

Strategic Housing

Renewal and Recreation Portfolio Plan 2013-14: Summary of achievements against objectives

Aim 4a:	Produce a Housing Strategy setting out the Council's housing objectives over the next 5 years
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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.</p> <p>The final draft Housing Framework and action plan was circulated to all Members for comment in January 2014. The draft documents are due to be published for public consultation, following clarification of matters arising from the Member consultation period.</p>	

Aim 4b	Encourage the supply of good quality affordable housing that best meets local, statutory and priority housing needs
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Action	Progress update on status of delivery	RAG Status
Allocate housing capital funds	During 2013-14, the Executive granted approval for the allocation of £1.12million to enable the acquisition (and associated costs) of residential properties to assist the Council in meeting its statutory housing duties. A corporate Property Acquisitions Project Group has been established to drive delivery. This sum has now been fully allocated enabling the acquisition of 5 properties to assist the Council in meeting its statutory housing and homelessness duties.	
Work with the Council's Housing development	A series of meetings with the senior management teams of each Registered	

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<p>partners to deliver the Council's strategic housing objectives.</p>	<p>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. A draft Joint Protocol has been drafted and this will be negotiated and implemented during 2014-15.</p>	
<p>Work closely with the Housing Needs Division to ensure that new affordable housing supply reflects local strategic housing objectives.</p>	<p>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.</p> <p>235 new build affordable housing properties started on site in 2013/14, of which 107 were for affordable rent, 38 temporary accommodation units and 90 for shared ownership.</p> <p>151 affordable housing units completed in 2013/14, of which 95 were for affordable rent and 56 for shared ownership.</p>	
<p>Pursue affordable housing funding opportunities available from central government, the Homes and Communities Agency and the Greater London Authority</p>	<p>GLA and Registered Provider (RP) partners are aware of the Council's internal consultation process on all new sites requiring public investment.</p> <p>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.</p>	
<p>Seek to secure alternative forms of accommodation to reduce the reliance on nightly paid accommodation.</p>	<p>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 negotiations underway with a Registered Provider regarding proposed RP asset management & investment strategy and options regarding stock disposal/ reinvestment. This is continuing into 2014/15.</p>	

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Implement new Trading Account arrangements and continue to pursue new opportunities to maximise income	The Trading Account arrangements are now being implemented as agreed. Following arising in-year vacancies, 2 further posts have been deleted in order to cover team costs. Team achieved a balanced budget in 2013/14 generating surplus of c.£14k for the Council..	
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