

EXECUTIVE

Minutes of the meeting held on 9 August 2023 starting at 7.00 pm

Present:

Councillor Colin Smith (Chairman)
Councillors Yvonne Bear, Christopher Marlow and
Diane Smith

Also Present:

Councillor Simon Jeal

38 APOLOGIES FOR ABSENCE

Apologies for absence were received from Councillors Nicholas Bennett, Aisha Cuthbert, Kate Lymer and Angela Page. Councillors Bennett, Lymer and Page joined the meeting online.

39 DECLARATIONS OF INTEREST

There were no declarations of interest.

40 TO CONFIRM THE MINUTES OF THE MEETING HELD ON 5 JULY 2023

RESOLVED that the minutes of the meeting held on 5 July 2023 (excluding exempt information), be confirmed as a correct record.

41 QUESTIONS

Ten questions for written response had been received and are attached at Appendix A.

42 LAND AT GODDARD ROAD, BECKENHAM BR3 4BN & THE COTTAGE, CHURCH HOUSE GARDENS BROMLEY BR2 0EJ & PARKFIELD REC LODGE, BROMLEY BR2 8DD - FREEHOLD DISPOSALS

The report had two focusses: the first being to seek approval to accept an offer received and recommended; and the second to seek approval to list two properties via auction at the reserve prices professionally advised and recommended.

The three properties to which the report related, listed below, were freehold interests held by the Council that had been identified as surplus to requirement and included in the disposal programme to generate capital

receipts to be ringfenced for works identified under the Council's Operational Property Review.

The properties were: Land at Goddard Road, Beckenham BR3 4BN; The Cottage, Church House Gardens, Bromley BR2 0EJ; and Parkfield Recreational Ground Lodge, Bromley BR2 8DD.

Land at Goddard Road, Beckenham BR3 4BN

A suitable offer for recommendation had now been received for the freehold interest of the property known as Land at Goddard Road, Beckenham BR3 4BN. The report sought approval to accept the recommended offer and to proceed with the transaction.

The Cottage, Church House Gardens, Bromley BR2 0EJ & Parkfield Recreational Ground Lodge, Bromley BR2 8DD

The freehold interest for both properties known as The Cottage, Church House Gardens and Parkfield Recreational Ground Lodge had now undergone prolonged marketing campaigns on a private treaty/ informal tender basis. The report sought approval to switch the method of sale and to dispose of the properties via auction utilising a reputable auctioneer and at the reserve prices recommended.

RESOLVED: That

- 1. Acceptance of the offer received for the Council's freehold interest known as Land at Goddard Road, Beckenham BR3 4BN be authorised and to proceed with the transaction.**
- 2. It be noted that details of the commercial terms of the offer being recommended for freehold disposal are commercially sensitive and therefore included within Part 2 of the report.**
- 3. Placing both the freehold interests known as, The Cottage, Church House Gardens, Bromley BR2 0EJ and Parkfield Rec Lodge, Bromley BR2 8DD to market via auction with a reputable auctioneer at the reserve prices professionally advised be authorised.**
- 4. The contents of this report be noted along with the specific recommendations in the Part 2 Report of the same title.**

43 PROCUREMENT STRATEGY FOR LEISURE CENTRE MAJOR WORKS PROGRAMME

Report HPR2023/044

In advance of the primary decision in October to proceed with major works at the Walnuts and West Wickham leisure centres, and subject to that decision, Executive were asked to approve the in-principle procurement strategy for the

procurement of a suitable contractor for the delivery of the project, including project management and works. This would allow preliminary procurement arrangements to commence which would support a reduced timetable for the overall delivery of the project and the potential for a formal Contract Award decision to be sought within the planned October 2023 report.

The report had been scrutinised by the Renewal, Recreation and Housing PDS Committee at its meeting on 7 August 2023 and the Committee had supported the recommendations.

RESOLVED: That

- 1. The intent to seek formal decision by October 2023 on proceeding with the Walnuts and West Wickham Leisure Centre project, including scope of works and agreed budget, be noted.**
- 2. The in-principle procurement strategy set out in Option 1 (paragraph 3.10 of the report) for the delivery of the Walnuts and West Wickham Leisure Centre project by utilising a compliant framework to appoint a suitable delivery partner to deliver the project, including required works be approved.**
- 3. It be noted that any formal award of contract arising from the in-principle procurement strategy will still be subject to Executive decision and will not proceed except alongside, or subsequent to, the primary decision to proceed with the project as per (1) above.**

44 CHANGING PLACES TOILETS ROUND 2 FUNDING

Report HPR2023/045

The Council had been successful in the second round of DLUHC Changing Places funding and awarded a further £185k to be spent on installing two Changing Places facilities in the borough.

Officers were seeking formal approval to accept and spend the grant monies in line with the parameters of the grant funding.

The report had been scrutinised by the Renewal, Recreation and Housing PDS Committee at its meeting on 7 August 2023 and the Committee had supported the recommendations.

RESOLVED: That

- 1. The allocation and spend of the Changing Places Fund grant monies which total £185k be approved, in line with the interventions set out in the funding application and within this report, to enable the delivery of two further Changing Places facilities across the borough before 31 March 2024.**

2. **The distribution of funds to MyTime Active and to the Metropolitan Police Hayes Sports Club be approved to deliver Changing Places facilities at Biggin Hill Leisure Centre and The Warren subject to signed management and maintenance agreements.**
3. **Authority be delegated to the Director of Housing, Planning, Property and Regeneration, in consultation with the Portfolio Holder for Renewal, Recreation and Housing, to agree any changes to the delivery of Changing Places programme within the boundaries of the grant funding available and legal contract with DLUHC.**
4. **A funding application for any additional funding rounds announced by DLUHC where suitable locations can be found and secured with no ongoing revenue costs be approved.**

45 OPR - AWARD OF CONSTRUCTION CONTRACT FOR SAXON CENTRE (AGE CONCERN) (PART 1)

Report HPR2023/046

Executive were asked to approve the award of a construction contract to implement essential repair and maintenance works as approved within the Operational Property Review report dated 30th November 2022 on 12th December 2022 at a meeting of full Council.

Executive were also asked to approve the accelerated delivery of these works in advance of the OPR's main programme of works to enable continued operation of Age Concern's facility.

RESOLVED: That

1. **The award of a construction contract to the building contractor referred to in Part 2 of the report to carry out essential repair and maintenance works to the Ground Floor and external areas of the premises at the Saxon Centre, Orpington comprising heating, electrical works, fire alarm, window replacement, health & safety, building regulations compliance and other general building works be approved.**
2. **The expenditure to be funded from the Adult & Day Centres and Care Homes budget within the OPR be approved.**
3. **The allocation of a contingency budget and other associated delivery costs which if utilised will be funded from the available budget within the Adult & Day Centres and Care Homes be approved.**

4. **The execution of this contract which will be in the JCT Intermediate Form of Contract (IFC) with Contractors Design Portions 2016 as amended form with the benefit of a performance bond and collateral warranties be approved.**
5. **The commencement of these works which are scheduled to take 6 weeks to complete following a 1-month mobilisation period be approved. Subject to execution of the construction contract and possession of the ground floor from Age Concern the works are anticipated to commence in September 2023 for completion by November 2023.**

46 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**

47 EXEMPT MINUTES OF THE MEETING HELD ON 5 JULY 2023

The exempt (not for publication) minutes of the meeting held on 5 July 2023, were confirmed as a correct record.

48 PART 2: LAND AT GODDARD ROAD, BECKENHAM BR3 4BN & THE COTTAGE, CHURCH HOUSE GARDENS BROMLEY BR2 0EJ & PARKFIELD REC LODGE, BROMLEY BR2 8DD - FREEHOLD DISPOSALS

The Executive considered the report and agreed the recommendations.

49 PART 2: OPR - AWARD OF CONSTRUCTION CONTRACT FOR SAXON CENTRE (AGE CONCERN) (PART 2)

The Executive considered the report and agreed the recommendations.

The Meeting ended at 7.30 pm

Chairman

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EXECUTIVE

9 August 2023

Questions for Written Reply

1. From Mr Richard Hart to the Portfolio Holder for Sustainability, Green Services & Open Spaces

What contributions have been received to the Council's carbon offsetting fund through the community infrastructure levy? Are you able to list ward by ward how this money has been spent in the last two years and when will this matter come before the Environment Committee?

Reply:

Contributions to Carbon Offsetting are secured as direct payments via the s106 mechanism rather than through the Community Infrastructure Levy. The charging of Carbon Offsets in Bromley is relatively new; funds began to be received in 2019, but not in significant numbers since 2021. Given the recent flow of such funds being received by the Council, firm spending proposals are still being formulated.

The Council regularly publishes details of all s106 sums received to Executive, Resources and Contracts Policy Development and Scrutiny Committee – the last being 23 November 2022 – which includes details of Carbon Offset payments. A list drawn from this data has been prepared detailing Carbon Offset contributions received and spent by ward. The amounts vary across wards depending on where development has taken place. It also should be noted that Carbon Offset payments generally are not limited to expenditure in a given ward or on a specific project – the schemes put forward for investment often serving an area much larger than where development has occurred. Expenditure of such funds is aligned to the Council's Carbon Offsetting Fund, which considers expenditure on a borough wide level, guided by the Council's Carbon Net Zero Action Plan.

2. From Ms Helen Brookfield the Portfolio Holder for Sustainability, Green Services & Open Spaces

What applications have been made by Bromley council and other local councils to the Department for Energy Security & Net Zero in the last two years for grants under the Public Sector Decarbonisation Fund and what were the results of such applications?

Reply:

In Bromley, 94% of schools are academies and therefore are not under the control of the Council. It is therefore a matter for the relevant academy trust to determine whether the commercial model such as that being explored by Mytime in relation to Beckenham Spa meets their requirements.

Where the Council is making a capital investment in schools, officers do consider how to use that investment to maximise energy and carbon reduction benefits to the school.

10% of the Schools Condition Allocation capital grant received from the DfE is set aside for renewable technologies and may use S106 funding towards renewables at schools where this is available.

For 2023/24 programme, £39k has been set aside to support works at maintained schools. In addition, an in-principle CapEx contribution of £60k from S106 is available to support solar arrays at schools subject to the specific proposals meet carbon reduction criteria.

5. From Professor Alisoun Milne to the Portfolio Holder for Sustainability, Green Services & Open Spaces

What monies has the council spent in identifying public buildings owned by the council that are suitable for solar panels or energy efficiency measures, what are these buildings and when will the council present a report to the relevant committee to develop this work?

Reply:

Officers have scheduled a carbon programme update report for the November 2023 meeting of the Environment & Community Services PDS Committee.

6. From Mr Dermot Mckibbin to the Portfolio Holder for Sustainability, Green Services & Open Spaces

What has happened to the report that was due to be presented to the Environment Committee in June 2022 after a public question to the Executive on 9/02/22 on reducing CO2 emissions? When will the council present a committee report on working with the public to reduce carbon emissions?

Reply:

Officers have scheduled a carbon programme update report for the November 2023 meeting of the Environment & Community Services PDS Committee.

7. From Ms Zoe Williams to the Portfolio Holder for Sustainability, Green Services & Open Spaces

What funding opportunities are available in this financial year to the council from central government to make public buildings (especially schools) climate change friendly; and will the council make such applications for schools in the borough and decarbonisation projects?

Reply:

The most significant funding available to public sector bodies is the Public Sector Decarbonisation Scheme which funds heat decarbonisation and energy efficiency measures within 'public sector and non-domestic buildings.'

In Bromley, 94% of schools are academies and therefore are not under the control of the Council. It is therefore a matter for the relevant academy trust to decide if they wish to bid for funding under this scheme.

For a comprehensive review of grant funding available, please use the government's 'find a grant' tool:

find-government-grants.service.gov.uk

8. From Mr Tim Riley to the Portfolio Holder for Sustainability, Green Services & Open Spaces

What grants are available to the local council from either central government or the greater London authority to help tackle fuel poverty in the borough, what applications has the council made, what grant has been received and how has it been spent?

Reply:

In April 2023, the government awarded £12m from the Homes Upgrade Grant 2 to the GLA representing a consortium of London local authorities which includes Bromley Council. Further information is expected shortly on how residents living in eligible homes can access grant funding to install energy efficiency and low carbon upgrades.

The Council successfully bid to the Local Authority Delivery Scheme 2, with £920k set aside for retrofitting eligible domestic properties in the borough. The Council does not hold this money or make payments; this is coordinated by WarmWorks.

Bromley residents can also benefit from the Big London Energy Switch and secure better energy prices through collective purchasing.

9. From Ms Marilyn Luck to the Portfolio Holder for Sustainability, Green Services & Open Spaces

What progress has been made by the Council in reducing carbon emissions in residential housing (whether rented or privately owned) since the public question to the council meeting on 6.12.21?

Reply:

The Council successfully bid for funding under the Local Authority Delivery Scheme 2 which has made £920k available to low-income households or low energy performance homes in the borough.

Additionally, the Council is a member of the consortium network South London Energy Efficiency Partnership (SLEEP) which makes advice and practical help available to Bromley residents.

A free advice for Bromley residents is available through South London Healthy Homes. This includes a free winter home, financial and health support package for those most in need, including:

- energy efficiency advice
- Support for home improvement grant applications

The Council has also provided advice to residents on energy efficiency on its website: Energy - efficiency advice and assessment – London Borough of Bromley.

10. From Mr Richard Seabrook to the Portfolio Holder for Sustainability, Green Services & Open Spaces

Did the Council submit a report in May this year as required by the Home Energy Conservation Act 1995, and if so, what progress did it record since the previous report?

Reply:

The HECA return guidance has not yet been published and therefore the deadline for the return of this information has not yet been set by the government, with confirmation on the deadline expected when the guidance is published later this year.

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