

**Decision Maker:**       **EXECUTIVE**  
For pre decision scrutiny by the Renewal, Recreation and Housing  
Policy, Development and scrutiny Committee on 2<sup>nd</sup> July 2019

**Date:**                   **Executive - 10th JULY 2019**

**Decision Type:**       Non-Urgent                   Executive                   Key

**Title:**                   **DRAFT HOUSING STRATEGY 2019-2029**

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**Chief Officer:**        Ade Adetosoye; Interim Chief Executive

**Ward:**                    (All Wards)

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1. Reason for report

The Council has developed a new draft housing strategy (a summary of which is contained in appendix 1 of this report) to take account of major changes in the housing sector and wider demographic and economic changes. The strategy addresses the key challenges of increased housing demand, rising costs pressures in relation to homelessness and provision of temporary accommodation, growth and regeneration in the borough. Subject to Executive approval, the Council will undertake public consultation on the aims of the draft strategy with key stakeholders including housing associations, developers, tenants and residents. The Executive will then be asked to review responses to the consultation and approve a final version of the Housing Strategy.

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2. **RECOMMENDATION(S)**

The RR&H PDS are asked to:

- i) Note the report and comment on the key priorities identified within the draft Housing Strategy.

The Executive are asked to:

- i) Approve the proposed draft Housing Strategy for public consultation
- ii) Authorise officers to commence public consultation for a period of 6 weeks. The results of the consultation will be reported back to the Executive together with officers' recommendations and final version of the Housing Strategy for formal approval.

## Impact on Vulnerable Adults and Children

1. Summary of Impact: The initiatives and priorities set out within the housing strategy will seek to ensure that vulnerable adults and young people are supported to remain in their own homes wherever possible or to secure alternative suitable and sustainable accommodation solutions.
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## Corporate Policy

1. Policy Status: New Policy: The Housing Strategy supports the existing priorities to address housing need and homelessness. It does however propose a number of new innovative approaches to achieving affordable housing supply
  2. BBB Priority: Quality Environment Supporting Independence Regeneration
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## Financial

1. Cost of proposal: Not Applicable:
  2. Ongoing costs: Not Applicable:
  3. Budget head/performance centre: Operational Housing
  4. Total current budget for this head: £7.8m
  5. Source of funding: Council's General Fund
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## Personnel

1. Number of staff (current and additional): N/A
  2. If from existing staff resources, number of staff hours:
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## Legal

1. Legal Requirement: Non-Statutory - Government Guidance: The Housing Strategy supports the delivery of a number of statutory requirements in relation to housing duties
  2. Call-in: Applicable:
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## Procurement

1. Summary of Procurement Implications: N/A
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## Customer Impact

1. Estimated number of users/beneficiaries (current and projected): There are approximately 331,000 residents living in an estimated 141,000 households. This figure is likely to increase by more than 6% during the period of a new housing strategy. During the past year Bromley received approaches from around 3,000 households at risk of homelessness. There are currently approximately 1,560 households living in temporary accommodation of which around 900 are in forms of costly insecure nightly paid accommodation.
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## Ward Councillor Views

1. Have Ward Councillors been asked for comments? Not Applicable
2. Summary of Ward Councillors comments:

### 3. COMMENTARY

- 3.1 It has been a number of years since Bromley has had an overarching Housing Strategy. With the adoption of the Bromley Local Plan and the publication of the Council's Homelessness Strategy it is timely to also produce a new housing strategy to sit alongside the suite of corporate strategies which set out the Council's aspirations and plans for Bromley over the coming years.
- 3.2 Bromley faces a number of significant challenges in relation to housing, including increased housing need, rising homelessness and use of temporary accommodation - pressures that are set to continue for a number of years.
- 3.3 The housing transformation programme provides an opportunity to address these challenges and significantly reduce the current cost pressures in relation to homelessness and provision of temporary accommodation. The housing strategy sets out what the Council plans to do over the next ten years to address housing pressures in the borough, and provide good quality, safe housing for its residents.
- 3.4 The new draft housing strategy has therefore been developed with the following strategic objectives:
- More homes – increasing the number of homes in Bromley
  - Better quality, more affordable homes
  - Preventing and tackling homelessness
  - Supporting vulnerable people
- 3.5 Investing in housing will, in the longer term, reduce the financial demands on the public purse. Having a secure home in a decent condition is pivotal to an individual's health, safety, educational attainment, employability and mental wellbeing. Without it, all these are put at severe risk. Residential development also contributes towards the regeneration and prosperity of an area, providing Council Tax income, support for local businesses and contributions towards community facilities. Good housing design enhances the local environment for everyone.
- 3.6 The new draft housing strategy was developed using a range of sources to compile a comprehensive evidence base to inform the priorities and actions proposed. Issues and potential solutions were then explored with a range of stakeholders including local residents, business organisations, housing associations, private landlords and representatives from the voluntary and community sector, as well as council officers from every department and at all levels, from the Interim Chief Executive to frontline staff.
- 3.8 Public consultation is proposed in line with requirements during the summer to gain wider feedback on the priorities to be contained in the housing strategy to ensure that it will help meet the housing challenges that the Council and residents face.
- 3.9 The Executive will be asked to consider and approve a final version of the Strategy which takes into account the outcomes of the consultation exercise. The strategy document contains the actions that will be delivered in order to achieve each objective.
- 3.10 Once adopted, an action plan will be developed to drive the delivery of the priorities set out in the Housing Strategy. This will be reviewed annually to provide the opportunity to respond to any emerging trends including changes in the housing market and levels of housing need

- 3.11 Lead officers will report progress against their actions on a quarterly basis and this report will be scrutinised by the Housing Strategy Implementation Board. The Board will then report each quarter to the Chief Executive and the Corporate Leadership Team on an exception basis.
- 3.12 The Director of Housing will also report progress to the Portfolio Holder for Renewal, Recreation and Housing on a quarterly basis.
- 3.12 A short report will be published annually, to inform the public about progress.

#### **4. IMPACT ON VULNERABLE ADULTS AND CHILDREN**

- 4.1 The initiatives and priorities set out within the homelessness strategy will seek to ensure that vulnerable adults and young people are supported to remain in their own homes wherever possible to secure alternative suitable and sustainable accommodation solutions.

#### **5. POLICY IMPLICATIONS**

- 5.1 Housing objectives are set out within the relevant Departmental business plans:
- 5.2 The new housing strategy will set the strategic framework ensuring objectives are compliant with the statutory framework within which the Council's Housing function must operate and incorporates both national targets and priorities identified from the findings of review, audits and stakeholder consultation
- 5.3 The spatial expression of the housing strategy is provided by the Local Plan. The Affordable Housing Supplementary Planning Document (SDP) sets out the Council's current approach to securing affordable housing. The SDP will be updated as required during the life of the strategy to ensure that the approach reflects planning policy, market decisions and demand.

#### **6. FINANCIAL IMPLICATIONS**

- 6.1 There are no financial implications arising directly from this report. The pressures faced in relation to increasing homelessness and temporary accommodation has been widely reported. Any financial implications arising from the priorities contained within the Housing Strategy will be reported to Members alongside the established budget monitoring and performance monitoring reports.

#### **7. LEGAL IMPLICATIONS**

- 7.1 Pursuant to section 8 of the Housing Act 1985 there is a duty on local housing authorities to consider housing conditions and the needs of the district with respect of the provision of further housing accommodation.
- 7.2 Pursuant to the Equality Act 2010, the Council has a duty to have 'due regard' to eliminating unlawful discrimination, harassment, victimisation and any other conduct that is prohibited by or under the Act; advancing equality of opportunity between persons with a protected characteristics and those without; and foster good relations between persons with protected characteristics and those without.

7.3 An initial high level outline equalities impact assessment has been completed. A full equalities impact assessment will be completed and reported back to Executive Committee when the draft Housing Strategy is submitted for approval.

<b>Non-Applicable Sections:</b>	Procurement Personnel
Background Documents: (Access via Contact Officer)	