

DRAFT Housing Strategy 2019 to 2029



Summary for Consultation

Setting the scene

- Bromley is experiencing severe housing pressures.
- Although the borough has delivered above its current target for new homes in recent years, demand for housing dramatically outstrips supply due to:
 - high house prices
 - increasing rents
- Homelessness applications are increasing, and the need for affordable homes, particularly those at a social/affordable rent, is growing all the time.

About Bromley and our residents

- **59 square miles** - largest London borough
- **8th most populated** borough in London
- **331,000 (approx) residents** living in an estimated **141,000 households** -
 - 9% increase in population since 2001
 - 6% predicted growth by 2027
 - Estimated to increase to 393,000 in next 20 years
- **Ageing population** -
 - 2017 - 17% aged 65+
 - 2022 - 18% aged 65+
 - 2027 - 19% aged 65+
- **78% of 16-64 year olds in employment**
- **2nd lowest out of work benefit claimant count** in London

Housing in Bromley

Ownership

- **14% socially rented**
 - London average - 23%
 - Lower than anywhere else in London
 - 80% owned by Clarion
- **73% privately owned**
 - London average - 50%
- **14% private rented sector**
 - London average - 27%

Sections of the population

- **Ageing population -**
 - 3,500 sheltered or retirement housing units
 - 6 extra care schemes
- **5 traveller sites -**
 - 2 council-run
 - 3 privately-run
- **Largest settled traveller populations in the UK**

Housing register

- **3,457 households on the Housing Register**
 - up from 3,332 in May 2018
- **homeless applications made to the Council**
 - 630 were deemed homeless and accepted onto the Housing Register

Building and development

- Bromley Local Plan (2019) -
 - **minimum of 641 new homes per year until 2030**
- Strategic Housing Market Assessment (2014) -
 - **calculated potential need for approx. 1,320 new homes per year**
- Draft London Plan (Inspectors Panel report anticipated September 2019)
 - **suggests new target at 1,424 new homes per year**

Priorities for housing



More homes increasing the number of homes in Bromley

We will:

- Support the **building of 10,645+ new homes in a range of locations as identified in the Local Plan** by 2030
- Develop **1,000 new homes on council-owned land or acquired sites**
- Ensure **developments supported with infrastructure** - roads, transport, education, health & community facilities
- **Review opportunities in the renewal areas:**
 - Crystal Palace, Penge and Anerley, Bromley Common, The Cray Valley, Orpington, Mottingham and Ravensbourne, Plaistow and Sundridge
- **Require the provision of affordable housing as set out in Local Plan**
- **Use s106* housing contributions effectively** to maximise delivery of affordable housing

Better quality, more affordable homes

We will:

- **Review and update the Affordable Housing Supplementary Planning Document** as required to ensure it continues to support the development of a range of affordable housing products
- **Aim to achieve 80%+ of homes in Bromley-led developments** are for affordable rent and offered to households on the Housing Register
- Support **housing associations to develop more affordable housing**
- **Improve standards and security of tenure** in the affordable and private rented sector
- **Increase the number of private landlords** signed up to accept tenants from our waiting list

Preventing and tackling homelessness

We will:

- Reduce:
 - number of **households in temporary accommodation**
 - proportion of **households in nightly paid temporary accommodation**
 - **number of homeless applications** through early intervention and support
 - **number of parental evictions** through proactive support to families
- Deliver an **awareness raising campaign** to increase access to early intervention and private sector accommodation
- Increase supply of **good quality, self-contained temporary accommodation**, to maintain

zero use of bed and breakfast accommodation for families and young people.

Supporting vulnerable people

We will:

- **Use multi-disciplinary approach to commissioning services**
- Increase the amount of **accommodation available to people with specialist needs** - such as mental health issues, physical and learning disabilities
- Encourage developers to include **specialist homes for older people** in their schemes
- Develop **information-sharing protocols with other local authorities** so that households moving there can be provided with appropriate support straight away
- **House every child leaving care within the borough** -
 - unless they have suitable support elsewhere

Delivering this strategy

20 key measures will monitor our progress in delivering the targets and actions

- Targets will be reviewed and set annually

Equalities impact assessment to be published

- Action plan to be developed

Regular reporting systems

- Including a short annual public report

Want to know more?

Visit www.bromley.gov.uk/housing

Email Housing.Compliance@bromley.gov.uk