

COUNCIL MEETING

25th JUNE 2012

WRITTEN QUESTIONS BY MEMBERS OF THE COUNCIL

1. From Councillor Russell Mellor of the Leader of the Council

The answer to my question placed before Council on the 24th October 2011 revealed that of the then three appeals outstanding two had been resolved by the Council meeting of the 26th March 2012 with one unresolved.

In view of the continuing time delay to resolve the third appeal, which is in contradiction to the first sentence of the reply to my question on the 26th March in that all appeals had been resolved, can the Leader advise me as to the reason/reasons why the one dissenting Union is withholding their consent.

Can the Leader inform me as to name of the dissenting Union?

Is the appeal a class action or a single appellant? If a class action, the number of staff involved.

The calendar date when the appeal was lodged.

The amount of monies owed to the appellant/appellants under the Single Status Agreement.

The time factor, if any, before the appeal is out if time.

Reply:

Pursuant to the collective agreement with the three main unions namely Unison, Unite and GMB the Single Status Job Evaluation appeal is a joint panel by management and a trade union representative. Therefore, as far as the one unresolved case involving 10 appellants is concerned management has been seeking the support and cooperation of the three unions to reconvene the appeal panel to consider vital information before finalising the outcome of the appeal held in March 2012. Following protracted difficult discussions with the three unions on the legal and procedural merits of reconvening the appeal it is now scheduled for the 4 July 2012. Currently the appellants are not owed any monies – subject of course to the outcome of the reconvened appeal.

2. From Councillor Russell Mellor of the Chairman of the Development Control Committee

Can the Chairman inform me as to the number of planning applications, which have been granted planning permission during the last 5 (five) years that have contained an element of affordable homes together with the detailed analysis.

The number of affordable units granted by year.

The number of units, which have been implemented, i.e. constructed and inhabited

The estimated date when the outstanding units will be implemented, if practicable.

The number of applications granted, which contained affordable units, which have not been implemented.

The amount of S106 monies, which have been accepted in lieu of affordable units.

Reply:

Due to the similarity in Questions 2 and 3 a single table covering both is set out below.

	How many accommodation units (affordable and non-affordable) were given planning permission in LBB*	Number of affordable units granted planning permission	Social- rented units granted planning permission	Social- rented completions	Number of affordable units completed	Number of planning applications containing affordable units unimplemented
2007/08	1640	492	288	c180	238	3 schemes lapsed and 3 recent schemes not implemented
2008/09	934	257	209	125	232	
2009/10	903	191	166	117	252	
2010/11	1505	229	195	260	494	
2011/12	**	**	**	219	270	
As shown above there are only 3 schemes that have not been implemented.						

However, the following should be noted:-

- There is usually at least a 2 year gap between permissions and completions.
- Not all permissions result in development and completions.
- In some cases a small number of additional affordable units might be delivered on a site as part of the deal between developer and Housing Association for particular Council needs – e.g. wheelchair, learning disability.
- In some cases an originally small private scheme – e.g. small block of flats – would have ended up being built for a Housing Association to meet Council needs – e.g. the learning disability supported living initiative.
- In some cases, particularly since the recession, developers have negotiated reductions in the quantum of affordable housing from an existing permission due to financial viability – which is independently assessed for the Council.

- Permissions and completions of affordable housing are gross and do not take account of where existing affordable housing might be being demolished for redevelopment – e.g. Ramsden Estate.
- Social rented unit figures include a wide range of housing including Extra Care, a range of supported and wheelchair housing – e.g. 87 in 2010/11 and 25 in 2011/12 - homeless hostels converted to permanent housing.

Payments in Lieu

Both questions are asking about payments in lieu of units.

Such payments are only accepted where there are sound reasons and as a last resort. For example where a single block cannot be separated for tenure/management/servicing reasons; where financial viability and/or Housing Association funding may be a problem; geographic location relative to need or even housing type e.g. large luxury detached houses; or where a mixed use development has service charges that would be sufficiently high such as to make the units unaffordable for general needs tenanted housing.

It is important to understand that it is not possible to state how many units were replaced by payments because negotiations start from the planning policy position that 35% of habitable rooms should be for affordable housing. Where the provision is on site the 35% of habitable rooms will usually be negotiated to be delivered as a range of unit types/sizes to meet Council need and, therefore, may well not equate to 35% of unit numbers on a site.

Further, when payments are negotiated there is a trigger that determines when payments are made – usually when a certain number of units are occupied. Some payments might be in more than one tranche with different trigger dates. It would be rare for a payment to be received in the year that the planning permission was granted.

With the above caveats, over the last 5 years there have been payments in lieu totalling £1.971m

There are also the following further payments due:-

- £3.785m negotiated on five schemes but trigger dates have not yet been reached.
- Two schemes with potential overage payments depending on final development costs and sales income.
- One scheme where the payment is 27% of up to the first £13m of the sales value of the site and 35% of any excess above £13m

3. From Councillor John Getgood of the Chairman of the Development Control Committee

For each of the last 3 municipal years:

How many accommodation units were given planning permission in Bromley?
How many of these were for Affordable Housing and how many for the social rented sector?

How many were completed in each of these categories?

How many units of Affordable Housing in planning applications were replaced by section 106 contributions and how many were excluded on the grounds of economic viability?

Reply:

Please see reply to Question 2 above.

4. From Councillor Katherine Bance of the Portfolio Holder for Public Protection and Safety

What events for young people have been organised to take place in Penge during the school summer holidays?

Reply:

Please see list below – for your information a full list of events in the Borough was included with the report to the Public Protection and Safety PDS Committee at its meeting on 31st May 2012.

Bromley Youth Support Programme - Penge Area Summer Activities

Monday 23rd July:

Park Event: Betts Park, Croydon Road, Penge, SE20

Tuesday 24th July:

West Hub @ Streetwise: Drop In advice session 2-5pm

West Hub @ Streetwise: Youth session (Age 14+) 7-9.30pm

Saturday 28th July:

Park Event: Crystal Palace Park, Thicket Road, Penge, SE20

Tuesday 31st July:

West Hub @ Streetwise: Drop In advice session 2-5pm

West Hub @ Streetwise: Youth session (Age 14+) 7-9.30pm

Thursday 2nd August:

Park Event: Alexandra Recreation Ground, Alexandra Road, Sydenham, SE26

Friday 3rd August:

West Hub: Swim/Gym at Beckenham Spa visit all day*

Monday 6th August:

Park Event: Croydon Road Recreation Ground, Croydon Road, Beckenham, BR3

Tuesday 7th August:

West Hub @ Streetwise: Drop In advice session 2-5pm

West Hub @ Streetwise: Youth session (Age 14+) 7-9.30pm

Friday 10th August:

West Hub @ Streetwise: Seaside Visit all day *

Monday 13th August:

Park Event: Penge Recreation Ground, Laurel Grove, Penge, SE20

Tuesday 14th August:

West Hub @ Streetwise: Drop In advice session 2-5pm

West Hub @ Streetwise: Youth session (Age 14+) 7-9.30pm

Friday 17th August:

West Hub @ Streetwise: Climbing @ Crystal Palace Visit all day *

Monday 20th August:

Park Event: Royston Fields, Franklin Road, Penge, SE20

East Hub @ Link YC: Allotment Project (Age 10+) 5.15-7.45pm

Tuesday 21st August:

West Hub @ Streetwise: Drop In advice session 2-5pm

West Hub @ Streetwise: Youth session (Age 14+) 7-9.30pm

Friday 24th August:

West Hub @ Streetwise: Climbing @ Crystal Palace Visit all day *

Saturday 25th August:

West Hub @ Streetwise: Carnival @ Streetwise all day

Saturday 1st September:

Park Event: Cator Park, Lennard Road, Beckenham, BR3

5. From Councillor David McBride of the Portfolio Holder for the Environment

How much does it cost the Council to advertise in the illuminated display boards on the lamp posts along Cray Avenue?

Reply:

I am advised that the cost of actually advertising in itself is nil, due to the reverse sides of each location being provided, as well as the adverts in question being affixed 'free', under the terms of the contract with Clear Channel.

That said, there is a cost for printing the posters themselves of somewhere in the region of £25 each, payable by the individual service or third party sponsoring the subject:

In recent times these themes include:

- Adoption and fostering
- Environment Awards
- Census 2011
- Core Strategy
- My life – website for carers
- Cycle training
- Skyride cycle events
- Crystal Palace park volunteers
- Bromley Mytime – buzz activities, fitness events, 2012 challenge, pavilion opening autumn 2011, new year resolution
- Chislehurst Road Bridge
- Public meeting budget consultations
- My time
- Bromley Festival
- Bromley Festival of Sport
- Enviro Crime
- Compost bin offer
- Waste and recycling – Nice Save
- Waste and recycling – recycling saves landfill tax thanks
- Enough is Enough no drug dealing campaign
- Shared lives – sharing your home with vulnerable adults
- Bromley Scheme for Adult placements
- Jubilee

So, with some 26 posters being produced approximately once a month the 'cost' would be ~ £7800.

Subtracting from that of course any less immediately identifiable pay backs in pure cash terms around subjects such as, and for example, increased recycling levels, reduced use of drugs and anti social behaviour, and increased interest in adoption / fostering etc.

6. From Councillor David McBride of the Portfolio Holder for Renewal and Recreation

How many empty shop units are there in Orpington High Street currently?
How many have been vacant for: a) at least 3 months; b) at least 6 months; c) longer than 6 months?

Reply:

In answer to your first question - there are currently 16 units vacant (although 1 is about to be re-occupied) – 9 of these vacancies are in the Walnuts Shopping Centre. Out of 304 premises in the town this represents 5.2%. The current national town centre vacancy rate is around 14%.

a) 2 units which are both in the Walnuts: Games station and Thorntons which were vacated as a result of national closure decisions;

b) 2 units at the South end of the High Street;

c) 12 units comprising the following -

1 unit below the village halls which is 6,500 sq feet and it has proven difficult to find a tenant for this property. The trustees have recently changed the agent from a London based Agent to the local agent Acorn. The Council have tried to improve the look of this unit by putting up vinyl covering depicting a bar scene.

4 units at the north end of the high street

7 units in the Walnuts, which include Gamleys toy shop – a national closure decision.

Four units empty awaiting redevelopment into a larger unit to improve marketability.

One large corner unit which is expected to be occupied by a coffee shop from September.

7. From Councillor David McBride of the Portfolio Holder for Education

Which schools have been made Teaching Schools in the Borough? Which schools are due to be made Teaching Schools in the 2012-13 academic year?

Reply:

The following schools have been successful in gaining Teaching School status:

Ravens Wood School

The Kemnal Academies Trust - with the Teaching School based at Kemnal Technology College

The Harris Federation with the Teaching School based at Harris Crystal Palace

Warren Road Primary School.

The next round of Teaching School applications closes in October 2012 for a starting date in April 2013. Eligibility for this must include an Ofsted Grade 1 in Teaching and Learning and schools have to submit a rigorous application to become a Teaching School. It will become clear during the autumn term, therefore, which schools are to receive teaching school status during the next academic year.

8. From Councillor Peter Fookes of the Portfolio Holder for Resources

What progress has been made in bringing The Lodge in Penge Recreation Ground back into use and isn't it time that the Council used its powers of Compulsory Purchase given that this property has been uninhabitable for at least 15 years?

Reply:

The retired owner continues to work on the property on a daily basis and is now undertaking much of the work himself. Having regard to this, progress has continued at a reasonable rate. Almost all works are now complete and as of today the only remaining works are a new oak front door, which should be ordered this week and fitting of kitchen units which are on site. Work tops are still to be ordered. Decoration is complete upstairs, but some is still required on the ground floor. Finance remains an issue, but the owner would not accept any financial assistance towards the cost of the work. He has undertaken significantly more work than is necessary to bring the property back into use, but is keen to ensure that it is refurbished to original condition. It is estimated that in excess of £80000 has been spent to date. The property should be occupied by the end of the summer. As it is very near to completion there is no need to consider Compulsory Purchase.

9. From Councillor Peter Fookes of the Portfolio Holder for the Environment

Who owns Cricket Lane in Sydenham SE26?

Reply:

The majority of Cricket Lane is registered to two owners with a very small part unregistered.

Officers have copies of the registered title deeds, likewise the Land Registry plan shows the extent of the unregistered land should you find either or both helpful for your records.

10. From Councillor Peter Fookes of the Portfolio Holder for Care Services

What provision is there for emergency NHS Dental treatment in Bromley?

Reply:

The emergency NHS Dental Treatment service available in Bromley is as follows:

During the daytime (Monday to Friday)

Patients call 020 8776 3830 and are directed to one or more practices open to accepting patients with emergencies during the daytime

Out of hours (Weekday evenings after 6 pm, weekends, and bank holidays)

Patients call 020 8776 3685 and are directed to the dentist on call.

Contact numbers for routine and emergency NHS treatment are published on the local (Bromley & NHS London) and National (NHS Choices) websites, along with posters and wallet sized cards in Bromley GP surgeries, Pharmacies, Optometrists', Nurseries, Voluntary Groups, Faith Groups, Leisure Centres, and Libraries.

We undertake regular communication campaigns. For example, on the 4th & 5th April 2012 we held a Dental Access Road show in Bromley High Street offering free check ups targeted at patients who had not been to the dentist in over 2 years, as well as promoting the availability of NHS dental services including emergency arrangements.

- 130 free check ups were made over the two days and
- 2,675 contacts made.

11. From Councillor Nicholas Bennett JP of the Portfolio Holder for Education

If he will set out in table format the sold services to each school in Bromley and elsewhere?

Reply:

Please see Appendix (Published on the Council website.)

12. From Councillor Nicholas Bennett JP of the Portfolio Holder for Education

If he will set out in table format the outcome of each Ofsted inspection for each school since 2006?

Reply:

Please see attached Appendix.

13. From Councillor Nicholas Bennett JP of the Portfolio Holder for Education

If he will provide the following information concerning the Education Development Centre

1. Annual running cost in each of the past 5 years
2. Annual Income from Centre lettings in each of the past 5 years
3. Number of staff employed i. Full time ii Part-time (expressed as FTE)
4. Area of site

5. Number of rooms
6. Day time occupancy of rooms for May 2012
7. Evening occupancy of rooms for May 2012
8. Estimated number of attendees at courses at Centre in May 2012
9. Estimated value of site if sold

Reply:

1. **Annual running cost in each of the past 5 years**

Financial Year 07-2008	Financial Year 08-2009	Financial Year 09-2010	Financial Year 10-2011	Financial Year 11-2012	Totals
703,610	555,423	594,326	554,850	549,875	2,958,084

2. **Annual Income from Centre lettings in each of the past 5 years**

Financial Year 07-2008	Financial Year 08 -2009	Financial Year 09-2010	Financial Year 2010 - 2011	Financial Year 2011-2012	Totals
(53,572)	(93,439)	(43,243)	(59,038)	(65,569)	(314,861)

3. **Number of staff employed i. Full time ii Part-time (expressed as FTE)***

	i. Full-Time	ii. Part-Time	FTE
EDC Site and Office staff	13	1	14
EDC Governor Services Staff	2		2
Education Business Partnership	6.1	3	9.1
School Improvement	3		3
Pupil Support Team	12	3	15
Early Years	9		9
		TOTAL FTE:	52.1
* Source: Employee Budget Monitoring			

4. **Area of site:**

EDC site area is approximately 2.15 acres of 0.87 hectares

5. Number of rooms:

There are 10 rooms of various sizes and the Main Hall available for meetings and events. In addition 'hut' Annexes are used for office space and the main building contains 4 administration offices and reception. Full details of the site plan are available.

6. Day time occupancy of rooms for May 2012 -

Rooms are booked by Council departments, external agencies and EDC run courses. During May 2012 there was a total of 78 room bookings Monday-Friday 9-5 with a "footfall of 1200.

7. Evening occupancy of rooms for May 2012

Governors and some Early Years courses are run in the evenings but the site is never open for more than 2 evenings per week. During May the site was open for 4 evenings in total in each case with no more than 2 school governor training events.

8. Estimated number of attendees at courses at Centre in May 2012

Total number of "EDC" owned courses in May 2012: 45 with a total of 774 delegates mainly from Bromley schools.

9. Estimated value of site if sold

As part of the current EDC Review a valuation of the site is pending. However, the Council's lawyers have indicated that the land would be eligible for sale. The EDC review will also take into account the need for additional school places Given that there is a shortage of school places in the area, it is possible that the Secretary of State would not allow the Council to dispose of this site for any other purpose than education. If the EDC is to close or move, then the obvious use for the site is as an extension to one or both of Princes Plain Primary School and/or Bishop Justus Secondary School. Should the Council not use the site for this purpose, then it is likely that it would have to be offered to a free school or academy sponsor. In any event the Council is going to have to find additional sites for school use in the Bromley Common area in the next few years.

14. From Councillor Fawthrop of the Chairman of the Development Control Committee (to be asked at every Council Meeting)

What pre-application meetings have taken place since the last full Council Meeting between Council Officers and potential planning applicants? Can these be listed as follows:-

The name of the potential applicant, the site address being considered.

Reply:

There have been 9 Major Pre-application meetings between 20th March and 20th June 2012, all of which were non-householder enquiries. There have also been 14 non-householder and 10 householder meetings.

As you are aware details of individual applicants and sites at present is exempt information and not disclosable in response to a Council Question.