

EXECUTIVE

Minutes of the meeting held on 2 August 2019 starting at 10.15 am

Present:

Councillor Colin Smith (Chairman)
Councillors Graham Arthur, Peter Fortune,
William Huntington-Thresher and Diane Smith

49 APOLOGIES FOR ABSENCE

Apologies were received from Councillor Kate Lymer and Councillor Peter Morgan.

50 DECLARATIONS OF INTEREST

The Deputy Leader declared an interest in that his wife was a teacher at the Step Academy Trust.

The Leader declared an interest in the Aquinas Trust as a member of the Aquinas Advisory Council and also declared an interest in St. George's School.

51 QUESTIONS

Questions for oral reply to the Leader were received from Pamela Hicks and Paul Chute. The questions and responses are attached as an appendix to the minutes.

52 COUNCIL TAX SUPPORT/REDUCTION SCHEME 2020/21 Report FSD19068

The Executive considered a report seeking a decision on the Authority's recommended Council Tax Support/Reduction scheme to be included in the annual public consultation exercise.

It was expected that the exercise would take place towards the end of August. The results of the consultation exercise would be reported to the meeting of the Executive on November 27th. To comply with statutory obligations, the scheme would need to be adopted by 31st January 2020.

At the Executive, Resources and Contracts PDS Committee meeting on 30th July, Members considered that, in view of the financial pressures on the Council, increasing the level of contributions from claimants occupying larger properties should be considered. It was confirmed that some authorities already did this. Additional information regarding this had been circulated before the Executive's meeting.

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The Head of Revenues and Benefits tabled additional information concerning the projected costs of schemes based on calculations being restricted to the liability of Council Tax Bands 'D', 'E', and 'F'.

The Executive considered the ER&C PDS' comments, but decided that a wider policy review for future years would be preferable to adapting the scheme as had been suggested.

RESOLVED that

(1) The Council Tax Support/Reduction Scheme (CTS) is forwarded for public consultation based on 75% liability for working-age claimants. All other elements of the scheme should remain unchanged, subject to annual benefit uprating, legislative changes to the Council Tax Support/Reduction Scheme and maintaining alignment with the Housing Benefit Scheme.

53 EMPTY HOMES PREMIUM
Report FSD19063

The Executive considered a proposal that a public consultation exercise be undertaken where it was recommended that the Empty Homes Premium be introduced from April 2020.

At the meeting of the ER&C PDS Committee on 30th July, it had been proposed that the Council should apply the maximum premiums, although it was noted that the 300% extra for properties empty for more than ten years could only be applied from 2021/22 onwards, so a decision was not required for another year.

Additional information was circulated before the Executive's meeting, on the potential additional income from applying the premium, the linking of empty periods and the additional collection costs of £59k.

The Executive was clear in their view that the recommendations should be approved as listed.

RESOLVED that:

(1) A public consultation exercise is undertaken on the introduction of the Empty Homes Premium

(2) The Authority recommends in the consultation document that the "Premium" be introduced from the financial year 2020/21 at the rate of 50% for properties empty longer than 2 years, increasing to 100% where the property has been empty for 5 years.

54 AWARD OF CONTRACT: PROVISION OF HOUSING IN BURNT

ASH LANE
Report DRR19/044a

The Executive considered a report setting out recommendations for the approval of a capital scheme for the design and construction of up to 25 residential units in a car park behind Burnt Ash Lane, off of Brindley Way, Bromley. In addition, the report sought approval to utilise the LHC, NH2 Framework for a direct contract award permitted under the Framework.

The Leader commented that the fine detail of the recommendations would be dealt with by the Planning Team in due course.

Also, that as part of that process, the Planning and Parking Teams would work carefully together to minimise any potential impact and effect on neighbouring roads and car parks.

The Executive accepted the recommendations as outlined in the report. .

RESOLVED that:

- 1. The Executive request that Council approve the addition of £3,786k to the Capital Programme funded from Section 106 contributions (£500k) and the Investment Fund earmarked reserve (£3,286k) for the provision of up to 25 residential units for the provision of housing for the purposes of temporary accommodation on the site known as Burnt Ash Lane car park.**
- 2. A direct contract award to Lesko Modular Housing, using the LHC, HN2 Framework, for a design and build of housing at the site, is approved as set out in the report**
- 3. The concept design for the proposed scheme is approved subject to planning permission and public consultation**
- 4. Officers apply for planning permission based on the proposed design; and**
- 5. The appropriation of land at the site known as Burnt Ash Lane Car Park from its current purpose to the purpose of housing land held under the general fund in accordance with section 122 of the Local Government Act 1972 is approved.**

55 0-19 PUBLIC HEALTH NURSING
Report ECHS19074

The Executive considered a report setting out options for the future of the Health Visiting and School Nursing Service in terms of funding and commissioning options. Both the 0-4 years Health Visiting Service, incorporating the Family Nurse Partnership (HV) and the Health Support to Schools (HSS) contracts were due to expire at the end of September 2020.

The HV contract was held by Public Health, funded through the Public Health Grant at £3,288k per annum. The HSS contract was currently held by the Bromley Clinical Commissioning Group (CCG), funded through Public Health reserves at £603k per annum. In November 2018, the Executive agreed to fund this contract to September 2020 to align it with the expiry of the HV contract and commission a combined 0-19 service. A small contract for Primary Screening (vision screening and national child measurement programme in primary schools) was also due to expire at the end of September 2020. This contract was held by Public Health, funded through the Public Health Grant at £165k per annum. It was proposed to also include this contract in the 0-19 Public Health Nursing contract from 1st October 2020.

The Executive accepted the recommendations of the report.

RESOLVED that a new 0-19 Public Health Nursing Service from 1st October 2020 for a period of 5 years, plus an optional 2 year extension at an estimated cost of £4 million per annum be tendered.

56 AWARD OF CONTRACT FOR EXCHEQUER SERVICES
Report FSD19073

The Executive considered the Part 1 (Public) report which accompanied the Part 2 report on the agenda recommending that the Council award a contract for the provision of Exchequer Services. The Director of Finance outlined the two recommendations that had been submitted by the ER&C PDS for consideration by the Executive.

The Director of Finance outlined the savings that would accrue to the Council as a result of the new contract award.

The Portfolio Holder for Environment and Community Services mentioned that he sat on the Orpington Bid Board and declared an interest to that effect. He said that the report did not mention how BIDs would be charged for the collection of levies and Liberata had been mandated to be used by the BIDS for this purpose. He requested that Liberata demonstrate how they would provide VFM (Value for Money) in this process. The Leader requested that the Head of Revenue and Benefits provide a written answer to the Portfolio Holder, copying in the rest of the Executive.

RESOLVED that

(1) The Exchequer Services Contract be awarded, as detailed in the accompanying Part 2 report, for a contract period of 8 years, with the option to extend for a further 4 years (based on a 2 plus 2 option).

(2) The Head of Revenue and Benefits provide a written answer to the Portfolio Holder for Environment and Community Services, (copying in the rest of the Executive) regarding how Liberata would demonstrate VFM in the collection of levies from the Orpington BID.

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

RESOLVED that the Press and public be excluded during consideration of the items of business referred to 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.

**The following summaries
refer to matters involving exempt information**

58 AWARD OF EXCHEQUER SERVICES CONTRACT
Report FSD19074

The Executive considered the report and awarded the contract in line with the recommendations outlined in the report.

59 LEASE OF THE PLAYING FIELD AT THE WIDMORE CENTRE TO THE SECRETARY OF STATE FOR HOUSING COMMUNITIES AND LOCAL GOVERNMENT
Report ECHS19075

The Executive considered the report regarding the lease of the playing field at the Widmore Centre to the Secretary of State for Housing Communities and Local Government and agreed the recommendations.

60 AWARD OF CONTRACT: PROVISION OF HOUSING IN BURNT ASH LANE

Executive had considered the public aspects of this report during the public part of the meeting during the discussion of agenda item 54.

The Executive further considered the matter under the Part 2 section of the meeting, and agreed the recommendations as outlined in the Part 2 report.

The Meeting ended at 11.00 am.

Chairman

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QUESTIONS ON REPORTS ON THE AGENDA

1. From Pamela Hicks to the Leader of the Council

In respect of paragraph 3.8 of the report (Item 6 - Provision of Housing in Burnt Ash Lane) - what evidence has been obtained to confirm that the proposed new development will not worsen on-street conditions or adversely affect the local economy, particularly in terms of the nearby parade of shops and use of the allotments? Please provide a copy of the report/analysis, which apparently shows the car park operates below its current capacity.

Reply:

A formal survey of the Burnt Ash Lane car park was undertaken by the Council's parking team which monitored usage throughout the week commencing 17th June 2019 from 6am to 10pm over different days of the week, including the weekend.

The current car park has 96 spaces available, plus 4 disabled bays, and 4 bays for electric charging. The number of spaces occupied throughout those days were recorded each hour.

The average occupied spaces throughout the monitored period was 38. A higher number of spaces were occupied, typically between midday and 2pm each day, this did not exceed 75, and a number of vehicles were there throughout the entire day.

The proposed design would offer a minimum of 84 spaces (including 4 disabled bays, and 4 e-charging bays), only 15 of which would be allocated to new residential properties, leaving 69 for general use.

It is important to note that the design being proposed preserves car parking, and it would be our view at this stage that the parking being preserved is adequate for the current typical usage. Full impact and transport surveys will of course form part of the formal planning process.

Supplementary Question:

Can clarification be provided regarding the actual number of car parking spaces remaining subsequent to the allocation of car parking spaces to the new residential units?

Reply:

I will ensure that clarification is provided.

2. From Paul Chute to the Leader of the Council

Is it confirmed that the existing car park will continue to be designated a car park for general public use? It is noted that only 15 car park spaces are to be allocated for residents of the car park dwellings, I assume they will be suitably identified and that all other spaces be identified for public use? It is also assumed the car park will continue to have height and type of vehicle restrictions and that the Council continue

to be responsible for upkeep and maintaining of the public part of car parking spaces?

Reply:

I am pleased to confirm that the answer to each of your three questions is yes.

Supplementary Question:

Will the scheme be a mixed usage of housing and parking? Is it designated as housing or a car park?

Reply:

There would be up to 15 spaces used by residents of the new units used on a first come, first served basis. It is designated as a car park.

Supplementary Question:

Is the housing association aware that they will have the responsibility to maintain everything above ground level, and that the Council would be responsible for the maintenance of any ground level issues.

Reply:

It is correct that the Housing Association are aware of their responsibilities and will maintain anything above ground level. The Council will still maintain the car park.

3. From Pamela Hicks to the Leader of the Council

Statement made in paragraph 8.1 of the report - how will the development support children and vulnerable people by housing them in temporary accommodation, given that the accommodation has no outdoor space apart from a small balcony and will be situated within a car parking environment (air quality, noise pollution considerations in particular)? Please provide a copy of the evidence supporting the statement made at 8.1.

Reply:

There are currently nearly 1,600 households in temporary accommodation. For many the accommodation they currently occupy is relatively insecure and the Council is unable to guarantee that it will be their only placement whilst they wait to secure longer term housing. 70% of these placements are located outside of the Borough boundaries with some being a considerable distance away.

If approved the proposal aims to provide much needed good quality, settled and affordable homes within the borough close to existing family support networks, education and employment.

Kings Meadow playing Fields, a recently enhanced local park, sits approximately 100 yards due south of the proposed housing.

The duration of engine run times in car parks and thus emission levels will be lower than on any reasonably busy road.

My advice remains that Zed pods are designed specifically to utilise air space over car parks and as such the construction actively addresses potential concerns regarding air quality and noise. The vapour permeable materials and ventilation system used reduces fumes entering the home whilst drawing fresh air from a high level. This has the added benefit of reducing the risk of condensation and mould thus further improving air quality within the units. The air tight construction, triple glazing and rubber pads used further serve to isolate the pods from any ground based vibration and mitigate against traffic and other noise.

It is also important to note that any proposal would be subject to the full rigor of the planning application process, including public consultation, and would be determined in light of the Bromley Local Plan (2019) and the emerging London Plan, both of which have stringent policies with regards to air quality.

If the scheme is agreed, it would go on to the planning stage when you would then be able to lobby your local councillors to raise your concerns through the planning process.

Supplementary Question:

Is the public consultation separate to the planning process?

Reply:

No - the public consultation would be part of the planning process which would be a 28 day process. If you have any other questions going forward, please feel free to raise them with me and with Councillor Morgan, who is leading on the project, and I will ensure that you are provided with a full answer.

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