

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

Minutes of the meeting held at 6.30 pm on 11 February 2020

### **Present:**

Councillor Michael Rutherford (Chairman)  
Councillor Suraj Sharma (Vice-Chairman)  
Councillors Gareth Allatt, Yvonne Bear, Julian Benington,  
Kim Botting FRSA, Alexa Michael, Gary Stevens and  
Angela Wilkins

### **Also Present:**

Councillor Katy Boughey, Councillor Hannah Gray and  
Councillor Peter Morgan

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

An apology for absence was received from Councillor Josh King; Councillor Angela Wilkins attended as substitute.

### **62 DECLARATIONS OF INTEREST**

No declarations of interest were received.

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

#### **63a QUESTIONS FOR THE RENEWAL, RECREATION AND HOUSING PORTFOLIO HOLDER**

No questions were received.

#### **63b QUESTIONS FOR THE CHAIRMAN OF RENEWAL, RECREATION AND HOUSING PDS COMMITTEE**

No questions were received.

### **64 PRE-DECISION SCRUTINY OF EXECUTIVE REPORTS**

The Committee considered the following reports on the Part 1 agenda for the meeting of the Executive on 12 February 2020:-

*11 February 2020*

**64a CONTRACT AWARD: PROVISION OF HOUSING SUPPLY IN ANERLEY AND CHISLEHURST**

**Report DRR20/019a**

Members considered recommendations for the award of contract, following a tender process through a compliant framework (LHC NH2), for the design and build of off-site housing construction for the provision of temporary accommodation across two sites namely, Bushell Way, Chislehurst and Anerley Town Hall Overflow Car Park.

The outcome of the tender process was considered in the accompanying Part 2 confidential report (DRR20/019b).

The current proposal would provide no more than 25 units on the Bushell Way site and a maximum of 10 units at the Anerley site. The Council had requested two finishes of render and brick.

The developments at both sites would consist of a mix of 1 and 2-bed houses and apartments. It was likely that the Anerley site would contain more apartments than houses.

Councillor Wilkins referred to land near Anerley Town Hall which was used freely for parking and whilst Controlled Parking Zones had been established in the area, there was very little or no parking enforcement. She requested that the issue of parking enforcement be brought to the attention of the relevant Council department.

The Council anticipated that the use of the units as temporary accommodation was likely to be 3-5 years. However, the units themselves were regarded as permanent buildings which would in all likelihood be converted to social housing in the future.

Councillor Morgan welcomed the proposed schemes which would deliver 100% affordable homes/social rented housing.

Councillor Sharma thanked the Head of Regeneration for her engagement with residents and Councillors.

Members were informed that a public page with frequently asked questions would be published following consideration of the proposals by the Executive.

The Chairman requested that the pace of decision-making be speeded up.

**RESOLVED that the report be noted and Member comments be provided to a meeting of the Executive on 12 February 2020.**

## **64b CRYSTAL PALACE PARK**

### **Report DRR20/018**

Members received a progress report on the regeneration of Crystal Palace Park giving updates on the Regeneration Plan and the Crystal Palace Park Trust.

Authority was also sought to take forward the project to restore the Crystal Palace Subway.

Councillor Wilkins thanked the Assistant Director Culture and Regeneration for the work undertaken to secure the funding required to proceed with the Crystal Palace Subway restoration project.

In regard to the regeneration plan, Councillor Wilkins advised that there was some local opposition to Capel Manor's plans for a maintenance and training building to be located next to the museum and that the 0% affordable housing was a significant issue.

The Assistant Director Culture and Regeneration reported the following:-

- In regard to affordable housing, when the 2007 Masterplan received planning consent in 2010, the former Mayor of London and Secretary of State had stated that no element of affordable housing would be required due to the special needs of Crystal Palace Park and the importance of maximising the proceeds from the housing sites to regenerate the park. The 2010 planning permission was still extant and Legal officers were being consulted to throw weight behind it.
- There would be a planning requirement to deliver the Regeneration Plan using the capital receipts from the housing, so there was no risk that the enabling development would not be delivered appropriately.
- Historic England fully supported the Regeneration Plan and the enabling development case.
- Capel Manor would significantly contribute to the community by offering young people skills and training.
- Robust regeneration was proposed for the park, with restoration of historic landscape being fully delivered. Regeneration would benefit the whole community. The park was visited by 1.4m people each year.
- It was anticipated that a decision on the planning application would be obtained in around six months' time however, due to the 0% affordable housing element, it was then likely to be called-in by the GLA. However, it was felt there were enough positive factors to mitigate this.

- It was expected that works to the park would begin in 2022 and be ongoing until 2026.
- Although the Subway restoration project was part of the regeneration plan, it would be managed separately. A multi-disciplinary team would be engaged within the next two months.
- Should the planning application be granted, there would be no requirement for payment to be made in lieu of affordable housing as the enabling case was that community benefit in relation to the restoration of the park outweighed the affordable housing benefit in this instance.

**RESOLVED that the report be noted and Member comments be provided to the meeting of the Executive on 12 February 2020.**

**65 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 item 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.**

**66 PRE-DECISION SCRUTINY OF PART 2 (EXEMPT) EXECUTIVE REPORTS**

The Committee considered the following reports on the Part 2 agenda for the meeting of the Executive on 12 February 2020:-

**66a CONTRACT AWARD: PROVISION OF HOUSING SUPPLY IN ANERLEY AND CHISLEHURST**

**Report DRR20/019b**

In conjunction with the accompanying Part 1 public report (DRR20/019a), Members considered confidential information relating to the outcome of the tender evaluation for the design and build of off-site housing construction for the provision of temporary accommodation across two sites namely, Bushell Way, Chislehurst and Anerley Town Hall Overflow Car Park.

**RESOLVED that the report be noted and Member comments be provided to a meeting of the Executive on 12 February 2020.**

The meeting ended at 7.05 pm.

Chairman