice-Chairman)  
Councillors Douglas Auld, Alexa Michael,  
Neil Reddin FCCA, Michael Rutherford, Michael Tickner  
and Angela Wilkins

### **Also Present:**

Councillor David Cartwright

#### **74 APOLOGIES FOR ABSENCE AND NOTIFICATION OF SUBSTITUTE MEMBERS**

Apologies for absence were received from Councillor Nicky Dykes and Co-opted Member, Miss Precious Adewunmi.

#### **75 DECLARATIONS OF INTEREST**

Councillor Payne declared personal interests in Item 7d (Town Centre Management Update Report), Item 8 (Town Centres Development Programme Update) and Item 14 (Site G - Revised Development Options), as he was:-

- an Advisory Board Member of the Association of Town and City Managers;  
and
- an Executive Member of The Salvation Army.

#### **76 QUESTIONS FROM COUNCILLORS AND MEMBERS OF THE PUBLIC ATTENDING THE MEETING**

#### **77 QUESTIONS FOR THE RENEWAL AND RECREATION PORTFOLIO HOLDER**

Written questions were received from Susan Sulis, Secretary, Community Care Protection Group, relating to the Orpington Priory Museum and Gardens. A copy of the questions together with the Portfolio Holder's responses can be viewed at Appendix 1 to these Minutes.

**78 QUESTIONS FOR THE CHAIRMAN OF RENEWAL AND RECREATION PDS COMMITTEE**

No questions were received.

**79 MINUTES OF THE RENEWAL AND RECREATION PDS COMMITTEE MEETING HELD ON 29 JANUARY 2015**

**RESOLVED** that the Minutes of the meeting held on 29 January 2015 be confirmed and signed as a correct record.

**80 MATTERS ARISING FROM PREVIOUS MINUTES AND UPDATES**

There were no matters arising from previous meetings.

**81 RENEWAL AND RECREATION PDS COMMITTEE WORK PROGRAMME (JUNE 2015-MAY 2016)**

**Report CSD15040**

The Chairman thanked Members and officers for their commitment throughout the Municipal year.

Members were informed that a number of reports relating to the Library Review would be submitted for consideration during the new cycle of meetings.

It was anticipated that the outcome of the further three month consultation in relation to the Priory Museum would be reported to the June meeting of the R&R PDS Committee before a decision was made by the Executive in July.

To tie-in with the proposals for public realm works in Bromley Town Centre, a Bromley Town Market report would be submitted in September 2015.

**RESOLVED** that, subject to the addition of the reports set out above, the work programme for the new Municipal Year (June 2015-May 2016) be agreed.

**82 PRE-DECISION SCRUTINY OF RENEWAL AND RECREATION PORTFOLIO REPORTS**

**82a BUDGET MONITORING 2014/15**

**Report FSD15026**

Members considered the latest budget monitoring position for 2014/15 based on expenditure and activity levels up to 31 January 2015. The total portfolio budget showed a projected underspend of £135k.

Members also considered the level of expenditure and progress with the implementation of the selected projects within the Member Priority Initiatives.

The further savings identified to ensure that the culture budget would be balanced from April 2015 onwards (para. 3.4, page 37), referred to those identified in the proposals for the Priory Museum. However, it may become necessary to find alternative savings should these not be achieved throughout the year.

**RESOLVED that the Portfolio Holder be recommended to:-**

- 1) endorse the latest 2014/15 budget projection for the Renewal and Recreation Portfolio; and**
- 2) note the progress of the implementation of the Renewal and Recreation projects within the member priority initiatives.**

**82b CAPITAL PROGRAMME MONITORING - 3RD QUARTER 2014/15 & ANNUAL CAPITAL REVIEW 2014 TO 2018**

**Report FSD15018**

On 11 February 2015, the Executive considered a report which summarised the current position on capital expenditure and receipts following the 3<sup>rd</sup> quarter of 2014/15 and presented for approval the new capital schemes supported by Council Directors in the annual capital review process. The Executive agreed a revised Capital Programme for the five year period 2014/15 to 2018/19.

Members of this Committee were requested to consider the revised Capital Programme for the Renewal and Recreation Portfolio which included detailed comments on individual schemes and new schemes approved for the R&R Portfolio.

It was reported that although a public networking system had been procured and provided at Anerley Town Hall Library, officers were continuing to pursue the Council's IT service who had yet to connect this to the new library system. The Council would provide the necessary cables for all 8 computers at the library to be connected to Anerley Town Hall's multi-functional printer.

**RESOLVED that the Portfolio Holder be recommended to endorse the changes agreed by the Executive in February 2014.**

**82c LIBRARY SERVICE STRATEGY - UPDATE**

**Report DRR15/024**

Following a meeting of the Renewal and Recreation PDS Committee on 18 November 2014, the Portfolio Holder agreed the strategic approach in relation

to proposals for the development of community managed libraries and agreed that market testing of the core library offer be carried out. Officers were also authorised to undertake formal consultation with library users and staff on the agreed proposals.

The current report updated Members on the outcome of the completed formal consultation and provided further recommendations for the implementation of the Library Strategy.

The Chairman emphasised to members of the public that at the present time there was no proposal to close any of the libraries. Legally, the Council was fulfilling its obligation to provide library services. The current proposal related to the development of six community managed libraries and to identifying ways in which the buildings could be saved and the facilities improved.

In response to correspondence received from Bromley Unite, the Chairman read out a statement which can be viewed at Appendix 2 to these Minutes.

The Chairman reported that libraries were community hubs which did more than just lend books and this was something the Council wished to continue by working in partnership with community groups and organisations.

Referring to the vulnerability of the public sector equality duty at Mottingham, St Paul's Cray and Southborough, (para.6.6.2, page 78), one Member asked if these three libraries could be transferred into the core library service if the current proposals were not achieved and volunteers were not forthcoming. The Head of Culture confirmed that the preferred option was for the Council to continue to provide a degree of support whilst allowing access to community management provision. Sufficient time would be spent with groups to develop business plans for the long-term running of the libraries.

Counsel had advised there was no court guidance pertaining to a limit on travelling distance to libraries; this was a matter for the Council to decide.

Members were provided with a copy of an advertisement placed in local newspapers by the London Borough of Bexley seeking to procure community groups and organisations to manage libraries. Bromley Council proposed to do the same. A report on the outcome of this would be submitted for consideration in June (as opposed to July as stated in the report).

Visiting Ward Member for Mottingham, Councillor David Cartwright, thanked officers for providing a comprehensive report and for clarification of certain aspects in which he had concerns. Councillor Cartwright stated that whilst this was not an easy situation, he understood that the Council was in a difficult financial situation. Mottingham Library was a community hub which provided an essential service to residents and schoolchildren benefited immensely from the library's IT services. Community events, activities for the elderly and a plethora of other professionally-run activities regularly took place. There was significant doubt locally that a community managed library would work i.e.

difficulty in finding volunteers and concerns around child protection. Many residents felt they were given no alternative choice. Whilst issues could be overcome, Councillor Cartwright emphasised the need for caution and careful consideration. The lack of professional librarians would be a great loss and in this regard Councillor Cartwright urged the Council to ensure that proper staffing support was made available. He was pleased to note that further local consultation would take place. Councillor Cartwright ended his representations by emphasising that the Council still had a statutory responsibility under the Libraries and Museum Act to provide a robust library service to local communities.

The Chairman responded by saying if the Council did not do something then there would be no library. Community libraries were run by professional bodies of people and were supported by the existing library system.

The number of visitors to libraries had not dropped dramatically. There had been no negative reaction to the reduction in the hours of operation. Biggin Hill, Orpington and Penge libraries had improved in terms of performance.

There was a misconception that the consultation paper had not asked whether members of the public were opposed to the proposals however, the question was clearly included and people did have a choice to register their disapproval.

Councillor Cartwright sought clarification as to whether officers had met their counterparts from the London Borough of Greenwich to discuss Greenwich taking on the running of Mottingham Library given that a significant number of users resided in Greenwich. In response the Assistant Director thought this unlikely as all boroughs were in a position of identifying savings and it was therefore unlikely that another borough would seek to take on additional costs.

It was reported that seeking volunteers and deciding what skills were required would be the responsibility of the management companies. Not all members of staff would be volunteers, some would potentially be paid. The Council would continue to seek creative solutions for running library services including the identification of diverse activities to fit the needs of individual communities.

The procurement process would be taken slowly as the Council could potentially be dealing with non-professional services. The required criteria and the process involved would be shared with Ward Members at the time each individual library was developed.

To date, informal expressions of interest had been received for four out of the six libraries however, until the consultation period had ended, no further comment in this regard could be made. Over 100 people, including two Councillors, had indicated a willingness to volunteer to work at libraries.

In discussing Hayes Library, it was reported that when drawn up, the lease may include the top floor of the building in order to provide an opportunity for

the management company to subsidise the ground floor by renting the space for events and activities.

Referring to paragraph 5.2 (page 77), it was reported that if the community libraries were set up as commissioned community library models, there would be less savings as some libraries were energy inefficient and high maintenance buildings. If the Council were to rebuild, they would be modern, energy efficient and secure. It was necessary to wait until the consultation period had ended to ascertain whether or not the stated £250k savings could be achieved.

The general consensus was that the proposals should go ahead. Members were informed that detailed individual business plans would be made available to Members as they were developed. Councillor Tickner moved that the recommendations in the report be supported.

**RESOLVED that:-**

- 1) the report be noted; and**
- 2) the Portfolio Holder be recommended to agree that:-**
  - a) the procurement process for the Community Management of the six community libraries as detailed in Section 3.7.3 of the report be commenced;**
  - b) discussions be undertaken with the London Borough of Bexley to develop a joint procurement strategy for the Library Service; and**
  - c) officers undertake a soft market testing exercise for the library service and undertake further consultation on the results of the soft market testing with library staff, library users and residents and bring a further update report back to the Renewal and Recreation PDS Committee.**

**82d TOWN CENTRE MANAGEMENT INITIATIVE FUND 2015-16**

**Report DRR15/025**

The report contained an update on the activities of the Town Centre Management and Business Support Team and outlined the proposed Town Centre Management events and activities planned for the 2015/16 financial year. Members' approval was sought for utilisation of the Town Centre Management Initiative Fund to support Christmas lights funding and town centre events during the coming financial year.

A formal grant had been agreed with the Bromley BID Working Group. The Group were required to show that each phase of the development of the BID had been completed satisfactorily. An updating report, including a final Business Plan would be submitted to the PDS meeting in June.

An invitation was extended to Members to attend the Open Day for Businesses which would take place at the Churchill Theatre on 25 March 2015.

Councillor Tickner reported residents' disappointment that surrounding roads in Beckenham had not been closed for the switch on of the Christmas lights in 2014 and that the lantern procession had been rather disorganised. This year's switch on would take place on 5 December and the possibility of road closures would be looked into.

In regard to the Local Parades Improvement Initiative Fund (para. 1.2, page 94), it was reported that Keston residents had hoped for a Christmas Tree in 2014 but were given lights instead. Officers had worked with Keston Village Association in this regard but no suitable location could be found in which to plant a tree. This year however, the Head of Town Centre Management and Business Support confirmed a memorial tree (not a Christmas Tree), would be planted along the verge of Heathfield Road in memory of a local resident.

Officers were congratulated on the success of the Bromley North Village public realm improvements which met the Council's aim of a vibrant and thriving night time economy.

Members' attention was drawn to the development of the Purple Flag project which promoted improvements to safety in the evening economy in partnership with colleagues in Public Protection, licensed premises and other partners.

**RESOLVED that the Portfolio Holder be recommended to:-**

- 1) note the range of activities which took place during the last quarter of 2014/15;**
- (2) note the amendments to the current Christmas lights policy;**
- (3) agree that up to £27k be set aside from the Town Centre Initiatives Fund 2015/16 for use on Town Centre Christmas Lights schemes as set out in the report; and**
- (4) agree the schedule of Town Centre Management events and activities for 2015/16 with a total net cost of £33k being funded from the Town Centre Initiative Fund.**

## **83 TOWN CENTRES DEVELOPMENT PROGRAMME UPDATE**

### **Report DRR15/028**

Members considered the progress achieved in delivering the Town Centres Development Programme.

Councillor Rutherford reported that the public meeting in relation to Site G held on 26 February 2015 was well attended and information was received positively by those in attendance. People felt like they had been listened to. Representations from the Bromley Civic Society as well as Marc Hume and the Portfolio Holder were given. Smaller group meetings would take place as time progressed and local working parties would be set up alongside officer working parties.

The Chairman referred to the growth work resources for Biggin Hill and Cray Corridor (para. 3.23, page 105) and stated it was good to see that two development planners had been secured to take the project forward.

An updating report would be submitted to this Committee prior to being considered by Members of the Executive.

**RESOLVED that progress on the delivery of the Town Centres Development Programme be noted.**

## **84 PLANNING PERFORMANCE**

### **Report DRR15/027**

Members were provided with an update on the progress achieved in planning application processing, planning appeals and other issues previously raised by this Committee. The report focussed mainly on the planning service for telephone customers, planning application performance and planning appeal performance.

It was noted that the determination of minor applications had improved but was still under target by 14%. Fortunately, there was no direct financial impact from this.

Figures quoted in the report were based on performance activity up to the mid-end of February. The 44% of planning appeals allowed, continued steadily throughout the year however, the Chief Planner's aim was to reduce this to at least 34%. He confirmed that Bromley had a higher rate of application refusals due to proposed developments in conservation areas and on Green Belt and Metropolitan Open Land.

**RESOLVED that the progress achieved in planning application processing and appeal performance be noted.**



**85 CHAIRMAN'S ANNUAL REPORT 2014/15**

Members considered the Chairman's Annual Renewal and Recreation PDS Committee report for the year 2014/15. This was previously provided to the

Executive and Resources PDS Committee on 12 March 2015 and would subsequently be considered at a meeting of Full Council on 20 April 2015.

**RESOLVED that the Chairman's Annual Renewal and Recreation PDS Committee report for the year 2014/15 be approved.**

**86 CRYSTAL PALACE PARK**

**Report DRR15/020**

As a result of the expiry of the Exclusivity Agreement with ZhongRong International Group in relation to the development of a capital scheme on the top site of Crystal Palace Park, Members were asked to consider proposals for setting up a new form of governance and delivery plan for the park, bringing to fruition aspects of the Masterplan, realising capital receipts and creating revenue generating activity to enable a sustainable business model for a new form of governance.

In July 2014, Members agreed to contribute £160k capital receipts towards the Crystal Palace Park Improvement Scheme. Following the completion of feasibility works, Members were updated on which projects would be delivered and it was confirmed that a £1.84m balance of funding from the GLA had been secured.

The Chairman acknowledged the importance of continuing with the Council's commitment to the restoration of Crystal Palace Park.

One Member was disappointed to note that conservation of the dinosaurs would cost £400k whilst works to restore the concert platform were considered to be unviable. Members were informed that in terms of achieving the most from the budget, it had become necessary to reduce the proposed projects from nine to six. It would cost approximately £100m to restore the park completely.

The current lease on the café would be terminated and a lease for the new premises would be tendered on the open market. The new lessee would be responsible for future works to the café.

**RESOLVED that:-**

- 1) the expiry of the Exclusivity Agreement with ZhongRong International Group be noted;**

- 2) the exploration and development of a sustainable business plan for the establishment of an alternative management option for Crystal Palace Park be approved. Progress made on the business planning work should be reported back to Members in the autumn of 2015, with an expected request to Members to proceed with the formation of a Trust or other not-for-profit management option;
- 3) a contribution of up to £495k capital receipts and an addition to the capital programme for the development of an alternative management option and a capital scheme for the improvement of the park in line with the Masterplan, be agreed;
- 4) it be approved in principal that capital receipts generated through the implementation of the Masterplan will be reinvested in the park, contributing to the development of a sustainable business plan for the park;
- 5) the delivery of the six Crystal Palace Park Improvement Scheme projects at a total cost of £2.16m, subject to any necessary statutory consents, be approved;
- 6) the confirmation of the £1.84m from the GLA (subject to formal confirmation on 10 March 2015), be noted;
- 7) it be agreed that the £1.84m balance of funding from the GLA will not directly lead to a reduction in revenue funding for the park and that additional income from the café will be ring-fenced for the park; and
- 8) the marketing of a new café lease be approved. The lease for the new premises will be tendered on the open market.

**87 LOCAL GOVERNMENT ACT 1972 AS AMENDED BY THE LOCAL GOVERNMENT (ACCESS TO INFORMATION) (VARIATION) ORDER 2006, AND THE FREEDOM OF INFORMATION ACT 2000**

The Chairman moved that the Press and public be excluded during consideration of the items of business listed below as it was likely in view of the nature of the business to be transacted or the nature of the proceedings that if members of the Press and public were present there would be disclosure to them of exempt information.

**88 EXEMPT MINUTES OF THE RENEWAL AND RECREATION PDS COMMITTEE HELD ON 29 JANUARY 2015**

**RESOLVED** that the exempt Minutes of the meeting held on 29 January 2015 be confirmed and signed as a correct record.

**89 HOUSING ZONE BID**

**Report DRR15/029**

The report contained an update in relation to the Council's proposed draft Housing Zone bid.

**Members noted the report and supported the recommendations.**

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**90 SITE G - REVISED DEVELOPMENT OPTIONS**

**Report DRR15/023**

Members considered a report on the revised development options for Opportunity Site G, West of Bromley High Street.

**Members considered and noted the report.**

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**ANY OTHER BUSINESS**

As this was the final meeting of the current Municipal Year, the Chairman thanked all Members and officers for their support and attendance throughout the year.

The meeting ended at 9.20 pm

Chairman

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**WRITTEN QUESTIONS RECEIVED FROM SUSAN SULIS, SECRETARY, COMMUNITY CARE PROTECTION GROUP RELATING TO THE PRIORY REVISITED: PRIORY MUSEUM AND GARDENS CONSULTATION AND HERITAGE LOTTERY FUND BID INFORMATION.**

Question 1

How much was spent on preparation of the HLF Bid?

Portfolio Holder's Response

HLF provided the Council with a development grant of £186,300 to work up the proposals, with the Council contributing £40,800 match funding for this work

Question 2

Was repayment of grant required and if so, how much was this of the total?

Portfolio Holder's Response

No.

Question 3

What was the estimated final cost of the scheme at the time the bid was withdrawn?

Portfolio Holder's Response

£3,488,600 (plus fit out contributions from the café and nursery).

Question 4

Where can the public view the detailed information?'

Portfolio Holder's Response

The architect's plans, exhibition designs and activity planning work was shared with the community throughout the development of the HLF bid, in an open exhibition at the Priory and at community events to which everyone was invited to attend.

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Report No.  
CSD15048

London Borough of Bromley

PART 1 - PUBLIC

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**Decision Maker:** Renewal and Recreation PDS Committee

**Date:** 24 June 2015

**Decision Type:** Non-Urgent                      Non-Executive                      Non-Key

**Title:** **RENEWAL AND RECREATION PDS COMMITTEE WORK PROGRAMME (SEPTEMBER 2015-APRIL 2016)**

**Contact Officer:** Lisa Thornley, Democratic Services Officer  
Tel: 020 8461 7566 E-mail: lisa.thornley@bromley.gov.uk

**Chief Officer:** Mark Bowen, Director of Resources

**Ward:** N/A

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1. Reason for report

1.1 This report updates the Committee's work programme.

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**2. RECOMMENDATION**

2.1 The Committee is invited to review the work programme for the period September 2015-April 2016.

### Corporate Policy

1. Policy Status: Existing policy. PDS Committees are encouraged to review their work programmes.
  2. BBB Priority: Excellent Council.
- 

### Financial

1. Cost of proposal: No cost
  2. Ongoing costs: N/A.
  3. Budget head/performance centre: Democratic Services
  4. Total current budget for this head: £326,980
  5. Source of funding: Existing 2015/16 revenue budget
- 

### Staff

1. Number of staff (current and additional): There are 10 posts (8.75 fte) in the Democratic Services Team.
  2. If from existing staff resources, number of staff hours: Preparation of the Work Programme report can normally be expected to take 2-3 hours
- 

### Legal

1. Legal Requirement: No statutory requirement or Government guidance.
  2. Call-in: Not applicable. PDS Report.
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### Customer Impact

1. Estimated number of users/beneficiaries (current and projected): Borough-wide
- 

### Ward Councillor Views

1. Have Ward Councillors been asked for comments? N/A.
2. Summary of Ward Councillors comments: N/A



### 3. COMMENTARY

- 3.1 Each PDS Committee has a responsibility to develop and review its work programme balancing the key roles of:
- Holding the Executive to account;
  - Policy development and review; and,
  - External scrutiny.
- 3.2 The Committee is invited to consider its work programme having regard to guidance at Section 8 of the Scrutiny Toolkit and in consultation with the Renewal and Recreation Portfolio Holder and Chief/Senior Officers.
- 3.3 The Committee's Work Programme for the period September 2015-April 2016 is attached at **Appendix A**.

<b>Non-Applicable Sections:</b>	Policy/Financial/Legal/Personnel
Background Documents: (Access via Contact Officer)	Previous Work Programme reports.

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Report Title	Report Author	PH Decision (Yes/No)	Referred	
			From	To
<b>Renewal and Recreation Policy Development and Scrutiny Committee – 22 September 2015</b>				
Matters Arising from Previous Meetings	LT	No		
R&R PDS Work Programme	LT	No		
R & R Budget Monitoring	CM	Yes		
Bromley Town Centre Market Review	LMcQ	Yes/No		
Town Centre Management Update	MP	No		
Town Centres Development Programme Update	KM	No		
<b>Renewal and Recreation Policy Development and Scrutiny Committee - 12 November 2015</b>				
Matters Arising from Previous Meetings	LT	No		
R&R PDS Work Programme	LT	No		
R & R Budget Monitoring	CM	Yes		
MyTime Active Annual Report	JG	Yes		
Town Centre Management Update Report	MP	No		
Town Centres Development Programme Update	KM	No		
<b>Renewal and Recreation Policy Development and Scrutiny Committee – 26 January 2016</b>				
Matters Arising from Previous Meetings	LT	No		
R&R PDS Work Programme	LT	No		
Budget Monitoring	CM	Yes		
Draft 2016/17 Budget	CM	No		
Town Centre Management Update Report	MP	No		
Town Centres Development Programme Update	KM	No		

Report Title	Report Author	PH Decision (Yes/No)	Referred	
			From	To
<b>Renewal and Recreation Policy Development and Scrutiny Committee – 6 April 2016</b>				
Matters Arising from Previous Meetings	LT	No		
R&R PDS Work Programme	LT	No		
R & R Budget Monitoring	CM	Yes		
Town Centre Management Update	MP	No		
Town Centres Development Programme Update	KM	No		
Chairman's Annual Report	Chairman	No		

To Be Scheduled

- 1 Individual reports on Growth and Delivery Plans for Biggin Hill, Cray Valley and Bromley Town Centre.
- 2 Library Review Reports

Report No.  
FSD15039

London Borough of Bromley

PART 1 - PUBLIC

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**Decision Maker:** Renewal & Recreation Portfolio Holder

**For Pre-decision Scrutiny by the Renewal & Recreation PDS Committee**

**Date:** 24<sup>th</sup> June 2015

**Decision Type:** Non-Urgent Executive Non-Key

**Title:** BUDGET MONITORING 2015/16

**Contact Officer:** Claire Martin, Head of Finance  
Tel: 020 8313 4286 E-mail: [claire.martin@bromley.gov.uk](mailto:claire.martin@bromley.gov.uk)

**Chief Officer:** Marc Hume, Director of Regeneration and Transformation  
Nigel Davies, Executive Director of Environment and Community Services

**Ward:** Boroughwide

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1. Reason for report

This report provides an update of the latest budget monitoring position for 2015/16 for the Renewal and Recreation Portfolio based on expenditure and activity levels up to 31st May 2015. This shows a projected under spend of £30k for the total portfolio budget.

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2. **RECOMMENDATION(S)**

2.1 The Portfolio Holder is requested to endorse the latest 2015/16 budget projection for the Renewal & Recreation Portfolio.

### Corporate Policy

1. Policy Status: Existing policy. Sound financial management
  2. BBB Priority: Excellent Council.
- 

### Financial

1. Cost of proposal: Estimated cost N/A
  2. Ongoing costs: Non-recurring cost.
  3. Budget head/performance centre: Renewal & Recreation Portfolio Budgets
  4. Total current budget for this head: £15.57m
  5. Source of funding: Existing revenue budgets 2015/16
- 

### Staff

1. Number of staff (current and additional): 211.6ftes
  2. If from existing staff resources, number of staff hours: N/A
- 

### 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: Call-in is applicable
- 

### Customer Impact

1. Estimated number of users/beneficiaries (current and projected): The services covered in this report affect all Council Taxpayers, Business Ratepayers, those who owe general income to the Council, all staff, Members and Pensioners.
- 

### Ward Councillor Views

1. Have Ward Councillors been asked for comments? N/A.
2. Summary of Ward Councillors comments:

### **3. COMMENTARY**

- 3.1 The 2015/16 projected outturn is detailed in Appendix 1, with a forecast of projected spend for each division compared to the latest approved budget and identifies in full the reason for any variances.
- 3.2 Costs attributable to individual services have been classified as “controllable” and “non-controllable” in Appendix 1. 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. As such, any variations arising are shown as “non-controllable” within services but “controllable” within the Resources 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. These variations will include the costs related to the recession.

### **4. POLICY IMPLICATIONS**

- 4.1 “Building a Better Bromley” refers to the Council’s intention to remain amongst the lowest Council Tax levels in Outer London and the importance of greater focus on priorities.
- 4.2 The “2015/16 Council Tax” report highlighted the financial pressures facing the Council. It remains imperative that budgetary control continues to be exercised in 2015/16 to minimise the risk of compounding financial pressures in future years.
- 4.3 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 The controllable budget for the Renewal and Recreation Portfolio is projected to under spend by £30k based on the financial information available as at 31<sup>st</sup> May 2015.
- 5.2 Within Building control, there is a net projected underspend of £30k within the staffing budget due to vacant posts.
- 5.3 Additional income of £50k projected within Planning has been used to fund two temporary planning posts to help deal with the extra volume of work from the increase in planning applications.
- 5.4 Overall, the Recreation budget is projecting a balanced budget. The projected overspend for the Priory of Dr £31k has been offset by an under spend of Cr £17k on Library salaries and management action to reduce expenditure of Cr £14k.

5.3 The table below summarises the main variances: -

<b>Summary of Major Variations</b>	<b>£'000</b>
Underspend on Building Control staffing	Cr 30
Income from non-major planning applications	Cr 20
Surplus income from pre-application meetings	Cr 30
Additional temporary planning staff	50
Net overspend for the Priory museum	31
Management action within Culture	Cr 14
Underspend within library staffing	Cr 17
	<b><u>Cr 30</u></b>

<b>Non-Applicable Sections:</b>	Legal, Personnel
Background Documents: (Access via Contact Officer)	2015/16 budget monitoring files within ES/R & R finance section



## Renewal and Recreation Budget Monitoring Summary as at 31.05.2015

2014/15 Actuals £'000	Division Service Areas	2015/16 Original Budget £'000	2015/16 Latest Approved £'000	2015/16 Projected Outturn £'000	Variation £'000	Notes	Variation Last Reported £'000	Full Year Effect £'000
	<b>R&amp;R PORTFOLIO</b>							
0	<b>Commissioning Fund</b>	0	0	0	0		0	0
0	Commissioning Fund	0	0	0	0		0	0
	<b>Planning</b>							
Cr 27	Building Control	14	14	Cr 16	Cr 30	1	0	0
Cr 164	Land Charges	Cr 168	Cr 168	Cr 168	0		0	0
433	Planning	617	617	617	0	2	0	0
1,090	Renewal	1,825	1,750	1,750	0		0	0
<b>1,332</b>		<b>2,288</b>	<b>2,213</b>	<b>2,183</b>	<b>Cr 30</b>		<b>0</b>	<b>0</b>
	<b>Recreation</b>							
1,940	Culture	1,973	1,973	1,990	17	3	0	0
5,087	Libraries	4,734	4,734	4,717	Cr 17	4	0	0
255	Town Centre Management & Business Support	219	269	269	0		0	0
<b>7,282</b>		<b>6,926</b>	<b>6,976</b>	<b>6,976</b>	<b>0</b>		<b>0</b>	<b>0</b>
<b>8,614</b>	<b>Total Controllable R&amp;R Portfolio</b>	<b>9,214</b>	<b>9,189</b>	<b>9,159</b>	<b>Cr 30</b>		<b>0</b>	<b>0</b>
11,630	<b>TOTAL NON CONTROLLABLE</b>	3,916	3,916	3,916	0		0	0
2,159	<b>TOTAL EXCLUDED RECHARGES</b>	2,469	2,469	2,469	0		0	0
<b>22,403</b>	<b>PORTFOLIO TOTAL</b>	<b>15,599</b>	<b>15,574</b>	<b>15,544</b>	<b>Cr 30</b>		<b>0</b>	<b>0</b>

## Reconciliation of Latest Approved Budget

£'000

## Original budget 2015/16

15,599

Transfer of Housing budgets to Care Services Portfolio

Cr 25

## Latest Approved Budget for 2015/16

15,574

## **REASONS FOR VARIATIONS**

### **1. Building Control Cr £30k**

For the chargeable service, an income deficit of £110k is anticipated based on information to date. This is being more than offset by a projected underspend within salaries of £120k arising from reduced hours working / vacancies. In accordance with Building Account Regulations, the net surplus of £20k will be carried forward via the earmarked reserve for the Building Control Charging Account.

Within the non-chargeable service, as a result of delays in not appointing to vacant posts, there is a projected underspend of £30k.

### **2. Planning £0k**

Income from non-major planning applications is £7k above budget for the first two months, and a surplus of £20k is projected for the year, although this could be as high as £60k if last year's outturn is repeated. For information, actual income received for April and May is £5k higher than that received for the same period last year.

For major applications, £85k has been received as at 31st May, which is almost £40k higher than for the same period in 2014/15. Planning officers within the majors team have provided a schedule of additional potential income that may be received in the coming months of approximately £225k. A balanced budget is projected from major applications at this stage of the year, allowing for delays in some of the income being received, as well as other items not being received at all.

Currently there is projected surplus income of £30k from pre-application meetings due to higher than budgeted activity levels, although this could be as high as £90k. For information, £39k has been received for the first two months of the year, compared with £24k for the same period in 2014/15.

There is a projected overspend within staffing budgets of £50k. This is due to the recruitment of two additional temporary planner staff in order to assist with the current increase in volumes of planning applications.

#### **Summary of variations within Planning:**

	<b>£'000</b>
Surplus income from non-major applications	Cr 20
Surplus pre-application income	Cr 30
Overspend on staffing	50
<b>Total variation for planning</b>	<b><u>0</u></b>

### **3. Culture Dr £17k**

Although savings were built into the 2015/16 budget in anticipation of the closure of the Priory Museum, an overspend of £31k is projected, as the museum will now be closing on 1st October, as detailed in the recent Executive report. Management action across the culture service totalling £14k has been taken to partly-offset this overspend.

### **4. Libraries Cr £17k**

Following strike action taken by a number of library staff in April and May 2015, there is a projected one-off underspend of £17k. This is being used to offset the overspend within Culture, thus ensuring an overall balanced budget for the Recreation division.

Report No.  
FSD15038

London Borough of Bromley

PART 1 - PUBLIC

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**Decision Maker:** Renewal & Recreation Portfolio Holder

**For Pre-decision Scrutiny by the Renewal and Recreation  
PDS Committee**

**Date:** 24<sup>th</sup> June 2015

**Decision Type:** Non-Urgent                      Executive                      Non-Key

**Title:** PROVISIONAL OUTTURN 2014/15

**Contact Officer:** Claire Martin, Head of Finance  
Tel: 020 8313 4286 E-mail: claire.martin@bromley.gov.uk

**Chief Officer:** Marc Hume, Director of Regeneration & Transformation  
Nigel Davies, Executive Director of Environment & Community Services

**Ward:** Boroughwide

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1. Reason for report

This report provides the Renewal and Recreation Portfolio Holder with the provisional outturn position for 2014/15. This shows an under spend of £185k.

It also reports the level of expenditure during 2014/15 for the selected projects within the Member Priority Initiatives.

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2. **RECOMMENDATION(S)**

- 2.1 The Portfolio Holder is requested to endorse the 2014/15 provisional outturn for the Renewal & Recreation Portfolio.
- 2.2 Note the expenditure for the Renewal and Recreation projects within the Member Priority Initiatives.
- 2.3 The Portfolio Holder is requested to approve the drawdown of the carry forward sums of £60k and £40k held in central contingency, to be used to fund the preparation of the Borough's Local Plan and the Noise Action Plan for Biggin Hill Airport as set out in 5.10 to 5.14.

### Corporate Policy

1. Policy Status: Existing policy. Sound financial management
  2. BBB Priority: Excellent Council.
- 

### Financial

1. Cost of proposal: Estimated cost N/A
  2. Ongoing costs: Non-recurring cost.
  3. Budget head/performance centre: Renewal & Recreation Portfolio Budgets
  4. Total current budget for this head: £22.6m
  5. Source of funding: Existing revenue budgets 2014/15
- 

### Staff

1. Number of staff (current and additional): 215.5ftes
  2. If from existing staff resources, number of staff hours: N/A
- 

### 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: Call-in is applicable
- 

### Customer Impact

1. Estimated number of users/beneficiaries (current and projected): The services covered in this report affect all Council Taxpayers, Business Ratepayers, those who owe general income to the Council, all staff, Members and Pensioners.
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### Ward Councillor Views

1. Have Ward Councillors been asked for comments? N/A.
2. Summary of Ward Councillors comments:

### **3. COMMENTARY**

- 3.1 The 2014/15 provisional outturn for the Renewal and Recreation Portfolio is an under spend of £185k representing a 2.1% variation against the controllable budget of £8.785m. This compares with a previously projected variation of Cr £65k. The detailed variations are shown in Appendix 1.
- 3.2 Costs attributable to individual services have been classified as “controllable” and “non-controllable” in Appendix 1. 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. As such, any variations arising are shown as “non-controllable” within services but “controllable” within the Resources 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. These variations will include the costs related to the recession.

#### **Chief Officer Comments**

- 3.3 Overall, the controllable budget for the Renewal and Recreation Portfolio is underspent by £185k.
- 3.4 As part of the budget setting process for 2014/15 a budget savings target of £150k was included in the culture budget. To date, £90k savings have been identified and under spends across the service has left a net balance of £22k. Further savings have now been identified to ensure that the culture budget will be balanced from April 2015 onwards.
- 3.5 The full years savings of £300k built into the library budget will not be realized until April 2015 due to two factors; the first is that a detailed consultation was undertaken during 2014/15 with both the public and the library staff over options for reducing opening hours and the second is that in order to achieve the reduction in staffing, it was necessary to install the RFID system in the remaining 9 libraries. This installation has now been completed and therefore only part year savings of £100k have been achieved for 2014/15.
- 3.6 Other net variations of Cr £27k, mainly from recent vacancies have resulted in the overall net deficit for the library service reduced to £173k.
- 3.7 The overspend of £200k within Recreation is more than offset by an underspend of Cr £385k within Planning.

#### **Member Priority Initiatives**

- 3.8 Council on 26<sup>th</sup> March 2012 approved the setting aside of £2.260m in an earmarked reserve for Member priority initiatives. The Renewal and Recreation Portfolio is responsible for the delivery of three initiatives listed in the table below, with further details of the spend is shown in Appendix 2 : -

**Member Priority Initiatives****Revised Allocation****£'000**

Investing in small shopping parades	250
Beckenham Town Centre public realm improvements	100
Support tackling youth unemployment amongst young people	240
	<b>590</b>

**4. POLICY IMPLICATIONS**

- 4.1 “Building a Better Bromley” refers to the Council’s intention to remain amongst the lowest Council Tax levels in Outer London and the importance of greater focus on priorities.
- 4.2 The “2014/15 Council Tax” report highlighted the financial pressures facing the Council. It remains imperative that budgetary control continues to be exercised in 2014/15 to minimise the risk of compounding financial pressures in future years.
- 4.3 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 The controllable budget for the Renewal and Recreation Portfolio is underspent by £185k. Some of the major variations are summarised below with more detailed explanations included in Appendix 1.
- 5.2 Within Building Control there is an overall net variation of Cr £39k, largely as a result of delays in not appointing to vacant posts.
- 5.3 Income for planning applications was above budget by £173k, income from pre-application meetings also exceeded the budget by Cr £87k and there was surplus income of Cr £37k from across other income streams. Employee budgets across the service have underspent by Cr £29k, largely due to a combination of recent departures, reduced working hours and part-vacancies. This underspend has more than covered additional legal costs of £72k, relating to the cost of professional advice needed for public enquiries and appeal costs where claims have been successful. Other variations across the service within running expenses total Dr £33k and were mainly directly related to recruitment costs.
- 5.4 The £60k carried forward for the preparation of the Borough’s Local Plan was not spent this financial year as the examination of the plan in public will now not take place until early 2016. A request has been made to the Executive to carry forward the unspent £60k in order to meet the future costs of the examination in public and to undertake any further evidence work required.
- 5.5 A sum of £80k was approved to fund work related to the Biggin Hill Airport’s proposal to extend their permitted opening hours. £40k has been spent, leaving an unspent balance of £40k which is needed to complete the work for the Noise Action Plan. A request has been made to the Executive to carry forward this sum to 2015/16.
- 5.6 Due to the detailed consultations that took place for the library service about options to reduce opening hours, the full savings of £300k were not achieved in 2014/15. Overall the library service was overspent by Dr £173k. The full £300k savings will be achieved during 2015/16.
- 5.7 Minor variations across the other services within the Portfolio total Dr £2k.

5.8 A summary of the variations is shown in the table below: -

<b>Summary of major variations</b>	<b>£'000</b>
Net underspend within Building Control	(39)
Surplus of income from planning applications	(173)
Other planning income	(124)
Net over spend within planning salaries, legal costs and running expenses	76
Borough's Local Plan (Carry Forward Request)	(60)
Biggin Hill Airport Noise Action Plan (Carry Forward Request)	(40)
Non- achievement of library budget savings as a result of detailed consultation	173
Other minor variations across the Portfolio	2
<b>Net variation for Portfolio</b>	<b>(185)</b>

5.9 Appendix 2 shows that £350k has been spent up until 31 March 2015 out of the £590k set aside for the three projects within the Member priority initiatives.

### **Carry Forward Requests**

#### Local Plan Implementation £60k

5.10 In June 2014, the Executive agreed to carry forward £60k for the preparation of the Borough's Local Plan (LP). This was intended to fund the examination of the plan in public and associated work during 2015/16. It is now due to take place later than expected - potentially not until 2016/17. However, the precise timing of the examination is determined by the Planning Inspectorate and is therefore outside the Council's control. A request has been made to the Executive to carry forward the unspent £60k in order to meet the future costs of the examination in public and to undertake any further evidence work required. This sum has been set aside in the Central Contingency and approval is sought from the Portfolio Holder to release this carry forward sum.

#### Biggin Hill Airport – Noise Action Plan £40k

5.11 In February 2015, the Executive approved a sum of £55k regarding Biggin Hill Airport's proposal to extend their permitted opening hours. £30k of this has already been spent on a comprehensive borough-wide consultation exercise, and £10k on a technical review of the Airport's Noise Action Plan.

5.12 Subject to Executive Approval in June 2015, a further sum of £25k has been added to the Renewal budget relating to a second phase of work required on the Airport's Noise Action Plan. At year-end, this phase of the work had not yet commenced, although as of writing, work has begun in April/May 2015 and is expected to take several months to complete.

5.13 In addition, there is a further underspend of £15k arising from the first phase of work on the Noise Action Plan. This will act as a contingency and provide a degree of flexibility in the event of any unforeseen or further works required on the project in 2015/16.

5.14 A request has been made to the Executive to carry forward the unspent £40k in order to carry out the Noise Action Plan work. This sum has been set aside in the Central Contingency and approval is sought from the Portfolio Holder to release this carry forward sum.

<b>Non-Applicable Sections:</b>	Legal, Personnel
Background Documents: (Access via Contact Officer)	2014/15 budget monitoring files within ES/R & R finance section

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## Renewal and Recreation Budget Monitoring Summary as at 31.03.2015

2013/14 Actuals £'000	Division Service Areas	2014/15 Original Budget £'000	2014/15 Latest Approved £'000	2014/15 Projected Outturn £'000	Variation £'000	Notes	Variation Last Reported £'000	Full Year Effect £'000
	<b>R&amp;R PORTFOLIO</b>							
0	<b>Commissioning Fund</b>							
0	Commissioning Fund	0	0	0	0	1	0	0
		<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>		<b>0</b>	<b>0</b>
	<b>Housing Strategy &amp; Development</b>							
Cr 16	Housing Strategy & Development	Cr 14	Cr 14	Cr 14	0	2	0	0
<b>Cr 16</b>		<b>Cr 14</b>	<b>Cr 14</b>	<b>Cr 14</b>	<b>0</b>		<b>0</b>	<b>0</b>
	<b>Planning</b>							
Cr 23	Building Control	12	12	Cr 27	Cr 39	3	Cr 25	0
Cr 165	Land Charges	Cr 168	Cr 168	Cr 164	Cr 4	4	Cr 0	0
492	Planning	649	654	433	Cr 221	5	Cr 182	0
1,119	Renewal	1,093	1,233	1,104	Cr 129	6	Cr 78	0
<b>1,423</b>		<b>1,586</b>	<b>1,731</b>	<b>1,346</b>	<b>Cr 385</b>		<b>Cr 285</b>	<b>0</b>
	<b>Recreation</b>							
2,029	Culture	1,902	1,918	1,940	22	7	40	0
4,882	Libraries	4,656	4,914	5,087	173	8	180	0
243	Town Centre Management & Business Support	240	250	255	5	9	0	0
<b>7,154</b>		<b>6,798</b>	<b>7,082</b>	<b>7,282</b>	<b>200</b>		<b>220</b>	<b>0</b>
<b>8,561</b>	<b>Total Controllable R&amp;R Portfolio</b>	<b>8,370</b>	<b>8,799</b>	<b>8,614</b>	<b>Cr 185</b>		<b>Cr 65</b>	<b>0</b>
9,276	<b>TOTAL NON CONTROLLABLE</b>	2,577	11,630	11,630	0		Cr 70	0
2,215	<b>TOTAL EXCLUDED RECHARGES</b>	2,275	2,159	2,159	0		0	0
<b>20,052</b>	<b>PORTFOLIO TOTAL</b>	<b>13,222</b>	<b>22,588</b>	<b>22,403</b>	<b>Cr 185</b>		<b>Cr 135</b>	<b>0</b>

## Reconciliation of Latest Approved Budget

£'000

## Original budget 2014/15

13,222

Repairs & Maintenance	17
Local Plan Implementation	60
Business Support Scheme - Grant Related Expenditure	23
Business Support Scheme - Grant Related Income	Cr 23
Discretionary rate relief returned to the General Fund	Cr 6
Radio Frequency Identification Data	275
Increase in annual insurance premiums	7
Allocation of Merit Awards	6
Biggin Hill Development	80
<b>Latest Approved Budget for 2014/15</b>	<b>13,661</b>

## Memorandum Items

Capital Charges 5802	Cr 409
Deferred Charges (REFCUS) 5804	Cr 363
Impairment 5806	9,627
Gove Grants Deferred Sub 5807	Cr 57
Insurance	Cr 4
Rent Income	Cr 1
Repairs & Maintenance	26
IAS19 (FRS17)	210
Excluded Recharges	Cr 102
<b>Reported Latest Approved Budget for 2014/15</b>	<b>22,588</b>

## **REASONS FOR VARIATIONS**

### **1) Commissioning Fund £0k**

Within the commissioning fund there is a balanced budget. Expenditure of £13k on commissioning activities carried out during 2014-15, has been fully funded by a drawdown from the earmarked reserve.

### **2) Housing Strategy & Development £0k**

Within the service, there is no overall net variation. For information, £14k has been carried forward to 2015/16 via the reserve for the Housing Strategy charging account at year-end.

### **3. Building Control Cr £39k**

Within the chargeable account for Building Control, there is an income deficit of £50k. This has been more than offset by an underspend within employee costs of £110k arising from reduced hours working / vacancies, and £2k across other running expenses. In accordance with Building Account Regulations, the net surplus for 2014/15 of £62k has been carried forward into 2015/16 via the earmarked reserve for the Building Control Charging Account. The cumulative balance on this account is therefore now £130k, taking into consideration the opening balance of £68k at the start of 2014/15.

Within the non-chargeable service, there is an underspend of £39k, largely as a result of delays in not appointing to vacant posts, as well as other minor variations.

### **4. Land Charges Dr £4k**

Minor variations across the service have resulted in a deficit of £4k. This is more than offset by underspends elsewhere across R&R portfolio.

### **5. Planning Cr £220k**

Income from non-major planning applications is £107k above budget for 2014/15. This represents an increase of £139k from the actual income received in 2013/14, largely due to improving economic conditions.

For major applications, £401k has been received, £66k above the 2014/15 budget, although slightly lower than the actual £442k income that was received for 2013/14. For information, £294k was received in 2011-12, and £168k in 2012-13.

Additional income of £87k has been received for pre-application meetings, as activity levels were higher than originally budgeted.

There is a surplus of £37k across other income streams. £10k of this relates to the discharge of planning conditions and £27k is within street naming & numbering largely due to several one-off items received to date in 2014-15

Employee budgets across the planning service have underspent by £29k, largely due to recent vacancies.

Within legal expenses, there is an overspend of £72k. This is the combination of appeal costs where claims have been submitted to the Council following successful appeals e.g. Conquest House, and the costs of a public enquiry for The Porcupine, where costs have been incurred for consultants to provide specialist advice.

There is an overspend across other running expenses of £33k which mainly relate to staff advertising / recruitment costs incurred during the process of filling vacant posts. These posts had to be filled in order to meet additional workloads due to the increase in the number of planning applications received.

<b>Summary of variations within Planning:</b>		<b>£'000</b>
Surplus income from non-major applications	Cr	107
Surplus income within major applications	Cr	66
Surplus pre-application income	Cr	87
Surplus across other income streams	Cr	37
Underspend within staffing	Cr	29
Overspend on other running expenses		33
Overspend on legal expenses		72
<b>Total variation for planning</b>	<b>Cr</b>	<b>221</b>

## **6. Renewal Cr £129k**

Within employee costs, there is a net underspend of £20k. This has arisen due to a combination of departing staff being replaced at the lower end of the salary scale, and a secondment to Resources not being back-filled for 6 months.

There are other minor net underspends of £9k across the service.

The Executive agreed to carry forward £60k in June 2014 for the preparation of the Borough's Local Plan (LP). This was intended to fund the examination of the plan in public and associated work which is now due to take place later than expected - potentially not until 2016/17. However, the precise timing of the examination is determined by the Planning Inspectorate and is therefore outside the Council's control. A request is being made to the June 2015 Executive to carry forward the unspent £60k in order to meet the future costs of the examination in public and to undertake any further evidence work required.

In February 2015, the Executive approved a sum of £55k regarding Biggin Hill Airport's proposal to extend their permitted operating hours. This was intended to cover the costs of a comprehensive borough-wide consultation exercise, as well as a technical review of the Airport's Noise Action Plan from consultants providing critical advice on the Airport's variation of hours proposal.

Subject to Executive Approval in June 2015, a further sum of £25k has been added to the Renewal budget relating to a second phase of work required on the Airport's Noise Action Plan. This will enable negotiations to take place with the Airport on the mitigation measures initially identified in phase one.

At year-end, phase two of the work had not yet commenced, and therefore a request is being made to the June 2015 Executive to carry-forward this sum of £25k into 2015/16 budgets. As of writing, the consultancy work has now commenced, and is expected to take several months to complete. Additionally, a request is being made to carry-forward unspent monies of £15k in 2015/16 budgets from phase one of the consultancy work. This will act as a contingency and provide a degree of flexibility in the event of any foreseen or further works required on the project.

<b>Summary of variations within Renewal</b>		<b>£'000</b>
Underspend within employee costs	Cr	20
Other net underspends	Cr	9
Local Plan Implementation (c/fwd request to be made to June Exec)	Cr	60
Biggin Hill Airport (c/fwd requests to be made to June Exec)	Cr	40
<b>Total variation for Renewal</b>	<b>Cr</b>	<b>129</b>

## **7. Culture Dr £22k**

A budget saving of £150k was built into the culture budget for 2014/15 in anticipation that a review of the service would deliver the necessary savings. At year-end, only £90k savings have been identified, leaving a budget gap of £60k. Officers will identify alternative savings to ensure a balanced budget from April 2015.

There is an underspend within staffing budgets of £27k due to recruitment delays, as well as additional income from hall hire at the Outreach Centres of £5k. Other minor variations across the service of Cr £6k have reduced the overall net deficit for the service to £22k.

<b>Summary of variations within Culture</b>		<b>£'000</b>
Budget gap from savings built into 2014/15 budget		60
Underspend within staffing budgets	Cr	27
Additional income at Outreach Centres	Cr	5
Other net underspends	Cr	6
<b>Total variation for Culture</b>		<b><u>22</u></b>

### **8. Libraries Dr £173k**

As part of the budget setting process for 2014/15, savings of £300k were built into the library budget. Detailed consultations took place with both staff and the public during the last few months about options to reduce opening hours and the Radio Frequency Identification Data system (RFID) has now been installed in the remaining 9 libraries. This has resulted in part year savings of £100k being achieved this financial year, with the full £300k savings being attained from April 2015.

Due to a combination of recent vacancies, plus delays in recruiting to existing vacant posts, the staffing budget is £33k lower than previously expected. The posts were covered by casual staff until the positions were filled, and together with net variations across other budget lines of Dr £6k, the overall net deficit for the service has reduced to Dr £173k.

### **9) Town Centre Management & Business Support Dr £5k**

There are minor overspends across various budgets totalling Dr £5k for Town Centre Management and Business Support.

**Analysis of Members' Initiatives - Earmarked Reserves @ 31.3.15**

Item	Divison / Service Area	Responsible Officer	Allocation £'000	Spend to Date 31.3.15 £'000	Balance available £'000	Comments on Progress of Scheme
Investment in small shopping parades	Recreation - Town Centre Management & Business Support	Martin Pinnell	250	206	44	All but £13k of the fund has now been allocated to projects. The remaining balance of £44k is expected to be spent in 2015/16.
Tackling youth unemployment	Recreation - Business Support	Hannah Jackson	240	44	196	Estimated spend for 2015/16 is likely to be less than the balance of £196k.
Beckenham Town Centre public realm improvements	Planning - Renewal	Kevin Munnelly	100	100	0	£100k allocation fully spent. Balance of £150k has been transferred for match funding for the Beckenham Town Centre Improvement Capital Project.
<b>TOTAL</b>			<b>590</b>	<b>350</b>	<b>240</b>	

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Report No.  
DRR15/067

## London Borough of Bromley

### PART ONE - PUBLIC

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**Decision Maker:** Renewal & Recreation Portfolio Holder

**Date:** For Pre-Decision Scrutiny by the Renewal and Recreation Policy Development and Scrutiny Committee on Wednesday 24 June 2015

**Decision Type:** Non-Urgent                      Executive                      Non-Key

**Title:** **RENEWAL & RECREATION BUSINESS PLAN 2015/16**

**Contact Officer:** Hannah Jackson, Community Development Manager  
Tel: 0208 313 4456    E-mail: Hannah.Jackson@bromley.gov.uk

**Chief Officer:** Marc Hume, Director of Regeneration & Transformation,  
Nigel Davies, Executive Director of Environment & Community Services

**Ward:** (All Wards);

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1. Reason for report

This report outlines the draft Renewal & Recreation Portfolio Plan for 2015/16 and seeks the Portfolio Holder's endorsement. The full document is at **Appendix 1**.

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2. **RECOMMENDATION(S)**

The Renewal & Recreation Policy Development and Scrutiny Committee are asked to note the contents of the report and to provide their comments to the Portfolio Holder,

The Portfolio Holder is asked to consider the comments made by the Renewal & Recreation Policy Development and Scrutiny Committee and agree, subject to any amendments or additions, the draft Renewal & Recreation Portfolio Plan 2015/16 (**Appendix 1**).

### Corporate Policy

1. Policy Status: Existing Policy:
  2. BBB Priority: Excellent Council Quality Environment Vibrant, Thriving Town Centres Regeneration
- 

### Financial

1. Cost of proposal: Not Applicable:
  2. Ongoing costs: Not Applicable:
  3. Budget head/performance centre: Renewal & Recreation Portfolio
  4. Total current budget for this head: £22.58m (as detailed in Table 1)
  5. Source of funding: Existing revenue budget for 2015/16, S106 funding, Earmarked Reserves, Capital Receipts, Investment/Growth Fund, External Funding (GLA, NHB & Treasury), TfL LIP funding and Town Centre Development fund monies.
- 

### Staff

1. Number of staff (current and additional): 212.59 FTEs
  2. If from existing staff resources, number of staff hours: N/A
- 

### Legal

1. Legal Requirement: None
  2. Call-in: Not Applicable
- 

### Customer Impact

1. Estimated number of users/beneficiaries (current and projected): All those resident in the London Borough of Bromley
- 

### Ward Councillor Views

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



### **3. COMMENTARY**

- 3.1 This report outlines the Renewal & Recreation Portfolio Plan 2015/16, and describes the new approach that has been adopted to improve the usefulness of this plan.
- 3.2 The draft plan identifies the portfolio's key priority: that the borough remains a vibrant and thriving place where people choose to live, work and shop. Three strategic outcomes will focus officer's efforts to enable them to deliver this key priority:
- Vibrant, thriving town centres
  - Protection, conservation and enhancement of the natural and built environment
  - Enhanced opportunities for leisure, cultural activities and community led services.
- 3.3 At their meeting on 23<sup>rd</sup> June 2014, member of the Renewal & Recreation Policy Development and Scrutiny Committee were asked to give consideration to how the plan could be amended in the future increase its efficacy.
- 3.4 Consequently, the Renewal & Recreation Portfolio Plan 2015/16 has been given a new format that will enable more efficient monitoring.
- 3.5 The new format plan identifies aims that will facilitate the delivery of the strategic outcomes, and for each aim:
- Explains what actions will be taken by March 2016 to achieve the aim
  - Describes how we will measure our performance
  - Identifies any potential risks that may affect our ability to be successful
- 3.6 The actions in the plan will be subject to individual project or service specific reports to be considered by members at the relevant key milestones. A summary report on the portfolio's overall achievement will be provided at the end of 2015/16 for further review and scrutiny, unless this is requested more frequently. This report will set out progress made against the actions identified in the context of performance measures and delivery risks.
- 3.7 The Renewal & Recreation Policy Development and Scrutiny Committee are invited to comment on the plan and make recommendations to the Portfolio Holder with respect to any amendments or additions.
- 3.8 The Portfolio Holder is invited to review the recommendations from the Renewal & Recreation Policy Development and Scrutiny Committee and approve the draft Renewal & Recreation Portfolio Plan for adoption.

### **4. POLICY IMPLICATIONS**

- 4.1 Outcomes, aims and actions identified in the Renewal & Recreation Portfolio Plan 2015/16 contribute towards the Bromley 2020 Vision and 'Building a Better Bromley' priorities and towards meeting relevant legislative requirements.

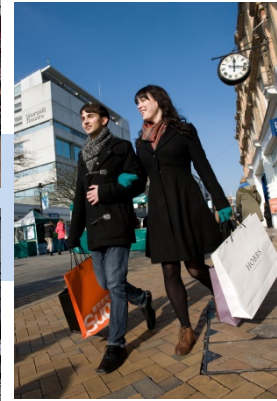
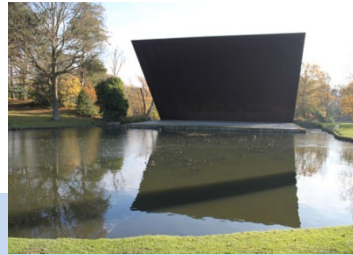
### **5. FINANCIAL IMPLICATIONS**

- 5.1 The draft Renewal & Recreation Portfolio Plan 2015/16 referred to in **Appendix 1** will be implemented using the agreed controllable revenue budget for 2015/16 for the Renewal & Recreation Portfolio together with any additional external funding that officers have already secured as well as other funding secured through the year, as detailed below:

**Table 1**

<b>2015/16 Budgets and funding</b>	<b>£'000</b>
R & R Portfolio latest approved controllable budget	2,288
Earmarked Reserves for Member Priority Initiatives	480
TfL LIP Funding	164
Town Centre Development Fund	138
S106 Contributions	3,076
LBB capital receipts - Crystal Palace Park & Museum Exhibition project	1,050
External Funding - GLA, NHB & Treasury	4,891
Investment/Growth Fund	10,493
	<b>22,580</b>

<b>Non-Applicable Sections:</b>	Legal Implications and Personnel Implications
Background Documents: (Access via Contact Officer)	Building a Better Bromley 2015/16 Renewal & Recreation Portfolio Business Plan 2014/15



# Renewal & Recreation

## PORTFOLIO PLAN 2015/16

A Vibrant Thriving Borough

## Foreword

Projects and services delivered under the Renewal & Recreation Portfolio make a vital contribution to the quality of life experienced by local residents.

These projects and services support the Council's priorities set out in the Bromley 2020 Vision, and Building a Better Bromley, for :

- A Quality Environment
- **Regeneration**
- **Vibrant, Thriving Town Centres**
- Supporting our Children and Young People
- Supporting Independence
- Safer Bromley
- Healthy Bromley

The Renewal & Recreation Portfolio's key responsibility is that the borough remains a vibrant and thriving place through a programme of regeneration and town centre development. We will ensure that our town centres are successful through a combination of sensitive planning and major private sector investment. We aim to make the London Borough of Bromley a place where people choose to live, work and shop.

We will be working towards three strategic outcomes for 2015/16 which will focus our efforts in delivering our key priorities:

1. Vibrant, thriving town centres
2. Protection, conservation and enhancement of the natural and built environment
3. Enhanced opportunities for leisure, cultural activities and community led services.

The Portfolio's key priorities and strategic outcomes must be considered in the context of the Council's commitment to secure value for money and efficiency in challenging financial circumstances.

The Government's plans to tackle the national debt mean that the Council, like all local authorities, must play its part. Bromley must find £60million of savings and efficiencies from its annual budget by 2017/18, whilst continuing to deliver projects and services that local people want and need.

The Renewal & Recreation Portfolio will continue to take a creative and enterprising approach to its work to reduce pressure on the Council's budgets. We are pleased that we are able to continue to deliver innovative and complex improvements to the borough by attracting significant external investment.

The portfolio has a track record of delivering its programme of work efficiently. For example, in 2014/15, we:

- Made progress with the delivery of the Bromley Area Action Plan, completing the Bromley North Village Improvement Scheme, supported our development partner to submit a planning application for the development of Bromley Town Hall and agreed a revised development strategy for Churchill Place.
- Begun delivery of a £2.4m improvement scheme in Crystal Palace Park using funding secured from the Mayor of London. We also established a Community Grants Fund for park related projects.
- Agreed an outline scheme for improvements to Beckenham town centre
- Secured approval and funding for an Investment and Regeneration Programme in Biggin Hill and the Cray Business Corridor
- Brought forward progress of a mixed use development in central Orpington
- Published the new Local Plan and begun consultation with the local community.
- Developed and consulted on a new Library Strategy for the future of the library service

In 2015/16 we will build on this record to:

- **Attract private sector investment to increase the vitality of our town centres.** For example, in Bromley we will develop plans for a residential-led mixed use development at Churchill Place, support our development partner to open Bromley South Central to the public, and review private sector development potential at the Civic Centre site.
- **Attract further external funding to bring about long term benefits to public spaces and local infrastructure.** This includes public realm and town centre improvement schemes in all major town centres: Bromley, Beckenham, Orpington and Penge, and working with Network Rail in Bromley to consider options for both Bromley North and Bromley South stations to increase capacity.
- **Explore different approaches to management of cultural assets and recreational services to sustain their future, working with communities.** For example, we will support businesses in Bromley to establish a Business Improvement District, giving local businesses direct say about the management of their town centre. We will also work with the community at Crystal Palace to establish a new form of governance and a sustainable business model for Crystal Palace Park.

- **Encourage new developments to support economic growth in the borough’s key business areas.** For example, at Biggin Hill we will develop infrastructure and investment plans to determine what steps to take to generate business growth. We will test the feasibility of an Aviation Training and Enterprise Centre adjacent to Biggin Hill Airport, and we will progress plans for Biggin Hill Memorial Museum, using £1million donated by HM Treasury and section 106 funds assigned for this purpose.
- **Secure the quality of our borough and identify regeneration potential** by consulting on and submitting the new Local Plan to the Secretary of State for consideration.

Although the portfolio leads on several projects and services, it will continue to take an active role in supporting the delivery and success of Council wide projects and initiatives, particularly those designed to reduce the Council’s operating costs whilst maintaining good quality public services.

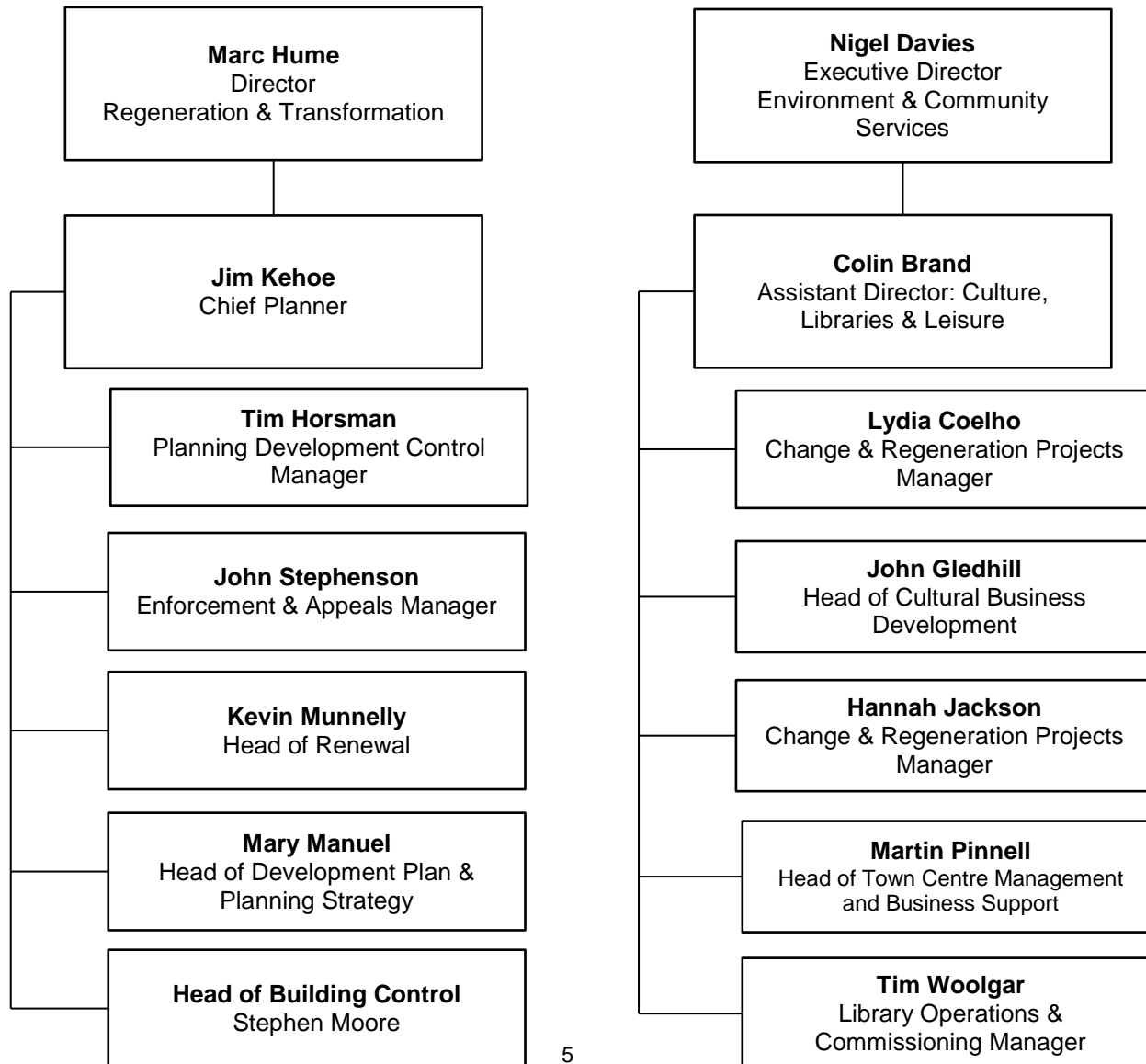
This Portfolio Plan sets out how we will achieve our key priority and strategic outcomes for 2015/16.

Progress on actions identified for delivery during 2015/16 will be reported to the Renewal & Recreation Policy Development and Scrutiny Committee and Portfolio Holder throughout the year in individual project or service specific reports at the relevant key milestones. A summary report on overall achievement will be provided at the end of 2015/16 for review and scrutiny.

## Contents

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Outcome 3: Enhanced opportunities for leisure, cultural activities and community-led services	19

**Portfolio Structure Chart: Lead Officers**



## Vibrant, Thriving Town Centres

The vitality of the Council's town centres is essential to making the borough a place where people choose to live, work and shop. Vibrant thriving town centres create business growth, economic wellbeing and employment opportunities.

The Council will work with development partners to bring forward new and innovative development schemes and projects that provide a sense of identity to town centres, and that give local people pride in the places that they live and work.

The Council will look to utilise its planning power to promote and create balanced town centres

The Council will work with local retailers and businesses to protect their long term future and encourage people to use their visit, shop and stay in the borough's town centres.

<b>Aim 1:</b>	<b>Support the vitality of Bromley town centre, including continued delivery of the Bromley Area Action Plan</b>
<b>By March 2016, we will have:</b>	<p><b>Continue delivery of the Bromley Area Action Plan</b></p> <p>1.1 Draft a revised planning policy for <b>Bromley North Station</b> (Site A), re-engage development partners (Network Rail) and draft the Heads of Terms for a development agreement.</p> <p>1.2 Marketed and begun disposal of <b>Site B</b> (corner of Tweedy Road and London Road.</p> <p>1.3 Support the development partner Cathedral Hotels Ltd to achieve planning consents and commence works on the <b>former Town Hall</b> (Site C).</p> <p>1.4 Completed a Masterplan to inform development options for <b>Bromley Civic Centre</b> (Site F)</p>



- |  |  |
|--|--|
|  | <p>1.5 As per the revised development strategy for <b>Churchill Place</b> (Site G), explore options for a residential led mixed use scheme for this location. We will have submitted a Housing Zone bid to secure funds from the Mayor of London and HM Treasury to support subsidising land purchase and infrastructure development to unlock growth. If this is successful, we will begin work on the tender documents designed to secure a development partner for this site.</p> <p>1.6 Work with Network Rail to examine future development and capacity options for <b>Bromley South Station</b> (Site J)</p> <p>1.7 Finalised and delivered the public realm and public arts scheme for <b>Bromley South Central/Westmoreland Road</b> (Site K) to enable the new development to open.</p> <p><b>Deliver other improvements to Bromley Town Centre</b></p> <p>1.8 Begun work on public realm improvements to the <b>central pedestrian area</b> of Bromley town centre</p> <p>1.9 Complete a review of the operation, configuration and location of existing town centre <b>markets</b> and seek investment to ensure that market facilities are fit for purpose and attracts additional footfall and spend into the town. The recommendations from the review will be implemented in 2016/17</p> <p>1.10 Establish a <b>Business Improvement District for Bromley</b>, should there be a successful ballot in November 2015.</p> |
|--|--|

<b>Performance Measures:</b>	<p>1.1 - Project milestones as set out above are achieved. 1.4</p> <p>1.5 The Housing Zone bid is successful. The community are engaged in development workshops to inform the brief which will be used to secure a development partner.</p> <p>1.6 - Project milestones as set out above are achieved. 1.7</p> <p>1.8 The design team are commissioned and produce an outline design which is the subject of consultation. Funding is secured from the Council's Executive to work up the detailed design scheme.</p> <p>1.9 Seek approval from the Council to draw down investment to redesign the market areas in Autumn 2015.</p> <p>1.10 A successful ballot in November 2015 in which businesses vote to establish a Business Improvement District. Agreements are finalised and systems are in place to enable the new Business Improvement District to collect their levy.</p>
<b>Delivery Risks:</b>	<p>1.1 and 1.6</p> <p>1.2 Market conditions will influence the ability of the Council to dispose of properties (Site B)</p> <p>1.3 The development partner chooses to depart from planning advice and therefore consents are not achieved. Delays to the programme may prevent work from commencing on site.</p> <p>1.5 If the Housing Zone bid is unsuccessful the project will not advance and the project for Churchill Place (Site G) will have to be postponed until the next development cycle.</p>

	<p>1.8 Stakeholders do not support the proposals. The Council decide not the fund the detailed design scheme. Delays to the programme occur due to unforeseen complexities (such as the configuration of services).</p> <p>1.9 The Council decides not to pursue the investment opportunity for town centre markets. Market traders and/or the wider community oppose the plans.</p> <p>1.10 The ballot for a Business Improvement District is unsuccessful. The Working Group of local businesses leading the project decides not to proceed with their plans for a Business Improvement District. The Council decides to veto the Business Improvement District on the basis of legally defined objections.</p>
<b>Lead Officers:</b>	<p>1.1 - Kevin Munnelly 1.8 1.8 - Martin Pinnell 1.10</p>
<b>Resources</b>	<p>Investment Fund Growth Fund Section 106 monies Mayor of London Town Centre Development Fund LPSA Housing Zone funding (if application is successful).</p>

Aim 2:	Support and develop the vitality of Beckenham
<b>By March 2016, we will have:</b>	<p>2.1 Secured outline design approval for the <b>public realm improvements</b> in Beckenham town centre to enable completion of the detailed design. We will also have begun procurement of a contractor to implement improvements during 2016/17. We will have engaged with local businesses to ensure the workability of the scheme.</p> <p>2.2 Supported Copers Cope Residents Association to utilise £47k of section 106 monies to make <b>improvements to Beckenham Green</b> including improved facilities to enable events and markets to make use of the location.</p> <p>2.3 Supported the Beckenham Town Centre Team to deliver <b>improvements to alleyways</b> in Beckenham town centre utilising funding from the Mayor of London.</p> <p>2.4 Achieved the <b>Purple Flag Award</b> for Beckenham, which is a night time economy standard to ensure a quality night time environment.</p>
<b>Performance Measures:</b>	<p>2.1 A successful review of the overall design and cost plan for the public realm scheme. Successful re-negotiation of the funding support to be provided by the Mayor of London and Transport for London in light of cost increases caused by expansion of the scope of the scheme. Businesses feel that they have been appropriately consulted and engaged with the design of the public realm improvements.</p> <p>2.2 Improved facilities are used and events ad markets are held regularly at Beckenham Green.</p> <p>2.3 All alleyways are names, and three alleyways have been physically improved.</p> <p>2.4 A successful audit in autumn 2015 which results in the award being made.</p>

<b>Delivery Risks:</b>	<p>2.1 Funding is not secured from Transport for London or the Mayor of London. Design issues arise due to the topography of the site – this risk will be minimised by the completion of survey work. Programme delays are caused by unforeseen issues. Businesses dislike or oppose the proposed changes.</p> <p>2.2 Copers Cope Resident’s Association lack the organisational capacity to deliver to demand. The costs of the project might be higher than anticipated so fewer improvements than anticipated are delivered.</p> <p>2.3 The Beckenham Town Centre Team lack the organisational capacity to deliver the project. Costs are higher than anticipated. Legal complications create delays because alleyways are not publicly owned and therefore agreements with Landlords and adjacent Landlords will need to be secured so that improvement works can go ahead.</p> <p>2.4 The Purple Flag audit is unsuccessful and additional resources are required to achieve the quality standard. Buy in from partners is not achieved.</p>
<b>Lead Officers:</b>	<p>2.1 Kevin Munnely</p> <p>2.2- Martin Pinnell</p> <p>2.4</p>
<b>Resources</b>	<p>Transport for London Section 106 monies Mayor of London</p>

<b>Aim 3:</b>	<b>Support and develop the vitality of Orpington</b>
<b>By March 2016, we will have:</b>	<p>3.1 Secured funding through a New Homes Development Bid for <b>public realm improvements for Walnuts Square</b> area. We will have supported the developer to complete the cinema development and integrated this development into the overall design for public realm improvements.</p> <p>3.2 Established a programme of <b>business support</b> for businesses in Orpington based on the funding agreement for the New Homes Bonus, for delivery by the Business Improvement District (Orpington 1<sup>st</sup>) in 2015/16 and 2016/17.</p> <p>3.3 Established an improved <b>market offer on Orpington High Street</b> using £25k of funding provided by the New High Streets Fund</p>
<b>Performance Measures:</b>	<p>3.1 Commission the design team for the public realm improvements. The design is completed and approved. A contractor is procured and development commences on site.</p> <p>3.2 Businesses are accessing the support provided. Support will include workshops, mentoring and support to be part of the digital high street agenda.</p>
<b>Delivery Risks:</b>	<p>3.1 Not all stakeholders agree to the overall design scheme. It is not possible to procure a contractor within budget due to forecasted construction cost price inflation pressures.</p> <p>3.2 Orpington 1<sup>st</sup> for not have sufficient capacity to deliver the full programme as intended. To mitigate this risk, Orpington 1<sup>st</sup> has been fully engaged in the scoping of the work so that they are fully aware of the potential commitments. Some of the funding will be used to give them the capacity to deliver the programme. The programme does not match up with the needs of businesses. To avoid this, we will engage with a representative sample of businesses during the scoping of the support.</p>
<b>Lead Officers:</b>	Kevin Munnelly Martin Pinnell

<b>Resources</b>	Planning budgets High Streets Fund New Homes Bonus
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<b>Aim 4:</b>	<b>Support and develop the vitality of Penge</b>
<b>By March 2016, we will have:</b>	<p>4.1 Engaged design consultants to design an <b>improvement scheme for shop fronts</b> and begun delivery of improvements, which are to be completed in 2016/17. This project is being funded by the New Homes Bonus fund.</p> <p>4.2 Commissioned design consultants to develop the outline plan <b>for improved way finding and public realm improvements</b> in Penge town centre. This project is being funded by the New Homes Bonus fund.</p>
<b>Performance Measures:</b>	4.1 Stakeholders are consulted and approve of the shop front improvement scheme and outline plan for way finding and public realm improvements. Contractors for the delivery of the shop front improvements are appointed and delivery commences. 4.2
<b>Delivery Risks:</b>	4.1 Failure to engage with stakeholders result in a lack of support. Costs increase due to cost price and inflation 4.2
<b>Lead Officers:</b>	Kevin Munnelly
<b>Resources</b>	New Homes Bonus

<b>Aim 5:</b>	<b>Promote business investment and development in the borough's key commercial and industrial areas and employment priority zones.</b>
<b>By March 2016, we will have:</b>	<p>5.1 Developed <b>infrastructure and investment plans</b> for <b>Biggin Hill</b> and the <b>Cray Business Corridor</b>. These plans will identify what steps the Council should take to generate business growth in these areas and engage with land owners to determine a strategy and supporting infrastructure required to implement the recommendations.</p> <p>5.2 Undertaken feasibility investigations and business planning for an Aviation Training and Enterprise Centre at Biggin Hill in partnership with the Greater London Authority, Local Enterprise Partnership, Bromley College, Biggin Hill Airport and the Locate Partnership.</p>
<b>Performance Measures:</b>	<p>5.1 Recruit three new posts to develop these plans. The plans are adopted by the Council by the end of 2015. Work is progressed on securing sites for development.</p> <p>5.2 A Business Plan is completed and a site for the Centre is identified by March 2016.</p>
<b>Delivery Risks:</b>	<p>5.1 The Council are not the landowners in these two areas. It is possible that the land owners will decide not to fully engage with or support the infrastructure and investment plans, or do not wish to enter into a development agreement with the Council.</p> <p>5.2 It is not possible to acquire the site for the Centre or no viable business case can be developed because, for example, there is a lack in demand.</p>
<b>Lead Officers:</b>	Kevin Munnelly
<b>Resources</b>	New Homes Bonus Growth Fund



## Protection, conservation and enhancement of the natural and built environment

The Council has a responsibility to protect and enhance the character of the borough.

Our key initiative in 2015/16 will be to progress work on a new Local Plan which will establish the vision, key objectives and spatial strategy for future development in the borough and include policies and site allocations. An Infrastructure Delivery Plan will be produced alongside the Local Plan indicating the delivery of infrastructure required to support the Local Plan. The Local Plan, together with the Mayor of London's London Plan will form the Development Plan for the borough. The Local Plan will guide development over for the period to 2031.

The Council will also undertake preparatory work for a Charging Schedule to enable a Community Infrastructure Levy for Bromley, in compliance with the Community Infrastructure Levy Regulations 2010 for infrastructure provision to support growth in the Borough. Alongside this will be the preparation of a revised Supplementary Planning Document Planning Obligations incorporating the Supplementary Planning Document on Affordable Housing

The Council will seek to ensure that it provides an effective planning service for the residents of the borough by providing efficient planning application and building control services.

<b>Aim 6:</b>	<b>Prepare an up to date Local Plan setting out policies for development in the borough over the next 15 years</b>
<b>By March 2016, we will have:</b>	<p>6.1 Consulted on potential draft site allocations for the Local Plan and reported responses to Members for consideration.</p> <p>6.2 Prepared a Draft Local Plan for formal Regulation 19 consultation. Following consultation, we will submit the draft Local Plan to the Secretary of State for consideration.</p> <p>6.3 Prepare an Infrastructure Delivery Plan identifying the infrastructure required to deliver the growth and vision in the Local Plan</p>

<b>Performance Measures:</b>	<p>6.1 Consultation potential draft allocations as part of the Local Plan Summer 2015 Outcome of consultation is reported to Development Control Committee and the Executive in Autumn 2015</p> <p>6.2 Draft Local Plan is published for formal consultation early 2016 and submitted to the Secretary of State following consultation</p> <p>6.3 Draft Infrastructure Delivery Plan is published alongside the Draft Local Plan</p>
<b>Delivery Risks:</b>	<p>6.1 New policy guidance is published by Central government/Mayor or London part way through preparation of the Local Plan which results in delays or further changes being required. Despite our duty to cooperate, it is difficult to engage other authorities in the production of the plan.</p> <p>6.3 Response to consultation of site allocations may require further assessment and consideration causing potential delays Once submitted to the Secretary of State the timescale for progress is outside the Council's remit and dependent on the capacity of the Planning Inspectorate to examine the Draft Local Plan on behalf of the Secretary of State. Change in market conditions means that the Council must undertake new or additional research. That Council departments, partners and other infrastructure providers do not provide information in time or at all for the Infrastructure Delivery Plan, or information to justify the 'funding gap' required for a local Community Infrastructure Levy</p>
<b>Lead Officers:</b>	Mary Manuel
<b>Resources:</b>	Existing Planning revenue budgets

<b>Aim 7:</b>	<b>Develop a Bromley Community Infrastructure Levy (CIL)</b>
<b>By March 2016, we will have:</b>	<p>7.1 Undertaken viability work in relation to the potential Bromley CIL</p> <p>7.2 Published and consulted on a Preliminary Draft Charging Schedule and a Regulation 123 Infrastructure List. Prepared a draft revised Supplementary Planning Documents Planning Obligations incorporating the Affordable Housing Supplementary Planning Document.</p>
<b>Performance Measures:</b>	<p>7.1 A preliminary draft Charging Schedule to be considered by Executive for consultation September 2015</p> <p>7.2 Draft Charging Schedule agreed for consultation early 2016</p>
<b>Delivery Risks:</b>	<p>7.1 Changes in market conditions result in viability work being delayed or inaccurate. Challenge to the Preliminary Draft Charging Schedule or Draft Charging Schedule requiring further work and consultation pre-submission.</p> <p>7.2 Changes to the emerging Local Plan requiring further viability work. The Infrastructure Development Plan is not prepared in time or does not identify a funding gap required to justify local Community Infrastructure Levy. Consultation is frustrated by fatigue among communities who feel over-consulted. Delays are caused by the capacity of the Planning Inspectorate to examine the Council's proposals.</p>
<b>Lead Officer:</b>	Mary Manuel
<b>Resources</b>	Existing Planning revenue budgets

<b>Aim 8:</b>	<b>Ensure the ongoing effectiveness of planning regulatory functions</b>
<b>By March 2016, we will have:</b>	<p>8.1 Made considered determinations of planning applications within a reasonable period of time, acknowledging national targets whilst focussing on delivering a quality outcome for the borough</p> <p>8.2 Protected tress, listed buildings and conservation areas in the borough</p>
<b>Performance Measures:</b>	<p>8.1 Determined 60% of major applications within 13 weeks of receipt Determined 65% of minor applications within 13 weeks of receipt Determine 80% of other applications within 8 weeks of receipt</p> <p>8.2 Respond to requests for Tree Preservation Orders, Listed Building Orders and Conservation Area Designations.</p>
<b>Delivery Risks:</b>	8.1. Large numbers of complex planning applications are submitted which require review concurrently, putting pressure on staff resources. Delays are caused by the need for additional information
<b>Lead Officers:</b>	Jim Kehoe
<b>Resources</b>	Existing planning revenue budgets

## Enhance opportunities for leisure, cultural activities and community led services

Leisure, culture and recreation are essential tools for creating a sense of place and community, and play an important role in residents' quality of life. However, in the face of the Council's financial challenges, we must think creatively about how we can continue to provide services and improvement projects to cultural and community assets. Exploring opportunities for community management of services and assets, and attracting external funding to invest in the borough's heritage will enable residents' to continue to enjoy their recreational time in the borough.

<b>Aim 9:</b>	<b>To implement the 2014 library strategy to consider new ways of delivering library services in challenging financial circumstances</b>	
<b>By March 2016, we will have:</b>	9.1	Selected <b>community management</b> partners to deliver library services at up to six community libraries, which include Burnt Ash, Hayes, Mottingham, Shortlands, Southborough and St Paul's Cray.
	9.2	Completed <b>soft market testing of the whole library service</b> in partnership with the London Borough of Bexley. Depending on the outcome of this exercise, the Council's Executive committee will be asked to decide if they should undertake a tender process to jointly commission library services with Bexley. Should they take a decision to go ahead, we will have begun a tender process to identify a delivery partner.
	9.3	Explore options for the upgrade and re-development of library facilities, as identified in the Library Strategy 2014.

<p><b>Performance Measures:</b></p>	<p>9.1 Community organisations are supported to submit appropriate community management proposals. The opportunity is widely advertised. Registrations of interest are received and evaluated by the end of July 2015. Invitations to submit a business plan are issued in summer 2015. An update report is provided at the September meeting of the Renewal &amp; Recreation Committee. Recommendations for community management are made in winter 2015.</p> <p>9.2 Issue a soft market testing questionnaire, the responses to which enable the Council to make an informed decision about the potential commissioning of the service. Consultation with the public is carried out to support the Council's decision making process. A report is taken to the Council's Executive Committee in autumn 2015. Should the Council decide to go ahead with a commissioning approach, the tender process should be designed to allow for negotiation and flexibility to secure value for money.</p> <p>9.3 Market Chislehurst Library for redevelopment, to bring forward a mixed development proposal to include retail, residential and new library facilities. Report the market response to the July meeting of the Council's Executive Committee.</p>
<p><b>Delivery Risks:</b></p>	<p>9.1 Community organisations are not forthcoming and do not wish to provide library services at community libraries. Community organisations who are interested do not submit acceptable and financially viable proposals, or require a too much financial support from the Council to make their proposal tenable. The wider community object to community management arrangements. Investigations on the condition of the library assets to be transferred for community management reveal that a significant level of capital investment is required to the building to enable library services to be delivered from that location. Programme delays are caused by issues relating to IT infrastructure issues at libraries.</p> <p>9.2 The soft market testing reveals that the market is not able to deliver adequate efficiencies and savings to enable continued delivery of library services as they are currently available.</p> <p>9.3 Risks include a lack of market interest, that the scheme proposed is not compliant with planning requirements, or there is a change in market conditions which affect the viability of the development.</p>

<b>Lead Officers:</b>	9.1 Tim Woolgar – Hannah Jackson 9.3 Colin Brand
<b>Resources</b>	Existing revenue budgets The Council's corporate commissioning budget

<b>Aim 10:</b>	<b>Develop the borough's cultural offer</b>
<b>By March 2016, we will have:</b>	<p>10.1 Progressed plans for a <b>new form of governance</b> with a sustainable business model to manage <b>Crystal Palace Park</b></p> <p>10.2 Commenced delivery on site of <b>£2.4million Improvement Scheme in Crystal Palace Park</b>, including the delivery of capital projects and a Community Grants programme.</p> <p>10.3 Relocated <b>local history exhibitions</b> to Central Library improving exhibitions and increasing access.</p> <p>10.4 Completed feasibility works and appointed architects to develop plans for a new <b>Memorial Museum at Biggin Hill</b></p>

<p><b>Performance Measures:</b></p>	<p>10.1 Consultants are appointed and have begun work to develop a deliverable regeneration plan for Crystal Palace Park which intends to bring to fruition aspects of the Masterplan to create a sustainable business model for the park. A project team will be appointed to begin work to establish a new form of governance, including the development of a business plan. Stakeholders are engaged at every stage of the process and have the opportunity to lead on aspects of the project. The complexities of the site are adequately considered, supported by close partnership working with the Greater London Authority, English Heritage and Transport for London.</p> <p>10.2 Milestones for capital improvements are achieved: RIBA Stage 4 is completed by November 2015, and works begin on site by March 2016.</p> <p>10.3 A new exhibition is installed by March 2016. Feedback from visitors is positive and the exhibitions are rated excellent by at least 50% of visitors.</p> <p>10.4 An achievable and inspiring scheme is developed by architects ready for tender action, and a sustainable business model is developed for the museum by March 2016.</p>
<p><b>Delivery Risks:</b></p>	<p>10.1 Stakeholders and the wider community do not agree with aspects of the new governance model or regeneration plan. The complexities of this work are underestimated causing delays to the programme. There are unforeseen delays recruiting or procuring the project team.</p> <p>10.2 Delays to programme caused by procurement of contractors. Detailed costs are higher than were anticipated at the feasibility stage. It is not possible to engage a new café operator. Bids to the Community Grants Fund are not forthcoming, are inappropriate, or do not produce the desired outcomes for the fund.</p> <p>10.3 Stakeholders oppose plans to relocate exhibitions. The community do not agree with the objects chosen for exhibition. Delays are caused to installation due to library usage patterns.</p> <p>10.4 Stakeholders fail to engage with or oppose plans for the new museum.</p>



<b>Lead Officer:</b>	10.1- Lydia Coelho 10.4 10.1 Hannah Jackson
<b>Resources</b>	10.1 Capital programme  10.2 Allocated funds from the Mayor of London and the Council's capital programme  10.3 Capital programme  10.4 £1m funding from HM Treasury, section 106 monies

Aim 11:	Enhance the borough's leisure facilities
<b>By March 2016, we will have:</b>	<p>11.1 Awarded a 25 year management contract for the operation and management of the Churchill Theatre</p> <p>11.2 Identified a suitable developer and awarded a contract for a mixed use development to include a community hub, housing and public realm work and a new gymnastics centre at Chipperfield Road, St Paul's Cray.</p> <p>11.3 Agreed a lease for Blackheath and Bromley Harriers to undertake the management and maintenance of Norman Park Athletics Track.</p>
<b>Performance Measures:</b>	<p>11.1 Undertake a successful market tender for a new 25 year contract. The Contractor must provide a high quality programme at the Theatre with a minimum and sustainable financial contribution from the Council.</p> <p>11.2 A developer is engages who will, as part of the proposed development, provide: a new gymnastics centre, library, community resource centre, adequate car parking, public realm improvements, a new linear park and 200 residential units.</p> <p>11.3 Viable development options are presented and business plans approved. A new lease is drawn up and agreed.</p>
<b>Delivery Risks:</b>	<p>11.1 No suitable tenders are received. Tendered prices are too high. Tenders are regarded as not financially viable, of high risk, or do not deliver a high quality service.</p> <p>11.2 A suitable developer cannot be found. The proposed scheme is not financially viable or fails to comply with planning recommendations.</p> <p>11.3 Blackheath and Bromley Harriers decide to continue with their current arrangement and not to proceed with their proposals, or their proposals are not financially viable or compliant with planning considerations. New lease arrangements between the Council and Blackheath and Bromley Harriers cannot be agreed.</p>
<b>Lead Officers:</b>	John Gledhill
<b>Resources</b>	Existing Culture & Leisure budgets



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Report No.  
DRR15/064

London Borough of Bromley

PART ONE - PUBLIC

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**Decision Maker:** DEVELOPMENT CONTROL COMMITTEE

**RENEWAL AND RECREATION PORTFOLIO HOLDER FOR  
PRE-DECISION SCRUTINY BY THE RENEWAL AND  
RECREATION PDS COMMITTEE**

**Date:** Tuesday 9 June 2015  
Wednesday 24 June 2015

**Decision Type:** Non-Urgent Executive Non-Key

**Title:** LAND ADJACENT TO THE DRIFT, KESTON BR2 8HL

**Contact Officer:** Tim Horsman, Planning Development Control Manager  
Tel: 020 8313 4956 E-mail: Tim.Horsman@bromley.gov.uk

**Chief Officer:** Chief Planner

**Ward:** Bromley Common and Keston;

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1. Reason for report

An area of land adjacent to The Drift and fronting Croydon Road in Keston has been identified as being a sensitive area of Green Belt and vulnerable to development that may be carried out under permitted development and could harm the openness and character of the area.

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2. **RECOMMENDATION(S)**

**Members are asked to agree that the Portfolio Holder authorise an Article 4 Direction for land adjacent to The Drift to remove permitted development rights for the following classes of development in the Town and Country Planning (General Permitted Development) Order 2015:**

- (i) erection or construction of gates, fences, walls or other means of enclosure (Class A of Part 2);
- (ii) formation, laying out and construction of means of access. (Class B of Part 2);
- (iii) provision of temporary buildings, etc. (Class A of Part 4);
- (iv) temporary uses of land for any purpose for not more than 28 days per year (Class B of Part 4);

**(v) use of land as a caravan site (Class A of Part 5)**

**and that the Direction be made with immediate effect for the classes of development specified in (i) to (v) as the Council considers that development be prejudicial to the proper planning of their area or constitute a threat to the amenities of their area.**

### Corporate Policy

1. Policy Status: Existing Policy:
  2. BBB Priority: Quality Environment:
- 

### Financial

1. Cost of proposal: Cannot be quantified at this time
  2. Ongoing costs: Non-Recurring Cost:
  3. Budget head/performance centre: Planning
  4. Total current budget for this head: £2.144m
  5. Source of funding: Existing revenue budget 2015/16
- 

### Staff

1. Number of staff (current and additional): 65.22 FTEs
  2. If from existing staff resources, number of staff hours: 5
- 

### Legal

1. Legal Requirement: Non-Statutory - Government Guidance:
  2. Call-in: Not Applicable:
- 

### Customer Impact

1. Estimated number of users/beneficiaries (current and projected): Not quantifiable
- 

### Ward Councillor Views

1. Have Ward Councillors been asked for comments? Yes
2. Summary of Ward Councillors comments: Request for Direction from Ward Councillor

### 3. COMMENTARY

- 3.1 The land adjacent to The Drift in Keston is a sensitively located area of open land of approximately 1.8 hectares which provides an important visual break in the locality and is designated Green Belt due to its openness and character. Given its location it is land which is vulnerable to a number of forms of potential development which would be permitted under the Town and Country Planning (General Permitted Development) Order 2015 (referred to as the GPDO), but would have potential to harm the openness and landscape character of this land.
- 3.2 In particular the subdivision of the land into smaller plots by the erection of fencing, structures, temporary uses of land and other forms of development which would be permitted development under the General Permitted Development Order, over which the Council would otherwise have no control. It is therefore on that basis expedient to issue an Article 4 direction.
- 3.3 The specified classes of permitted development for which it would be appropriate to bring within planning control at this location are considered to be:
- (i) Erection or construction of gates, fences walls or other means of enclosure (Class A of Part 2);
  - (ii) Formation, laying out and construction of a means of access ... (Class B of Part 2);
  - (iii) Provision of temporary buildings, etc. (Class A of Part 4);
  - (iv) Use of land for any purpose for not more than 28 days per year (Class B of Part 4);
  - (v) Use of land as a caravan site ... (Class A of Part 5).
- 3.4 Development which would normally be permitted under Part 6 (“agricultural permitted development”) may also potentially threaten the protection of the land. This would include the erection of agricultural buildings, engineering operations, excavations and provision of hard surfaces for the purposes of agriculture. However, as the lawful use of the land remains agriculture which is an appropriate Green Belt use, it is considered that the provisions for prior notification for agricultural buildings and related development provide sufficient control, which include a requirement for such development to be for a legitimate agricultural business.

#### Compensation

- 3.5 Local Planning authorities are liable to pay compensation to landowners who would have been able to develop under the PD rights that an Article 4 Direction withdraws, if they:
- Refuse planning permission for development which would have been permitted development if it were not for an Article 4 Direction; or
  - Grant planning permission subject to more limiting conditions than the GPDO would normally allow, as a result of an Article 4 Direction being in place.
- 3.6 Compensation may be claimed for *abortive expenditure* or other loss or damage *directly* attributable to the withdrawal of PD rights.
- 3.7 ‘Abortive expenditure’ includes works carried out under the PD rights before they were removed, as well as the preparation of plans for the purposes of any work. The amounts involved under this may be modest but could accumulate over time and become burdensome



- 3.8 Loss or damage directly attributable to the withdrawal of permitted development rights would include the depreciation in the value of land or a building(s), when its value with the permitted development right is compared to its value without the right.
- 3.9 In this case, the immediate withdrawal of permitted development rights could attract claims. The risk of numerous claims is not assessed as high, based on the minimal amount of development to date. The Direction with immediate effect is recommended so as to prevent damage to the landscape and Green Belt objectives. It is difficult to be precise about the scale of possible compensation but it is in proportion to the type of Permitted Development rights that are withdrawn. In this instance, these are the rights set out in paragraph 3.3 above, which we can indicate are relatively low in value when compared with other forms of development. This risk should also be considered against the possible damage to the planning objectives for the landscape and Green Belt.

#### **4. POLICY IMPLICATIONS**

The strategic objectives of the UDP, adopted in July 2006, include: “To protect, promote, enhance and actively manage the natural environment, landscape and biodiversity of the Borough. Also: “To protect the Green Belt, ... from inappropriate development ...”. The making of an Article 4(1) direction is consistent with those objectives and with the objectives of the National Planning Policy Framework 2012.

#### **5. FINANCIAL IMPLICATIONS**

- 5.1 As referred to above, the withdrawal of permitted development rights for certain classes of development as a result of issuing an immediate Article 4 Direction, may give rise to claims for compensation by land owners in certain circumstances, for example in the event of planning permission being refused for development which would otherwise not require permission. To attract a claim for compensation the application for permission must be made before the end of 12 months beginning with the date on which the Direction takes effect.
- 5.2 At this moment in time, it is not possible to quantify the number or value of claims that may be submitted for compensation, however planning officers consider there to be a low risk of numerous claims being submitted based on the minimal amount of development to date. Also, the rights being withdrawn are relatively low in value when compared with other forms of development.
- 5.3 It is possible to avoid a claim for compensation by giving the prescribed notice of not less than 12 months of the withdrawal of the permitted development rights.

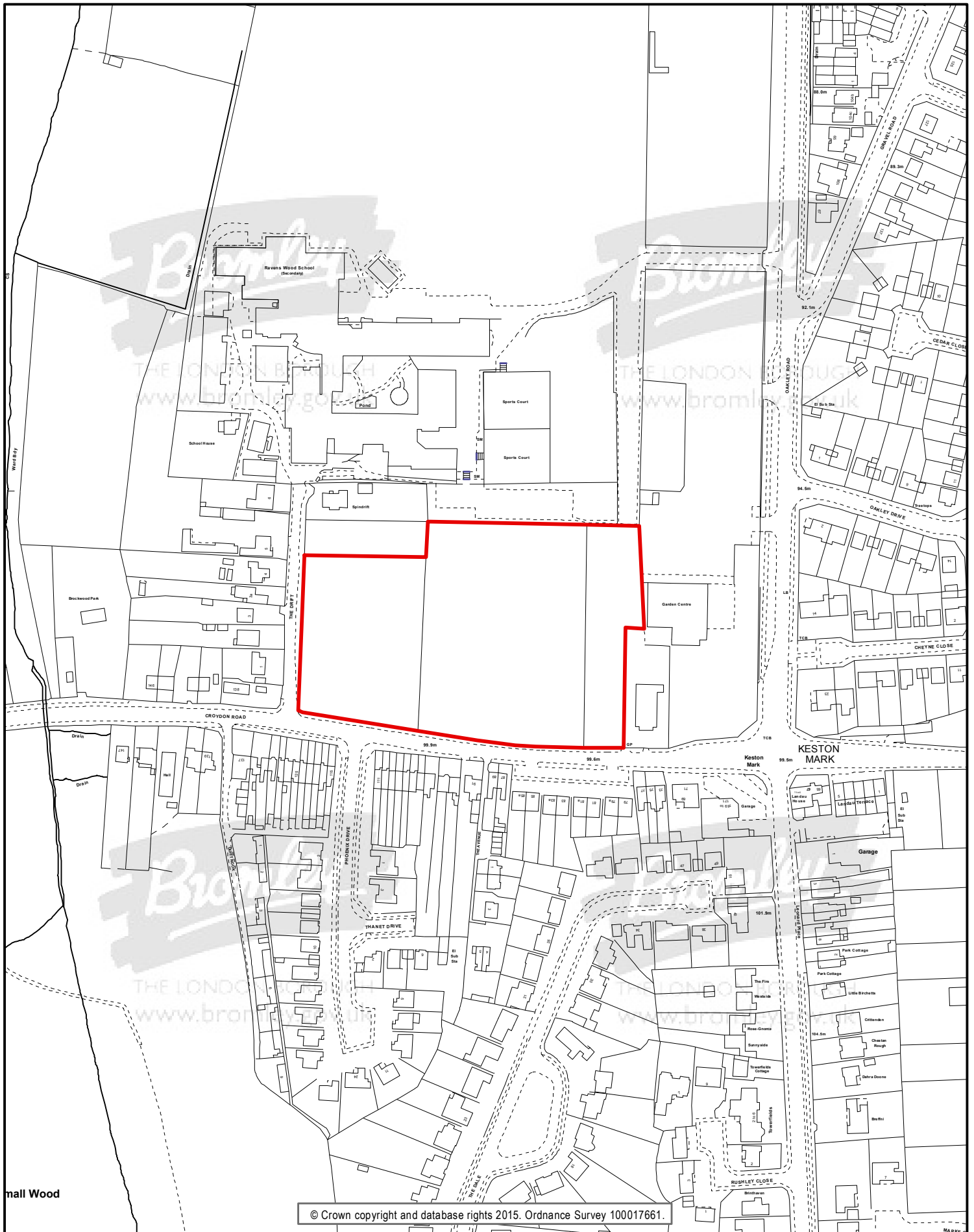
#### **6. LEGAL IMPLICATIONS**

- 6.1 There are two categories of Article 4 directions which are relevant in this case.
- 6.2 The first category is for directions which are able to take effect from the time they are made by the local planning authority but which lapse after six months if not confirmed by the Council. This category extends to directions relating only to development permitted by certain Parts of the GPDO if the local planning authority consider the development would be prejudicial to the proper planning of their area or constitute a threat to the amenities of their area. Therefore this direction only relates to para 3.3 (i) – (iv).
- 6.3 The second relevant Article 4 category is for directions which can only take effect after notice has been given of the making of the direction and the Council has considered any representations received.. This direction relates to para 3.3 (v)

## 7. PERSONNEL IMPLICATIONS

No significant implications given the size of the land concerned.

<b>Non-Applicable Sections:</b>	None
Background Documents: (Access via Contact Officer)	Town and Country Planning (General Permitted Development) Order 2015



**TOWN PLANNING**



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**ARTICLE 4 DIRECTION  
 CONCERNING  
 THE DRIFT,  
 KESTON.**

Scale 1:2,500



29/05/15  
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Plan No. 5704

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Report No.  
DRR15/045

London Borough of Bromley

PART ONE - PUBLIC

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**Decision Maker:**        **DEVELOPMENT CONTROL COMMITTEE**

**R&R PORTFOLIO HOLDER FOR PRE-DECISION SCRUTINY BY  
THE R&R PDS COMMITTEE**

**Date:**                    **9 June 2015**  
                                  **24 June 2015**

**Decision Type:**        Non-Urgent                    Executive                    Non-Key

**Title:**                    **CONFIRMATION OF PROPOSED ARTICLE 4 DIRECTIONS  
BROMLEY TOWN CENTRE**

**Contact Officer:**        Mary Manuel, Head of Planning Strategy and Projects  
                                  Tel: 020 8313 4303    E-mail: mary.manuel@bromley.gov.uk

**Chief Officer:**        Chief Planner

**Ward:**                    Bromley Town;

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1. This report asks Members to consider the confirmation of the proposed Article 4 Directions for three areas of Bromley Town Centre shown on the attached map on the basis that it is expedient to do so to avoid harmful impacts upon the local economy. These were advertised as three separate non –immediate Article 4 Directions in July last year, with the intention that they should not come into effect before 31<sup>st</sup> July 2015. The responses to the consultation should be taken into account.
  2. The effect of the Directions would be that a change of use from Office (Use Class B1(a) to Residential (Use Class C3) will require planning permission removing the ‘permitted development rights’ under Schedule 2 of the GPDO 2015.
- 

### **3. RECOMMENDATION(S)**

- 3.1 That Development Control Committee endorses the confirmation of the Directions on the basis that it is expedient to restrict the change of use from offices to residential in parts of Bromley Town Centre as set out in the report.**
- 3.2 That members refer the matter to the R&R PDS Committee and that the Portfolio Holder for Renewal and Recreation:**

**3.2 a) Confirms the Article 4 Direction to remove the Permitted Development of Class J (now O) to come into effect on 1<sup>st</sup> August 2015 for the Bromley North Area as shown on the attached map.**

**3.2 b) Confirms the Article 4 Direction to remove the Permitted Development of Class J (now O) to come into effect on 1<sup>st</sup> August 2015 for the London Road area as shown on the attached map.**

**3.2c) Confirms the Article 4 Direction to remove the Permitted Development of Class J (now O) to come into effect on 1<sup>st</sup> August 2015 for the Bromley South Area as shown on the attached map.**

### Corporate Policy

1. Policy Status: Existing Policy
  2. BBB Priority: Vibrant, Thriving Town Centres
- 

### Financial

1. Cost of proposal: Estimated Cost None expected.
  2. Ongoing costs: Non-Recurring Cost
  3. Budget head/performance centre: Planning
  4. Total current budget for this head: £2.144m
  5. Source of funding: Existing revenue budget 2015/16
- 

### Staff

1. Number of staff (current and additional): 65.22 FTEs
  2. If from existing staff resources, number of staff hours:
- 

### Legal

1. Legal Requirement: Statutory Requirement Non-Statutory - Government Guidance None:  
Further Details
  2. Call-in: Applicable Not Applicable: Further Details
- 

### Customer Impact

1. Estimated number of users/beneficiaries (current and projected):
- 

### Ward Councillor Views

1. Have Ward Councillors been asked for comments? Yes No Not Applicable
2. Summary of Ward Councillors comments:

### 3. COMMENTARY

- 3.1 It is the General Permitted Development Order 2015 which provides the mechanism, known as an "Article 4 Direction", which enables local planning authorities, in certain circumstances, to withdraw permitted development rights. The non-immediate" Direction route used which entails the local planning authority giving 12 months' notice of the intention to confirm an Article 4 removes the potential of liability for compensation for these Directions.
- 3.2 The procedure for making and confirming a Direction and giving notice is prescribed by planning legislation. Of significant importance is the power of the Secretary of State for Communities and Local Government, having been notified of the Direction, to cancel or modify the Article 4 Direction. Likewise, the local planning authority can at any time cancel its own Direction.
- 3.3 In 30 May 2013 the government introduced a new permitted development right through Class J, Part 3 of Schedule 2 to the GPDO 1995, i.e. the right to change (permanently) from Class B1(a) office use to C3 residential use. The permitted development right was introduced for a period of 3 years but may be extended. Following the publication of a new version of the Order (the Town and Country Planning (General Permitted Development) Order 2015) this is now Class O, Part 3 of Schedule 2 to the new Order. The content of this Part has not altered from the previous (amended) version of the Order
- 3.4 Following reports to Development Control Committee (DCC) in October 2013 and the R&R PDS in January 2014 the Portfolio Holder for Renewal and Recreation agreed the making of non-immediate Article 4 Directions for three areas within Bromley Town Centre. These are shown on maps in Appendix 1 and comprise Bromley South, Bromley North West and Bromley North East. These areas cover a small proportion of the town centre The non-immediate Article 4 confirmed that it would not come into effect prior to 31<sup>st</sup> July 2015.
- 3.5 This report seeks authority to confirm the Article 4 Directions which would, on coming into effect, require a formal planning application to be determined for any such office to residential change of use.
- 3.6 The Council undertook consultation on the proposed Article 4 Directions with notices in the local press, information on the Council's website, publicity in the Council's business e-bulletin circulated to approximately 3,000 businesses, and via the Bromley Economic Partnership.
- 3.7 Site notices were placed in each of the areas between 22<sup>nd</sup> and 27<sup>th</sup> May and letters sent out 28<sup>th</sup> May 2014 to all known offices in the areas. Consultation ran until 31<sup>st</sup> July 2014, exceeding the six week statutory period.
- 3.8 The Council notified the Secretary of State for Local Communities and Government. Subsequently the Council was contacted by the National Planning Casework Unit of the Department for Communities and Local Government (DCLG), who provided an opportunity for the Council to submit further evidence to support and justify the making of the Directions, with particular reference made to how they accord with the National Planning Policy Framework and associated guidance. The additional material submitted to DCLG by the Council is included as Appendix 1 of the report.
- 3.9 Unfortunately no response from DCLG has been received, despite officers having followed this up on many occasions. It is hoped that a response will be received by the time of the meetings, and an update will be provided. Should no response have been received the decision would have to be subject to no negative comments being received from the Secretary of State.



- 3.10 Only one objection was received within the Bromley North West area on behalf of the Cystic Fibrosis Foundation, and none from the other two areas. Several enquiries were made seeking clarification of the extent of the areas affected and the implications of the Article 4 Directions. These were not followed by written representation.
- 3.11 Representations were made with regard to the Article 4 Directions to not remove any Prior Approvals for change of use from office to residential given prior to the commencement of the Article 4 Direction. This would have been a consideration for the Council, however, the GPDO amendments in March 2015 mean that an Article 4 Direction cannot prevent the carrying out of development which has Prior Approval before the date the Article 4 Direction comes into force. Therefore these representations are not relevant to the Portfolio Holder's considerations.

**Table 1 Summary of responses received to consultation**

Respondent	Address	Comment	Proposed Area	Officer Comment
Suburban Studios	11 London Road	Seeking amendment to proposed Article 4 to exclude Prior Approvals	Bromley North West	2015 GPDO amendments address this concern
Cystic Fibrosis Trust	11 London Road	Objection to proposal	Bromley North West	Cystic Fibrosis Trust have moved out of the borough and no longer have an interest in this property
TP Bennett	Crosby House, Elmfield Road	Seeking amendment to proposed Article 4 to exclude Prior Approvals	Bromley South	2015 GPDO amendments address this concern

- 3.12 The Planning Policy Team have monitored the impact of the new permitted development rights Table 2 shows the total amount of office floorspace with Prior Approval to change from office to residential use in Bromley Town Centre (BTC). Floorspace and units approved for PD do not include floorspace and units of PD applications that have been implemented post January 2015.
- 3.13 BTC accounts for approximately 43% of all office floorspace in PD applications that have been approved, 17% of which have been implemented. Of this, there is an equal split in the tenancy of floorspace; 49% is currently occupied, whilst 51% remains vacant. Within the Town Centre, the majority of the floorspace approved for PD has not been implemented. The GPDO requires that these need to be complete by the end of May 2016 for the Prior Approval to be valid.
- 3.14 However, these figures are disproportionate. Of all PD applications in BTC, just under half fell within proposed Article 4 Direction boundaries. Of these, the majority of floorspace approved for PD is currently occupied, with an average vacancy rate of only 1%. As there is a significantly high occupancy rate in these areas, it is important to reduce the risk of an adverse

impact on buildings within these boundaries as to safeguard a good supply of quality office space in the Town Centre.

**Table 2 Summary of Prior Approvals granted and implemented June 2013 – January 2015**

	Total (Sqm)	Vacant (Sqm)	PD Approved (Sqm)	Vacant Approved (Sqm)	Approved Units	PD Implemented (Sqm)	Implemented Units
<b>Bromley Town Centre</b>	226,242	31,799	15,450	7,897	258	2,308	38
Article 4 Direction Areas:							
<b>Bromley North-East</b>	13,479	2,464	781	0	9	580	11
<b>Bromley South</b>	48,074	2,686	4,689	185	96	0	0
<b>Bromley North-West</b>	9,826	1,334	1,271	0	25	0	0
<b>Rest of Borough</b>	124,967	27,088	21,527	11,280	255	1,838	39

### Compensation

- 3.15 Local planning authorities are in principle liable to pay compensation to landowners who would have been able to develop under the PD rights that an Article 4 Direction withdraws, if they:
- 3.16 Refuse planning permission for development which would have been permitted development if it were not for an Article 4 Direction;
- 3.17 Grant planning permission subject to more limiting conditions than the GPDO would normally allow, as a result of an Article 4 Direction being in place. Compensation may be claimed for abortive expenditure or other loss or damage directly attributable to the withdrawal of PD
- 3.18 However, it is unlikely that compensation is payable in this instance as 12 months' notice of withdrawal of the Permitted Development Rights was given.

## **4. POLICY IMPLICATIONS**

- 4.1 The Article 4 Directions are in line with the UDP policies to protect offices, the BTCAAP policies and the emerging Local Plan policies as set out in the Draft Policies and Designations stage of the Local Plan.

## **5. FINANCIAL IMPLICATIONS**

- 5.1 Advice on compensation is set out above. In summary, because the Council issued a 12 month non-immediate Directions under Article 4, it is unlikely that any compensation claims will be payable.
- 5.2 Any applicants for planning permission which would have previously been permitted, prior to an Article 4 Direction removing permitted development rights, are entitled to apply for planning permission without paying the usual planning application fees. The Article 4 Direction is therefore likely to lead to an increase in the number of planning applications for which planning

application fees will not be applicable. However, this is not expected to generate many additional applications.

## 6. LEGAL IMPLICATIONS

- 6.1 Government guidance now confirms that “Whereas before April 2010 the Secretary of State confirmed certain article 4 directions, it is now for local planning authorities to confirm all article 4 directions (except those made by the Secretary of State) in the light of local consultations”. The Secretary of State does, however retain the power to make a direction modifying or cancelling most Article 4 directions at any point.
- 6.2 There has been no substantive comment from the Secretary of State despite their having been notified in accordance with the legislative requirements, and a number of reminders pressing for comment. The main issue which concerned some consultees, namely the position of existing Prior Approvals, has now been addressed by the new GPDO.
- 6.3 If members decide to confirm the Direction whilst still awaiting final comments from the Secretary of State, they should be aware that the Secretary of state has the ability to modify or cancel it at a future date.

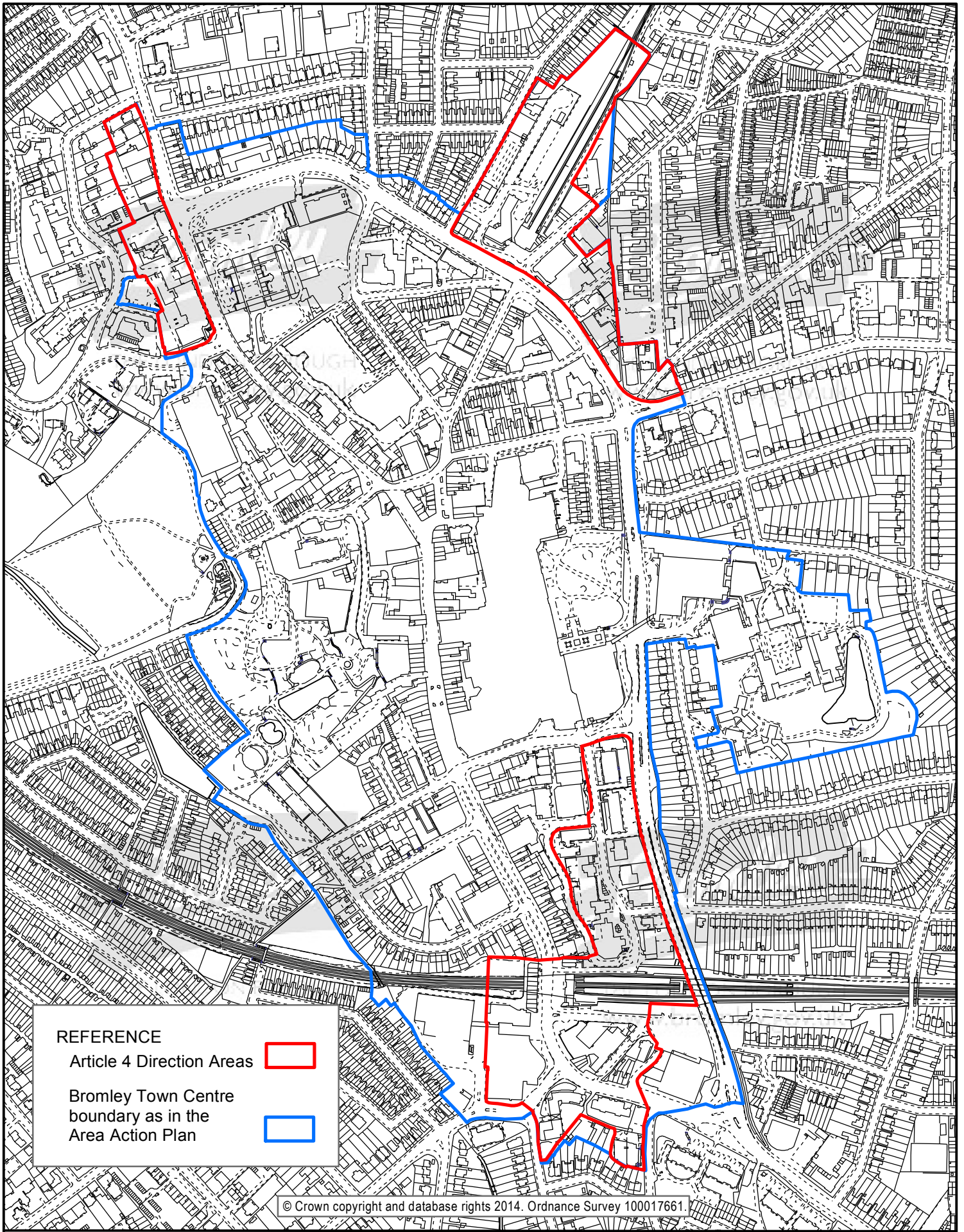
## Appendices

Map showing Article 4 Direction Areas

Further Information provided to the Secretary of State 2014

<b>Non-Applicable Sections:</b>	Personnel Implications
Background Documents: (Access via Contact Officer)	Town and Country Planning (General Permitted Development) Order 2015 DRR 13/055 Development Control Committee 9/4/13 'Proposed Permitted Development Rights for change of use from Commercial to Residential – Response to Government request for exemptions DRR13/124 DCC 8/10/13 'Change of use from offices to residential in parts of Bromley Town Centre – Proposed Non-Immediate Article 4 Direction. DRR 14/013 R&R Portfolio Holder for pre-decision Scrutiny by the R&R PDS Committee

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**TOWN PLANNING**

**ARTICLE 4 DIRECTION  
 CONCERNING  
 LAND AT  
 BROMLEY TOWN CENTRE.**



JIM KEHOE  
 CHIEF PLANNER,  
 CIVIC CENTRE, STOCKWELL CLOSE,  
 BROMLEY, KENT,  
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Scale 1:6,000



16 ~~Page~~ 93 Plan No. 4825

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## **Additional Information to Support Article 4 Directions in Bromley Town Centre**

### **1. Summary**

The B1 (a) to C3 Article 4 Directions proposed by LB Bromley relate to three discrete and targeted areas within Bromley Town Centre.

The Council sought exemption in February 2013 to the, then, proposed permitted development right for the whole of Bromley Town Centre and the borough's business areas – a total area in the region of 150 hectares.

The current three small areas proposed total only just over 13 hectares, including railway land and roads.

The Council is seeking the Article 4 Directions to support the local economy and help ensure that the Borough has the office floorspace required to accommodate the forecast business and employment growth within the Borough, and maintain and enhance Bromley Town Centre's role as a Metropolitan Town Centre.

The three areas comprise, on the whole, the more modern and up to date office accommodation within the Town Centre (and the Borough), and certainly the most accessible, being close to the transport interchanges at Bromley North and Bromley South Stations.

The Council's saved UDP policies and the Bromley Town Centre Area Action Plan (BTCAAP) (2010) aim to retain offices. The BTCAAP proposed the NW area, and most of the Southern area as Business Improvement Areas. The Draft Policies and Designations stage of Bromley's Local Plan has extended the Bromley South Business' Improvement Area, and added Bromley North as a new Business Improvement Area given the quality of the stock, proximity to key transport interchanges, and their role in supporting not just the Town Centre but also the Borough's economy as stock elsewhere is lost.

In the first year of B1a to C3 permitted development rights being in operation the Council received 48 applications for prior approval, 37 were approved within the timescale which could provide 165 homes, and result in a loss of 12,100sqm of office floorspace.

The Council considers the Article 4 Directions important in managing the loss of office floorspace within these sensitive areas, and provide for the forecast increase in office employment as part of the sustainable future of the town centre and the Borough.

### **2. The Three Proposed Areas**

#### ***A Bromley Town Centre North West***

This area forms the London road Business Improvement Area within the Bromley Town Centre Area Action Plan.

*B Bromley Town Centre North East*

This area surrounds and includes the Bromley North station area; with most of it forming an area which is anticipated to be a significant site allocation within the Local Plan (it was a proposed Opportunity Site in the BTCAAP).

The BTCAAP identifies London Road (Area 1) and Bromley South (a smaller version of Area 3) as Business Improvement Areas.

*C Bromley Town Centre South*

The section North of Bromley South Station is designated a Business Improvement Area within the BTCAPP. However, a review of part of the preparation of the Local Plan proposes extending the BIA South to include the area with a significant number of existing offices, and within a few minutes' walk of Bromley Town Centre. The whole of the southern area is recognised as the section of the Town Centre most appropriate for large scale office development.

**Market Context and need to Retain Offices within Bromley Town Centre**

Bromley commissioned DTZ's '@LB Bromley Retail, Office, Industry, and Leisure Study' (2012). This highlighted an indicative total floorspace requirement within the Borough for offices of 106,500sqm for the period to 2031 (based on the 2011 London Plan employment projections). The evidence base for the draft Further Alterations to the London Plan shows Bromley with a lower base employment level but a higher rate of employment increase and therefore the requirement for a similar large amount of additional office accommodation remains.

Bromley Town Centre has relatively high residential values. For example, when the remaining residential units in the scheme currently under construction at Westmoreland Road are marketed, it is expected that asking prices will be in the region of £500 per sq. ft. This compares with office values for existing stock of around £160-£190 per sq. ft.

The commercial market has and continues to improve as the economy moves out of recession with employment higher than forecast.

The Council identified mixed use potentially including office at key sites within Bromley Town Centre Opportunity Site C Bromley Old Town Hall. It is anticipated that this will be refurbished/redeveloped for hotel and residential uses and Opportunity Site L which has planning permission for offices/residential has been purchased by the Education Funding Agency for a free school. This places greater emphasis on existing offices within the Town Centre to be retained to accommodate the growth in the economy and employment.

**3. Impact of New Permitted Development Rights to change to housing use**

The Council has a current five year housing land supply paper showing it meets the current London Plan housing targets for the Borough.



In the first twelve months of the new PD rights to change from B1a to C3 the Borough has:

- Received 48 applications
- Approved 37 applications which could provide 165 homes, and a loss of 12,100sqm of offices
- 3 withdrawn
- 2 appeals received

The applications of Prior Approval cover most parts of the Borough, as shown on the attached maps. As the Council is seeking Article 4 Directions for a very small part of Bromley Town Centre, the PD rights will continue for other areas of the BTC and the other parts of the Borough. It is anticipated that PD will therefore continue to provide a significant number of homes within Bromley. The Article 4 Direction is to seek the ability for the Council to manage the loss within the proposed Business Improvement Areas, and enable the Town Centre to perform effectively its office employment function which is important to the sustainability and the viability and vibrancy of Bromley Town Centre.

The commercial attractiveness of residential use is demonstrated by the number of prior approvals. The new permitted development rights will preclude Bromley Town Centre from effectively fulfilling its function, and accommodating the much needed office floorspace the economy requires.

#### **4. The Plan and Development Management Policy Context**

##### Saved UDP Policies and BTCAAP

Most of the UDP 2006 policies were 'saved' in 2009. This includes:

##### Office Development

**EMP1** – This identifies where large new office development is appropriate. This includes Bromley Town Centre.

**EMP2** – Requires development to be accessible areas, and not impair the shopping functions of the town centres.

**EMP3** – This policy states that:

“the conversion or redevelopment of offices for other uses will be permitted only where:

- i) it can be demonstrated that there is no local shortage of office floorspace and there is evidence of long term vacancy despite marketing of the premises; and
- ii) there is no likely loss of employment resulting from the proposal.

It is policy EMP3 which is the key policy which would be used to assess a change of use from office to residential use in the areas covered by the Article 4 Direction once in place.

### **BTCAAP Policy BTC5 Office Development seeks to retain existing office uses**

The Council will seek to retain existing office uses and to maximise the opportunities for new employment generating activity through the development of around 7,000sqm (gross) of additional business floorspace (Class B1) on Opportunity Sites A and C.

With the exception of changes of use which may be permitted in the Bromley North Village Improvement Area under Policy IA1, development proposals resulting in the loss of B1 office floorspace will only be acceptable if the office floorspace is re-provided as part of the redevelopment of the site.

The Council will achieve these policy aims through promoting the development of the Opportunity Sites identified in the Plan and improvements to existing premises and facilities in the Business Improvement Areas on the Key Diagram to create a high quality business environment. (Relevant policies EMP1 & EMP2 of UDP (2006) and 3B.1, 3B.2, 3B.3, 3D.1, 3D.2, 3D.3 of Consolidated London Plan (2008).

#### *Emerging Local Plan*

The Council is preparing its Local Plan, and consulted on the 'Draft Policies and Designations' document in February – March 2014.

**Draft Policy 9.1** identifies three strategic priority areas for economic growth. This includes Bromley Town Centre.

#### **Draft Policy 9.5 Business Improvement Areas (BIAs)**

The Council will seek to manage and improve the supply of high quality office floorspace in Bromley Town Centre through designating the following as Business Improvement Areas (BIAs):

- i. Bromley South BIA
- ii. Bromley North BIA
- iii. London Road BIA

Redevelopment of proposals resulting in the loss of B1 office floorspace or which compromises the primary function of the BIA will not be permitted. The Council will work with businesses to secure quantitative and qualitative improvements to premises and facilities in these areas to ensure a good supply of high quality office accommodation.

These three areas are coterminous with the proposed Article 4 Direction.

#### **Draft Policy 9.6 Large Office Development**

Proposals for office floorspace (greater than 2,000sqm) will be directed to the Business Improvement Areas (BIAs) as part of the employment growth plans for Bromley Town Centre.

### **Draft Policy 9.8 Office Change of Use/Redevelopment Outside Business Improvement Areas (BIA)**

Proposals for change of use or redevelopment of purpose-built large offices outside of the Business Improvement Areas will be considered based on the following criteria:

- i. demonstration of lack of demand for office floorspace marketing evidence over an 18 month period.
- ii. it would not be feasible and/or viable to refurbish, renew or modernise the offices in order to meet the current requirements of occupiers. This should be demonstrated through marketing evidence and an independently validated viability assessment.
- iii. it would not be feasible and/or viable to adapt the office floorspace as smaller business units to meet demand from small businesses. This should be demonstrated through marketing evidence and an independently validated viability assessment.
- iv. re-provision of employment floorspace as part of a mixed use scheme assessment.

The independently validated viability assessment should address the feasibility and economic viability of refurbishing, renewing or modernising larger office buildings for use as smaller B1 units. It should be produced by a qualified person familiar with the local market for business premises. The Council may seek independent validation of the report in order to assess the quality of the evidence provided.

The redevelopment of offices will be supported if the quantity of original B1(a) floorspace is replaced or increased as part of the development (or elsewhere within the immediate area).

The aim of the Council's office policy approach is to safeguard sufficient land for office based employment in the most appropriate locations, in particular the proposed Business Improvement Areas proposed for the Article 4 Directions.

### **5. Consultation**

Consultation on the Draft Policies and Designations stage of the Local Plan preparation did not receive any objections to the Business Improvement Areas, or the draft office policy.

Consultation with regard to the Article 4 Directions has included:

- Site notices for each area, appropriately located
- Letters sent to known addresses within each of the proposed areas
- Information available at the Borough's Bromley Business Event on 18<sup>th</sup> June
- Public notices in the local papers

To date there have been no objections to the proposed Article 4 Directions. There have been half a dozen enquiries seeking clarification of the implications of a Direction.

Consultation started in the last week of May and runs until July 31<sup>st</sup> 2014, exceeding the required six week period.

## **6. Background documents**

- UDP saved policies  
[http://www.bromley.gov.uk/downloads/file/213/expired\\_udp\\_policies-july\\_2009](http://www.bromley.gov.uk/downloads/file/213/expired_udp_policies-july_2009)
- BTCAAP  
[http://www.bromley.gov.uk/downloads/download/194/bromley\\_town\\_centre\\_area\\_action\\_plan](http://www.bromley.gov.uk/downloads/download/194/bromley_town_centre_area_action_plan)
- Draft Policies and Designations Document  
<http://www.bromley-consult.objective.co.uk/portal/lpdpd/lpdpdc>
- DTZ Report (2012) (“Retail, Employment and Leisure”)  
[http://www.bromley.gov.uk/site/scripts/google\\_results.aspx?q=DTZ+Report+2012](http://www.bromley.gov.uk/site/scripts/google_results.aspx?q=DTZ+Report+2012)
- Michel Rogers (2014) BTC Offices Report  
[http://www.bromley.gov.uk/downloads/file/1854/bromley\\_town\\_centre\\_office\\_market\\_study\\_2013](http://www.bromley.gov.uk/downloads/file/1854/bromley_town_centre_office_market_study_2013)

Report No.  
DRR15/065

London Borough of Bromley

PART ONE - PUBLIC

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**Decision Maker:** RENEWAL AND RECREATION POLICY DEVELOPMENT AND SCRUTINY COMMITTEE

**Date:** Wednesday 24 June 2015

**Decision Type:** Non-Urgent                      Non-Executive                      Non-Key

**Title:** TOWN CENTRE MANAGEMENT UPDATE REPORT - JUNE 2015

**Contact Officer:** Martin Pinnell, Head of Town Centre Management and Business Support  
Tel: 020 8313 4457    E-mail: martin.pinnell@bromley.gov.uk

**Chief Officer:** Executive Director of Environment & Community Services

**Ward:** (All Wards);

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1. Reason for report

Members have requested a regular update on Town Centre Management and business support activities. This report covers activities which have taken place April to June 2015, and also summarises the priorities for the period until end of September 2015.

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2. **RECOMMENDATION(S)**

Members of the Renewal and Recreation PDS Committee are asked to:

- 2.1 **Note the key developments and activities within the Town Centre Management and Business Support Team summarised in APPENDIX 1 of this report.**

## Corporate Policy

1. Policy Status: Existing Policy
  2. BBB Priority: Vibrant, Thriving Town Centres
- 

## Financial

1. Cost of proposal: Estimated Cost for 2015/16: £420k
  2. Ongoing costs: Recurring Cost £60k
  3. Budget head/performance centre: Town Centre Management & Business Support
  4. Total current budget for this head: £420k as detailed in 5.1
  5. Source of funding: Existing revenue budget 2015/16 (including £13k earmarked as support grant for the Orpington BID), funding from earmarked reserves, GLA funding, New Homes Bonus and S106 funds
- 

## Staff

1. Number of staff (current and additional): 3
  2. If from existing staff resources, number of staff hours:
- 

## Legal

1. Legal Requirement: Non-Statutory - Government Guidance
  2. Call-in: Applicable
- 

## Customer Impact

1. Estimated number of users/beneficiaries (current and projected):
- 

## Ward Councillor Views

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

### 3. COMMENTARY

#### Introduction

- 3.1 The Town Centre Management (TCM) and Business Support service in Environment and Community Services exists to maintain and enhance the competitiveness, attractiveness and vibrancy of the borough's town centres – and to support businesses across the borough. This involves working closely with town centre businesses, both directly and through business and traders groups, the Orpington BID, and with other key town centre occupiers and service providers. The resources for the service are derived not only from Council budgets but also from income from business donations and sponsorship. Highlights of the TCM and Business Support work programme in Quarter 1 of 2015/16 is provided as **APPENDIX 1**.
- 3.2 The proposed work programme for the Town Centre Managers during the remainder of 2015/16 will continue to involve a wide range of duties ranging from facilitation of some public events through to day to day assistance to town centre occupiers. The priorities for the next quarter are outlined in **APPENDIX 1**.
- 3.3 One of the key priorities for the TCM and Business Support service has been and continues to be the development of Business Improvement Districts (BIDs) in town centres. As Members are aware the Council has agreed to fund a project to introduce a BID to Bromley Town Centre, the bulk of this in the form of a grant to the Bromley BID Working Group and has also been successful in jointly bidding for an additional £20k of funding from the GLA to support the establishment of the BID. Although there is a summary of progress for the BID project provided in the appendix, Members are reminded that the outline Bromley BID Proposal is the subject of a separate report on the same agenda.

### 4. POLICY IMPLICATIONS

The work of the Town Centre Management & Business Support Team has as its primary focus the delivery of the Council's Building a Better Bromley priority of encouraging and sustaining Vibrant Thriving Town Centres.

### 5. FINANCIAL IMPLICATIONS

- 5.1 The activities of the Town Centre Management and Business Support Team are resourced through various funding streams, summarised as follows:

#### Funding available for TCM and Business Support Activities

Funding type	£'000
Town Centre Management Initiative Fund	60
Grant to Orpington BID	13
S106 contributions - earmarked for Beckenham and Elmers End	48
S106 contribution - earmarked for Bromley Markets Review project	25
Earmarked reserve for Bromley BID project	110
GLA grant for Bromley BID project	20
Earmarked Reserve re Local Parade improvements	44
New Homes Bonus	75
GLA - High Street Funding	25
<b>Total</b>	<b>420</b>

<b>Non-Applicable Sections:</b>	Legal, Personnel
Background Documents: (Access via Contact Officer)	[Title of document and date]



### 1. Summary of activities April to June 2015/16

#### 1.1 Business Improvement Districts

- i. The **Bromley BID Working Group**, with the help of Central Management Solutions (CMS), has now completed the Planning Stage of the BID set up process. This built upon the findings of the Feasibility Stage consultation survey of 11% of the businesses by undertaking a much more wide ranging consultation with at least 45% of all business rates payers that are likely to be eligible to vote. As with the feasibility stage, the purpose of the Planning survey was not to ask whether the businesses are in favour of a BID but to understand what issues are important to them and, based on the themes arising from the feasibility study, start to develop the project themes the proposed BID will deliver. At the end of the Planning Process CMS provided a report to the BID Working Group to present the findings and the proposed Outline BID Proposal including the proposed BID levy rules (defining who has to pay and how much) and the key themes for delivery. The Outline Proposal and the legal agreements accompany a report on the Bromley BID which is to be discussed by the Council's Executive on 15 July, but which is to be pre-scrutinised by the R&R PDS Committee on 24 June. The Executive is being asked to agree in principle that a ballot is held for Bromley BID but also to delegate authority to the Portfolio Holder for R&R to review the final version of the BID Proposal in order to authorise the Ballot Holder to run the ballot.
- ii. In parallel with the Planning work, CMS have been working with Council officers to draft the key legal agreements which will underpin the future relationship between the Council and the BID – namely the Operating Agreement and the Baseline Agreement.
- iii. Once the approval from the Executive is agreed, the BID Working Group, with assistance from CMS, will be working to undertake more in-depth consultation with businesses to tease out the detail of the BID delivery programme and finalise the BID Proposal document which will be submitted formally to the Council by 1 September. They will also be working to enhance and develop the database of business rates payers for the town to arrive at a voter list which can be used to run the postal ballot, which will run for a month and have closing date of 5 November. If successful at ballot the Your Bromley BID will start operation in April 2016.

- iv. The Council continues to maintain direct contact with the **Orpington 1st BID** Board through the attendance of non-voting members Cllr William Huntingdon-Thresher and the Head of Town Centre Management & Business Support. Recent highlights of the BID programme include:
- Launched the Orpington 1<sup>st</sup> Business Forum – to provide a regular networking and engagement opportunity for Orpington’s businesses community, filling a gap left by the winding up of the Orpington Business Forum.
  - Clean up and Green up days – getting businesses and the community involved in improving the street scene. Orpington 1<sup>st</sup> has also supported additional floral displays in the High Street.
  - Organising a continental market in mid-June
  - Developing a new business support programme and pop up market which will be funded through the High Street Fund and New Homes Bonus – in partnership with the Council.

## **1.2 Local Parades Improvement Initiative Fund**

Since the start of the Local Parades programme (in 2012/13) £211k has been spent or committed on projects in various locations. An additional £39k remains to be spent, £26k of which has already been allocated to projects. However, a number of projects agreed for some locations were not possible to complete due to a variety of factors beyond our control. Therefore revised applications are expected for Coney Hall, Sundridge Park and Hayes Street. Key contacts in those locations have been written to requesting revised applications before end of June. Where no suitable projects are put forward in these locations the under spend will be re-allocated to the overall project budget to enable further areas to bid.

## **1.3 Bromley town centre**

The Bromley Town Centre Manager is nearing the end of a review of the operation, location and offer of the town’s 3 day market with the assistance of a specialist markets consultancy. Market Research was undertaken to understand the attitude of shoppers, businesses and traders to the market and possible changes. The outcome of the review and options for the future shape, location and operation of the market form part of the overall design parameters for Public Realm work for the central pedestrianised area of Bromley, being led from within the Council’s Renewal Team (reported elsewhere on this agenda). Consultation on the initial design proposals for

the public realm is taking place over the summer. It is expected that the options for the future of the market will be provided to Members for decision alongside the Public Realm design proposals during autumn 2015.

During the past quarter the Town Centre Manager has also:

- Continued to engage with key businesses and stakeholders in the town centre, supported networking events and maintained the regular monthly communications to local businesses.
- Provided ongoing support to the BID Working Group, particularly with recruitment of new members of the BID Working Group, business surveys, collating information for the baseline agreement and communications to local businesses.
- Provided communications to businesses regarding the Widmore Road public realm improvements.
- Coordinated a meeting with Police, Licensing and businesses to discuss the late night economy issues and how to approach the management of the evening economy in a sustainable manner.
- Developed projects for High Street Fund bid with the Bromley North Village Town Team
- Carried out soft market testing for a possible 'Summer at the Hill' Car Park event
- Coordinated communications to businesses regarding the Shop Safe Radio system upgrade to digital Provided communications to businesses regarding the external cladding and the chiller replacement works for the Central Library building
- Undertook some exploratory discussions with providers about possible public wifi in the main Town Centres
- Developed consultation plan with colleagues in Town Centre Renewal for the Public Realm improvements to the pedestrian area.

#### **1.4 Beckenham town centre**

The Town Centre Manager continues to support the Town Centre Team and the Beckenham Member Working Group in the delivery of a programme of improvements and engagement.

During the past quarter, the Town Centre Manager has also:

- Continued to coordinate the development of the Purple Flag project - which is about developing a programme to promote improvements to safety in the

evening economy in partnership with colleagues in Public Protection, licenced premises and other partners (e.g. Street Pastors) Building the portfolio of activity and measurements for Submission in October.

- Involved in the upgrade of the Shop Safe radio system from analogue to digital, using this opportunity to promote Purple Flag with radio users.
- Incorporated the Safer neighbourhood meetings to follow on after the TCT meetings to encourage better participation and reduce the number of meetings.
- TCM Monthly E-Newsletter now sent out via the Beckenham Business Association (BBA) web site
- Supported the BBA in outreach to retailers. The three main retailers Waitrose, Marks and Spencer and Sainsbury are now members. Waitrose continue to provide free meeting facilities Sainsbury and Marks and Spencer are donating in the way of food tastings at local events and the market.
- Supported the successful market on Beckenham Green on 16<sup>th</sup> May.
- Worked with the town team on the alleyway improvement project following the successful £20K bid to the high street Fund.

## 1.5 Penge town centre

The Town Centre Manager continues to support the Penge Traders Association and the Penge Town Centre Team. During the past quarter the Town Centre Manager has:

- Delivered a very successful Spring Event on 21<sup>st</sup> March which included a street market and entertainment. Businesses and local organisations were involved, providing equipment and sponsorship.
- Worked in partnership to deliver a clean up event which took place on Sunday 31<sup>st</sup> May sponsored by McDonalds. Over 40 volunteers took part across a wide ranging age group.
- Worked closely with the organisers of the Penge Festival to install 16 lamp column banners to promote the event. Grant funding to support enhancements has also been provided to the organisers of the Festival as agreed after the March R&R PDS Committee.
- Liaised with the developer of the former police station regarding scaffolding and CCTV issues and sponsorship opportunities.

In addition the Beckenham & Penge Town Centre Manager has led on the procurement process for procurement of Christmas lights and installation services in towns across the borough with a budget of £27k as agreed after the last R&R PDS Committee. A request for quotations has been dispatched via the London Tenders Portal.

## 1.6 Business Support Programme

- i. The New Homes Bonus allocation for the Borough has enabled the development of some new business support initiatives for Orpington and Penge town centres. In Orpington the New Homes Bonus allocation of £100k to business support and enabling projects has been augmented by the further allocation of £25k of capital funding from the High Street Fund. It is intended that the full programme of business support is delivered in partnership with the Orpington 1<sup>st</sup> BID. Interventions include working with the college to assist students to start their own businesses, workshops to assist parents to return to work or self-employment, seminars and mentoring to help existing businesses grow, digital high street initiatives and provision of new trading platforms through the running of a new pop up market. By early July it is expected that the detail of these programmes will be finalised ready for launch in early autumn. It should be noted that the funds are to be released to the borough in accordance with a grant agreement with the GLA – and likewise the Council will be entering into a Service Level Agreement with the BID to minimise risk and ensure value for money in the operation of the schemes.
- ii. In Penge, discussions have been under way with the GLA about the best use of the funding (£50k) which may link business support initiatives in the town with the wider regeneration agenda for the Crystal Palace area. It is expected that the programme, to be consulted on with local businesses and the Penge Traders Association, will be defined and commissioned in the autumn – with delivery taking place until March 2017.
- iii. Town Centre Management has continued to work closely with various organisations to ensure that there continues to be a programme of support and networking opportunities for local businesses. The events are organised without any financial subsidy from the Council – but rely on offering third parties free use of space, promotion via our networks and officer time. Events taking place during the period include:
  - Joint event with the Institute of Chartered Accountants and Metro Bank on the theme of exploiting IT for growth
  - Bromley Business GrowthCLUB seminar on time management for business owners
  - Starting a series of free one to one mentoring sessions for existing or new business owners

- Bromley Means Business – Major event including exhibition, seminars, one to one advice sessions and networking took place on 16 June in the Great Hall at the Civic Centre
- iv. The bi-monthly Business e-Bulletin continues to be sent out every other month, with issues published in mid-January and mid-March. Additional interim emails ‘Bromley Business Extras’ are now also being sent out in-between times to promote Council supported business events and initiatives.
- v. An online Commercial Property Database for the borough has been commissioned and is now available on the Council website.

## **1.8 Business and Traders Group liaison**

In addition to the main town centre activities, the Town Centre Management team has maintained links, providing support and advice where required to a number of traders and town centre groups across the borough. As discussed in 1.1 the Town Centre Management team maintains direct links to the Orpington 1<sup>st</sup> BID through both formal and informal meetings.

## 2. Key priorities for the Town Centre Management & Business Support Team from July to September 2015

The Town Centre Management & Business Support team's main priorities for this period will be:

- 2.1 Supporting the Bromley BID Working Group and CMS as it seeks to refine and finalise the BID Proposal, update the local business database and gear up for the Campaign stage of the process in the run up to a ballot starting in early October. Officers will also be involved in finalising the legal agreements and ballot arrangements during this period.
- 2.2 Continued support for and liaison with the Orpington 1<sup>st</sup> BID, especially as it seeks to develop a programme of business support funded by the New Homes Bonus and High Street Fund. The BID will also be supporting the Big O Festival in Priory Gardens on 4 July and organising a Cycle Mania event in September.
- 2.3 Support for the Beckenham Town Centre Team and the Beckenham Town Centre Working Group – meeting in early July – including assisting with public consultation on the major TfL-funded scheme for Beckenham. The TCM will also support the Town Centre Team in delivery of the High Street Fund alleyway improvement project. Consult with the Working Group on the final shape of the s106-funded interim improvement projects including stage cover and market infrastructure on Beckenham Green.
- 2.4 Drive forward the Purple Flag project to improve the safety of Beckenham's night time economy – including running a public awareness-raising event, public perception survey and preparation for submitting the final application for Purple Flag accreditation.
- 2.5 Work with the Renewal Team on development of proposals and public consultation for the Bromley pedestrianised area public realm improvements, including possible changes to the configuration of the market.

- 2.6 Continue to deliver the agreed projects for the Local Parades Improvement Initiative (LPII) or where the originally agreed projects have not been feasible, to obtain authorisations for the re-allocation of any unspent funding to other LPII projects.
- 2.7 Planning and delivery of a late summer event in Bromley, Markets on Beckenham Green in July & September and a special Penge Community event in late August.
- 2.8 Finalise arrangements for the delivery of the New Homes Bonus and High Street Fund business support programme for Orpington – in partnership with Orpington 1<sup>st</sup>. Work with the GLA on development of a business support project in Penge – funded by the New Homes Bonus.
- 2.9 Promotion of the new Bromley Commercial Property Database to agents and businesses.
- 2.10 Work with partner organisations to deliver a programme of support workshops and seminars for local existing businesses and start-ups, including the Business GrowthCLUB, ICEAW / MetroBank joint events and the Bank on Business Expo (16 September).
- 2.11 Maintain regular business communication channels and publications – including the business e-bulletin, website content, including a new Bromley Business Directory (for publication in late 2015). The team will continue to engage with businesses through attendance at various networking events, and also facilitate the Bromley Economic Partnership and the Commercial Property Agents Forum.



Report No.  
DRR15/066

London Borough of Bromley

PART ONE - PUBLIC

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**Decision Maker:** Renewal and Recreation PDS Committee

**Date:** 24<sup>th</sup> June 2015

**Decision Type:** Non-Urgent                      Non-Executive                      Non-Key

**Title:** TOWN CENTRES DEVELOPMENT PROGRAMME UPDATE

**Contact Officer:** Kevin Munnelly, Head of Renewal  
Tel: 020 8313 4519 E-mail: kevin.munnelly@bromley.gov.uk

**Chief Officer:** Marc Hume, Director, Regeneration and Transformation

**Ward:** All Wards

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**1. Reason for report**

1.1 To update Members on progress in delivering the Town Centres Development Programme.

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**2. RECOMMENDATION(S)**

**Members**

2.1 Note the progress on the delivery of the Town Centres Development Programme.

### Corporate Policy

1. Policy Status: Existing Policy: Bromley Town Area Action Plan
  2. BBB Priority: Vibrant, Thriving Town Centres:
- 

### Financial

1. Cost of proposal: N/A
  2. Ongoing costs: Non-Recurring Cost:
  3. Budget head/performance centre: Renewal and Capital Programme
  4. Total current budget for this head: £72k, £10m, £135k, £50k and £164k
  5. Source of funding: Town Centre Development Fund, Growth Fund, Investment Fund, S106 resources and TfL funding
- 

### Staff

1. Number of staff (current and additional): 3
  2. If from existing staff resources, number of staff hours:
- 

### Legal

1. Legal Requirement: Non-Statutory - Government Guidance:
  2. Call-in: Applicable:
- 

### Customer Impact

1. Estimated number of users/beneficiaries (current and projected): Borough-wide
- 

### Ward Councillor Views

1. Have Ward Councillors been asked for comments? Yes
2. Summary of Ward Councillors comments: Details of the comments will be raised at the meeting

### **3. COMMENTARY**

#### **Development Programme**

- 3.1 As agreed at R&R PDS on 1 April 2014 this report provides updates on only those individual projects where progress has been made.

#### **Site G: West of the High Street**

- 3.2 Work is progressing on the Site G programme. The design team are preparing options and a revised costing plan. The Council is committed to carrying out regular consultation with stakeholders and taking their views into consideration in the drafting of a development brief for the site. In support of this officers met with a range of local stakeholders, including the Friends of Site G, on 2nd June 2015 to help define the scope and form of an initial design workshop. Officers are currently putting in place the arrangements for this workshop which will now take place in early July 2015. Subject to a positive outcome and approval by the Council's Executive Committee it is anticipated that the development opportunity will be marketed in early autumn 2015.

#### **Site C: Town Hall**

- 3.3 Discussions are in progress with the Cathedral Group to resolve a range of issues arising from their submitted application for the new hotel and residential scheme which will then be reported to the earliest available planning committee.

#### **Bromley Central Area High Street Improvements**

- 3.4 The design team, Studio Egret West have completed the first stage of the design process for the improvement works and have undertaken all of the technical studies. They are currently preparing a series of concept options which will form the basis of an initial public consultation exercise which is due to take place in Bromley Town Centre on 27th June 2015. Copies of the consultation material will be circulated to the Committee prior to the 24th June meeting. The outcome of this consultation will feed into the final Stage C report due to be produced by September 2015. It is proposed that the outcome of this work is presented to the R&R PDS Committee for their consideration.

#### **Beckenham Major Scheme**

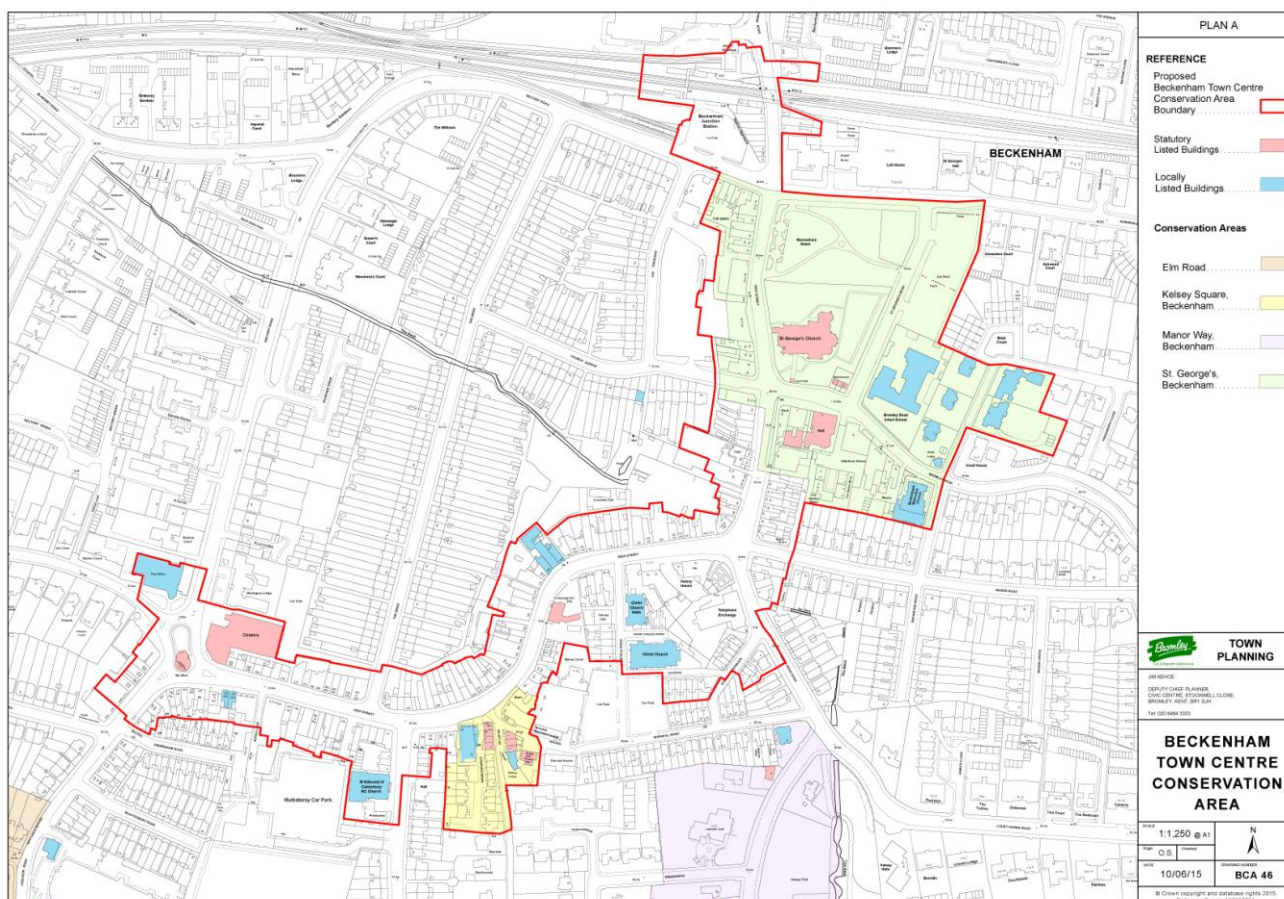
- 3.5 Following feedback from the Transport for London Urban Design review officers were encouraged to review the original scheme design with a view to expanding the scope of the scheme to focus improvements around key origin and destination points. These revised scheme drawings were the subject of a public consultation exercise which ran throughout March 2015. A summary of the consultation analysis is attached as Appendix 1. Officers are currently meeting with representatives from Transport for London to discuss the implications of the revised scheme on the current budget allocation. A verbal update on these discussions will be provided to the Committee on the evening of the meeting. This issue will also be discussed with the Beckenham Town Centre Working Party's next meeting on 2nd July 2015.
- 3.6 Work is also progressing on implementing a series of short term improvements funded from S106 contributions. These improvement works included the provision of infrastructure to support the market in Beckenham Green and a new cover for the band stand. It is proposed that options for these improvements will be also be presented to the BTCWP meeting on 2<sup>nd</sup> July for their consideration.

3.7 In relation to the Rectory Road/South Road Junction works the Highway's team has advised that all of the diversion works for both BT and UK Power were completed last month. Detailed design for the new road and signal layout is also now complete. The necessary documentation has now been submitted to Transport for London for their Network Assurance approval as the junction forms part of their Strategic Road Network. Subject to this approval it is anticipated that this junction improvement work could be commenced as early as July 2015.

### Proposed Beckenham Town Centre Conservation Area

3.8 On 10<sup>th</sup> June 2015, the Executive approved the adoption of a new conservation area named "Beckenham Town Centre Conservation Area" with the boundaries set out in Map 1 below (A larger version of this map is available in the Members Room). Owner/Occupiers within the affected area will now be notified of this new designation and a Conservation Area Statement will be prepared to give guidance to applicants and planners for the determination of planning applications.

Map 1: Beckenham Town Centre Conservation Area



### New Homes Bonus and High Streets Fund Update

3.9 Following the LEP approvals of the New Homes Bonus project proposals for Penge, Orpington, Biggin Hill and the Cray Business Corridor, the Council's Renewal Team are currently working with the GLA in drafting legal agreements for the delivery of these projects. The Council is also progressing with a procurement exercise utilising the GLA's ADUP Framework panels to appoint design teams for the production of design options for the Penge and Orpington schemes. These options will then be subject to consultation by

the full range of stakeholders before the production of the detailed final design and implementation.

- 310 Officers are working closely with Orpington 1st Bid Company to finalise a service level agreement which will govern the delivery of the business support aspects of the High Street Fund and New Homes Bonus Fund programme in the Walnuts Shopping Centre area.
- 3.11 Interviews have taken place for the appointment of project officers to run the NHB projects and it is anticipated that these new posts will be occupied by mid July 2015.
- 3.12 Regular update reports on the progress of these projects will be brought back to the Executive and Renewal & Recreation PDS Committees.

#### **4. POLICY IMPLICATIONS**

- 4.1 Work delivering the Town Centres Development Programme is entirely consistent with Policy Objectives set out in Building A Better Bromley 2011-2012 and the Renewal & Recreation Portfolio Business Plan 2013/14. The work of the Renewal team links to the Building a Better Bromley priorities by working towards the provision of Vibrant and Thriving Town Centres.

#### **5. FINANCIAL IMPLICATIONS**

- 5.1 A sum of £233k was set aside by Members to fund the Town Centre Development Programme, including Site G. To date £163.3k has been spent or committed, leaving a balance of £69.7k available to fund specialist advice for the remaining part of the process.
- 5.2 On 26<sup>th</sup> November 2014 the Executive approved the establishment of the Growth Fund and allocated £10m of reserves to this Fund. Within this sum, an amount of £2.7m was approved to purchase properties within the red line development site in Bromley as part of the Housing Zone Bid and up to £200k for specialist legal and development advice required to finalise a development agreement with a preferred partner.
- 5.3 At the 26<sup>th</sup> November Executive meeting, a sum of £135k was also set aside from the Investment Fund for Bromley Town Centre to meet the estimated feasibility costs of the proposed redevelopment programme. To date, nothing has been committed from this allocation.
- 5.4 The Council has been allocated a sum of £1.746m from the New Homes Bonus top-slice that has to be spent by the end of March 2017 and High Street Funding of £125k, supported by the GLA that needs to be spent by 31 March 2016.
- 5.5 The table below summarises the project expenditure for the two year period between capital and revenue: -

<b>Project</b>	<b>Capital £'000</b>	<b>Revenue £'000</b>	<b>Total £'000</b>
Penge Town Centre/Crystal Palace Public Realm scheme	746	200	<b>946</b>
Orpington Town Centre	525	100	<b>625</b>
Biggin Hill Aviation Technology & Enterprise Centre	0	150	<b>150</b>
Lagoon Road Industrial Estate Redevelopment	0	150	<b>150</b>
<b>Total</b>	<b>1,271</b>	<b>600</b>	<b>1,871</b>
<b>Funding</b>			
New Homes Bonus Top Slice Funding	1,146	600	<b>1,746</b>
GLA - High Street Funding	125	0	<b>125</b>
<b>Total Funding</b>	<b>1,271</b>	<b>600</b>	<b>1,871</b>

- 5.6 Officers will ensure that any improvements will result in no net increase in revenue costs for the Council for the Orpington and Penge public realm projects.
- 5.7 On 4<sup>th</sup> September 2014, the Portfolio Holder agreed that £50k of S106 funds from the Tesco, Croydon Road Beckenham development, could be used to fund Town Centre Management Initiatives in Beckenham, West Wickham, Penge and Elmers End. To date £1k has been spent on the Christmas lights in Penge and West Wickham.

## 6 LEGAL IMPLICATIONS

- 6.1 None for the purpose of this report

<b>Non-Applicable Sections:</b>	Legal and Personnel Implications
Background Documents: (Access via Contact Officer)	NA

# APPENDIX 1 - BECKENHAM TOWN CENTRE

## Summary of findings from consultation on concept designs

### Section 1 – Introduction

This note highlights the main findings from the recent consultation exercise run by Bromley Council in order to seek views on the concept designs for the Beckenham town centre public realm scheme. The consultation was held over the four week period from 2 to 27 March 2015. The consultation focused on the RIBA Stage 2 concept designs prepared by East Architects.

The remainder of the note is structured as follows:

- **Section 2** – summarises the **main objectives and key audiences** for the consultation exercise;
- **Section 3** – outlines the **consultation activities and events** that took place during the consultation period;
- **Section 4** – explains **how the Council has recorded feedback** from residents and key stakeholders during the consultation exercise;
- **Section 5** – highlights the **key findings** from the consultation exercise;
- **Section 6** – identifies the **main implications for the concept designs**; and
- **Section 7** – makes recommendations for the **dissemination of the key findings**.

The note includes the following appendices:

- **Appendix A** – Concept plans used for the public exhibition boards; and
- **Appendix B** – Consultation feedback form.

### Section 2 – Consultation objectives and key audiences

The main objectives for this consultation exercise were as follows:

1. To remind people of the overall scheme objectives and reinforce the shared ambition to deliver something very special in Beckenham town centre;
2. To explain the key elements of the concept design for the Beckenham town centre public realm scheme, including the provisional traffic modelling results;
3. To show what can be delivered given the funding that we currently have available for the scheme;
4. To show what could be achieved if we were able to secure additional funding for Beckenham;
5. To gather views and priorities from the local communities which will enable us to finalise the concept designs before moving to the next stage of design development; and
6. To explain what happens next and the overall timetable for delivering the improvements to the public realm in Beckenham town centre.

### ***Key audiences***

The consultation exercise was aimed at the following key audiences:

- Ward Councillors and other key elected Members;
- Businesses in Beckenham, especially those with a frontage on the High Street;
- Beckenham Town Team;
- Resident associations;
- Members of the public; and
- Transport for London as the key funding partner.

### ***Promotion of the consultation exercise***

The consultation exercise was promoted in the following ways:

- Bromley Council news releases issued in advance of and during the consultation exercise;
- Bromley Council website;
- Updates on social media;
- Letter circulated by e-mail to Beckenham businesses and other stakeholders;
- Leaflets which were hand delivered to all businesses on Beckenham High Street; and
- Leaflets which were hand delivered to all residential streets adjoining the High Street.

Although the consultation exercise was widely promoted in advance of the main activities taking place, we did receive some comments from residents who felt that they had not been given sufficient notice of the public exhibition in particular.

### **Section 3 – Consultation activities and events**

The consultation exercise included the following activities and events:

- **Public exhibition** – we held a public exhibition of the concept designs at Citygate Church from 11:30 am to 8 pm on Thursday, 12 March 2015. The exhibition was manned by staff from East Architects and from Bromley Council. There were a total of 128 visitors throughout the day, with many people staying for considerable periods of time to scrutinise the plans in detail and to discuss their views with staff;
- **Copers Cope Area Residents' Association AGM** – East Architects and Bromley Council attended the Copers Cope Area Residents' Association AGM on 18 March 2015. The audience of 75 people heard a presentation on the concept designs followed by a lively question and answer session; and
- **Beckenham Business Association** – East Architects and Bromley Council presented the concept plans to Beckenham Business Association meeting on 25 March 2015. The attendance was relatively light with only nine local businesses at the meeting. Even so, the discussion which followed the presentation generated some very valuable feedback.



## Section 4 – Recording feedback

The consultation exercise generated a rich range of valuable feedback on the concept plans for Beckenham High Street. We have recorded feedback received in the following ways:

- **Conversations at consultation events** – we have reflected the views expressed during conversations and the formal question and answer sessions at the main consultation events;
- **Feedback forms** – we have captured the views expressed in a total of 32 feedback forms submitted by hand, by post and online; and
- **E-mail feedback** – we have also reflected the views expressed in 51 e-mails sent to the [beckenhamimprovements@bromley.gov.uk](mailto:beckenhamimprovements@bromley.gov.uk) mailbox that was created for the consultation exercise.

## Section 5 – Key findings

### *What people like most about the plans*

The overriding view emerging from the consultation exercise was that there is clearly a very strong groundswell of opinion which welcomes the concept plans for Beckenham High Street. Consultees welcomed the aspiration to create something very special for Beckenham, recognising that the time has now come for significant investment in the town centre.

The consultation feedback form asked respondents “what do you like most about the concept plans for Beckenham town centre?” The following aspects of the proposals were identified by respondents as being the things which they like most about the concept plans:

- The proposals for the **Albemarle Road/High Street junction and the related plans for Beckenham Green**. Many people like the idea of opening up Beckenham Green to the High Street, although some respondents noted that this would remove an effective screen to traffic noise and make the boundary of the Green less secure for young children;
- The prospect of **fewer heavy goods vehicles (HGVs) using the High Street** as a result of the Albemarle Road/High Street junction improvements. However, some residents of Rectory Road raised concerns about the extra HGV movements that would affect their homes if HGV traffic were diverted away from the High Street;
- **Feature lighting** – the proposals for enhanced lighting throughout the High Street and feature lighting in special places were strongly welcomed;
- **Enhanced pedestrian experience** – many people felt that the concept plans would enhance the experience of pedestrians and shoppers using Beckenham High Street;
- The proposals for **wider pavements** where possible without snarling up traffic were seen as being a key factor in enhancing the pedestrian experience on the High Street;
- The aspirations to **de-clutter the High Street** and to provide a **coherent, high quality public realm** with well-chosen and carefully positioned street furniture were both very well-liked by respondents. There was a clear feeling that the plans would make the High Street more “user friendly” than at present;
- **Safer crossings** – many people recognised the benefits of enhanced crossing points for the High Street, both on the southern side of the Bromley Road junction and elsewhere along the High Street; and

- **War Memorial junction** – there was a clear feeling that investment is needed at the War Memorial junction which is generally seen to be a rundown gateway to Beckenham High Street. Most people welcomed the working assumption in the concept plans that the War Memorial will not be moved from its current location.

### ***What people do not like about the plans***

The consultation feedback form asked respondents “is there anything that you do not like about the concept plans?” The following aspects of the proposals were identified by respondents as being the things which they do not like about the concept plans:

- **Pedestrian access to the War Memorial roundabout** – there was widespread scepticism about the aspiration to provide a surface treatment which would encourage pedestrians to access the War Memorial roundabout. There were concerns in equal measure about the danger to pedestrians and the likely congestion for traffic if people were crossing the carriageway onto the roundabout. There was also a strong feeling that any attempt to widen the footway in front of the Odeon Cinema would not leave sufficient room for two lanes of traffic on that side of the roundabout;
- **Lighting in Beckenham Green** – there was a strong feeling that the existing traditional street lanterns in Beckenham Green should not be replaced with a more contemporary design as they currently contribute to the historic character of this part of the town centre;
- **Beckenham Green boundary with the High Street** – there were some concerns about safety for young children and increased traffic noise for users if the western edge of Beckenham Green were to be made more permeable with the High Street;
- **Cycling provision** – some people felt that the concept plans are “too car-centric” and a number of respondents expressed disappointment that the proposals do not include more dedicated provision for cyclists, including dedicated cycle lanes and enhanced cycle parking; and
- **Shared space pedestrian areas** – there were concerns expressed about the potential for conflict between pedestrians and motorists in shared space areas such as the proposed loading bays at selected points on the High Street footway.

### ***Key priorities for investment***

The consultation materials made it clear that there may not be sufficient funding available to deliver the full design intent for Beckenham High Street. With this constraint in mind, the consultation feedback form asked respondents “what are your key priorities for Beckenham town centre?” Table 1 below summarises the main findings.

**Table 1 – Priorities for Beckenham town centre**

<b>Scheme area</b>	<b>Top priority</b>	<b>High priority</b>	<b>Medium priority</b>	<b>Low priority</b>
Beckenham Junction and Green	59.3%	25.9%	11.1%	3.7%
Bromley Road junction	15.4%	30.8%	38.5%	15.4%
Thornton’s Corner	11.1%	18.5%	44.4%	25.9%
Kelsey Square	3.7%	22.2%	51.9%	22.2%
War Memorial junction	38.5%	42.3%	0%	19.2%
Lighting	33.3%	29.6%	14.8%	22.2%
Street furniture and signage	11.1%	25.9%	44.4%	18.5%
Parking and loading bays	22.2%	22.2%	25.9%	29.6%

The results shown in Table 1 are based on a total sample size of 27 people who completed this question in the consultation feedback form. Given the relatively small sample size, some caution is necessary when interpreting these results.

Notwithstanding this caveat, Table 1 reveals that the two areas given the highest priority for investment are as follows:

- **Beckenham Junction and Beckenham Green** – 85.2% of respondents see this area as being either a top priority or a high priority for the town centre; and
- **War Memorial Junction** – 80.8% of respondents see this area as being either a top priority or a high priority for the town centre.

Of the thematic elements of the scheme identified by the consultation materials, the proposed lighting improvements were seen as the most important, with 62.9% of respondents identifying lighting as either a top priority or a high priority for the town centre.

The proposed treatment of parking and loading bays on the High Street provoked the most divided opinion of all the potential priorities for investment. For this element of the concept plans there was an even distribution of responses from top priority through to low priority.

### ***Other comments and observations***

The consultation exercise also generated the following comments, observations and questions on the concept plans for Beckenham High Street:

- How will the aspiration to reduce HGV movements on the High Street be realised in practice? Many people found it difficult to make the link between the Albemarle Road/High Street junction improvements and HGV movements along the High Street;
- What about an additional diagonal pedestrian crossing from Beckenham Junction station to Beckenham Green?
- There is a need to maintain the space for six parking bays at the train station outside Regency Cars. The representatives from Regency Cars who attended the public exhibition were not at all convinced about the proposals for a shared space approach to the new parking bays;
- There is also a need to tackle the poor quality of the shop fascia signage along the High Street. This concern was raised by a number of respondents;
- The War Memorial should be left where it currently resides in the roundabout;
- There is a need to ensure the correct phasing of traffic lights on the High Street to facilitate optimum traffic flows and maintain safety for pedestrians;
- There was a strong feeling that more trees should be planted along the High Street and at the War Memorial junction;
- What will the Council do to ensure that the disruption to local businesses is kept to a minimum during the construction of the scheme;
- How will independent, local businesses survive if the improvements drive up rents; and
- For new paving, careful thought should be given to the choice of material to ensure that the new surface opens up the look and feel of the High Street as much as possible.

## **Section 6 – Implications for the concept designs**

The key implications arising from the consultation exercise for the concept designs for Beckenham High Street are as follows:

- How do we balance the aspiration to open up views of (and access to) the War Memorial with the strong concerns about safety for pedestrians?
- How do we balance the aspiration to increase the permeability between Beckenham Green and the High Street whilst maintaining a recognisable boundary edge to the western side of the Green?
- Do the benefits of opening Beckenham Green to the High Street outweigh the disadvantages of doing so?
- Do the proposals for the High Street maximise the potential to include provisions which will promote more and safer cycling?

I have asked Julian Lewis from East Architects to give some thought to these questions during the process of finalising the concept plans for the High Street. There may also be other design-related questions which occur to Julian on reviewing this note.

## **Section 7 – Dissemination of the consultation findings**

Charlie Parish from TfL has already expressed an interest in the findings from the consultation exercise. We can include Section 5 of this note on key findings in the forthcoming paper to TfL on the revised Major Scheme bid for Beckenham town centre. In the meantime, it would be worth sharing the complete note with Charlie Parish and colleagues from TfL.

Once the purdah period has expired, the consultation findings should be shared with the following key audiences:

- Beckenham Town Centre Working Party;
- Beckenham Town Team;
- Beckenham Business Association; and
- Copers Cope Residents Association.

It would also make sense for the Council to issue a press release highlighting the key findings from the consultation exercise. This paper could be supplied as a note to editors to support the press release and also be made available to the general public via the Council website.

**Mark Teasdale  
Consultant  
Renewal Team  
29 April 2015**

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