

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.	
Action	Progress update on status of delivery	RAG Status
Allocate housing capital funds	<p>Executive Committee granted approval to allocate £1million housing capital to acquire properties to assist the Council in meeting its statutory housing duties. Director of Finance & Director of Regeneration & Transformation, granted delegated authority to approve individual purchases as they arise in consultation with Resources Portfolio Holder.</p> <p>A corporate Property Acquisitions Project Group has been established to drive delivery. To date, three suitable properties have been identified and offers have been accepted by vendors. Of the offers accepted; one purchase is expected to complete by late January 2014. The conveyancing progress is progressing for the other two properties with exchange/completion expected estimated for Feb 2014.</p> <p>Officers continue to search for suitable properties and are seeking two more properties to fully utilise the allocation. It is anticipated that these additional properties will be identified early in the New Year 2014 when the property markets picks up again after the temporary Christmas lull.</p>	Green
Work with the Council's Housing development partners to deliver the Council's strategic housing objectives.	A series of meetings with the senior management teams of each Registered Provider with significant stock/ development programme within the Borough took place in order to discuss shared commitments to the provision of housing within Bromley. Particular items of consideration included intermediate housing, temporary accommodation, lettings and stock management, and future development and investment. Follow up actions are currently being progressed by Strategic Housing, including the creation of a joint-protocol between the Council and each Registered Provider.	Green
Work closely with the Housing Needs Division to ensure that new affordable housing supply reflects local strategic housing objectives.	Options for temporarily converting various Council-owned buildings to assist the Council in meeting its statutory housing duties are being appraised alongside other options for use.	Green
Pursue affordable housing funding opportunities available from central government, the Homes and Communities	GLA and Registered Provider (RP) partners are aware of the Council's internal consultation process on all new sites requiring public investment.	Green

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Agency and the Greater London Authority	Internal consultation has taken place on a number of schemes where the RP has sought GLA investment and/ or inclusion within the GLA Housing programme.		
Seek to secure alternative forms of accommodation to reduce the reliance on nightly paid accommodation.	Ongoing strategic work with Registered Providers to minimise affordable stock disposals. A meeting held with a Registered Provider at the end of September to discuss their proposed asset management/ investment strategy. Further dialogue on options regarding stock disposal/ reinvestment to continue in Q3.	Green	
Implement new Trading Account arrangements and continue to pursue new opportunities to maximise income	The Trading Account arrangements are now being implemented as agreed.	Green	

Aim 6b:	Develop a Housing Strategy for the London Borough of Bromley		
Action	Milestone(s)	RAG Status	
Produce and maintain the new London Borough of Bromley Housing Strategy.	<p>Initial Member group meeting held in July to consider type and content of forthcoming Housing Strategy. Draft Housing Strategy formulated by Strategic Housing in consultation with a corporate officer team. A further Member group meeting was undertaken in October to consider proposed draft Strategy in detail. Final draft Strategy and action plan is currently being reviewed by officers in light of the publication of the Mayors draft Housing Strategy in December 2013.</p> <p>Housing Portfolio Lead Members (namely Portfolio Holder for Renewal and Recreation and Portfolio Holder for Care Services) will be briefed by Strategic Housing on the Mayors Housing Strategy and will be advised of any potential implications in relation to Bromley's forthcoming Housing Strategy in January 2014.</p>	Green	