

Strategic Housing

Renewal and Recreation Portfolio Plan 2012-13: Summary of achievements against objectives

Aim 6a:	Deliver a range of affordable housing options that best meet local statutory housing needs and help reduce budgetary pressures.
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Action	Progress update on status of delivery	RAG Status
Allocate housing capital funds	A Payment in Lieu grant funding allocation of £672,000 was made in March 2013 – providing 16 flats for shared ownership at Bromley AAP Site K, Westmoreland Road through Moat Homes.	Green
Lead negotiations on the affordable housing provision on section 106 applications, ensuring that the affordable housing planning obligation reflects local adopted planning policy and local statutory and high priority housing need	<p>There was substantial work leading on negotiations– involving 13 planning applications during the year, including the assessment of 6 financial viability appraisals during 2012/13. This included 2 town centre AAP sites. Negotiations on applications with below-policy levels of affordable housing have resulted in increased units, improved mixes of units and/or additional payment in lieu sums. Pre application advice was also provided for 17 submissions, and attendance at meetings and written comments/ advice regularly provided.</p> <p>Given the Council's affordable housing planning policies which are in place and applicable to new planning applications going forward, this action should be carried over for continued delivery in 2013/14.</p>	Green
Pursue affordable housing funding opportunities available from central government, the Homes and Communities Agency and the Greater London Authority	<p>Regular liaison meetings with the GLA were attended and hosted during the year, but in Q4 particularly substantial dialogue and discussion involving relevant elected members, Registered Providers and the GLA was carried out regarding 7 schemes seeking inclusion in the 2011-15 Affordable Homes Programme. The Strategic Housing team also provided support to facilitate commencement of the HCA-funded LB Bromley Empty Homes programme.</p> <p>As the relevant funding programmes of the GLA and government continue into 2013/14, this action should be carried over for continued delivery in 2013/14.</p>	Green

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Seek to secure alternative forms of accommodation to reduce the reliance on nightly paid accommodation.	The Strategic Housing team has provided support to the Bellegrove project to deliver a scheme to provide temporary accommodation to over 30 households in St Paul's Cray. Dialogue with development control, planning policy officers and local ward members in addressing issues and concerns contributed to the process culminating in a planning application submission at the end of 2012/13.	Green
Develop a four year Income Strategy and Action Plan that meets budget targets of £245,000.	Following detailed liaison and discussion with officers in finance and audit about key options and relevant associated issues, a trading account for the Strategic Housing team was granted approval by Executive in February 2013. In addition there has been agreement to a mechanism for the recharge of officer time spent on capital projects to the Affordable Housing PiL capital programme.	Green

Aim 6b:	Develop a Housing Strategy for the London Borough of Bromley
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Action	Milestone(s)	RAG Status
Produce and maintain the new London Borough of Bromley Housing Strategy.	<i>It has been agreed that this action is to be carried out in 2013/14</i>	Amber