

Appendix 1: Consultation Feedback Summary:

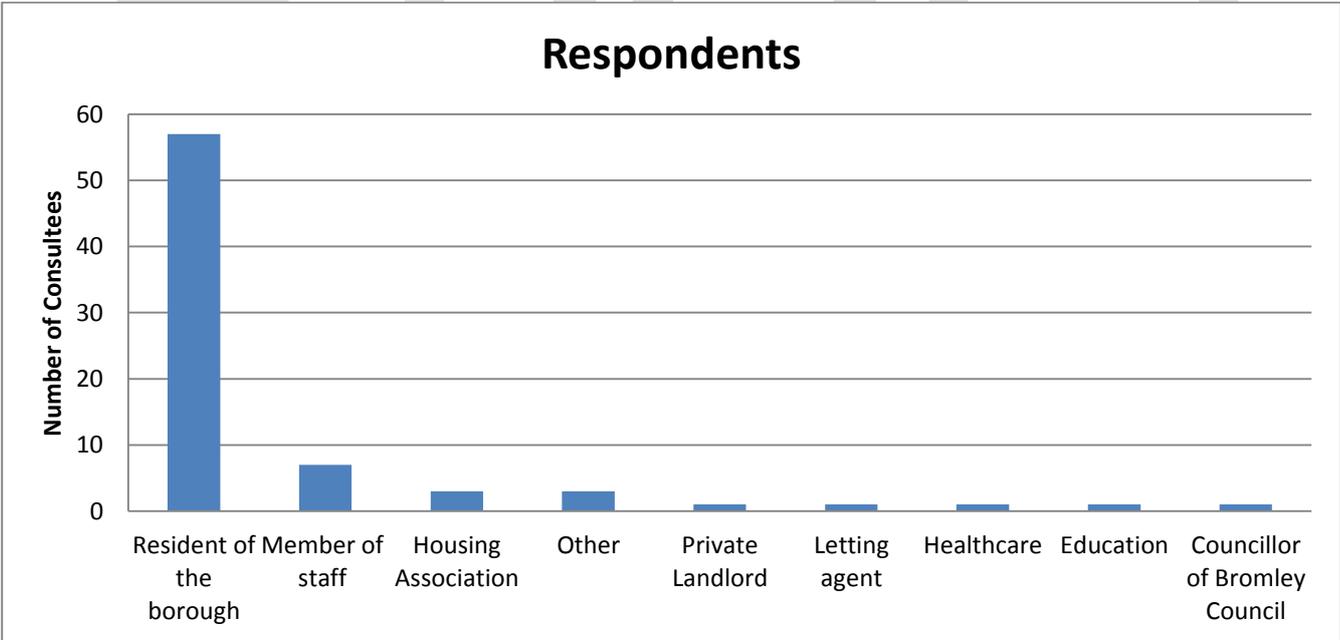
Introduction

The purpose of this report is to provide a summary of the comments and feedback received during the consultation period. The final stage public consultation commenced on the 27th August 2019 and closed on 21st October 2019. All comments have been analysed and will be used to inform the strategy implementation action plan.

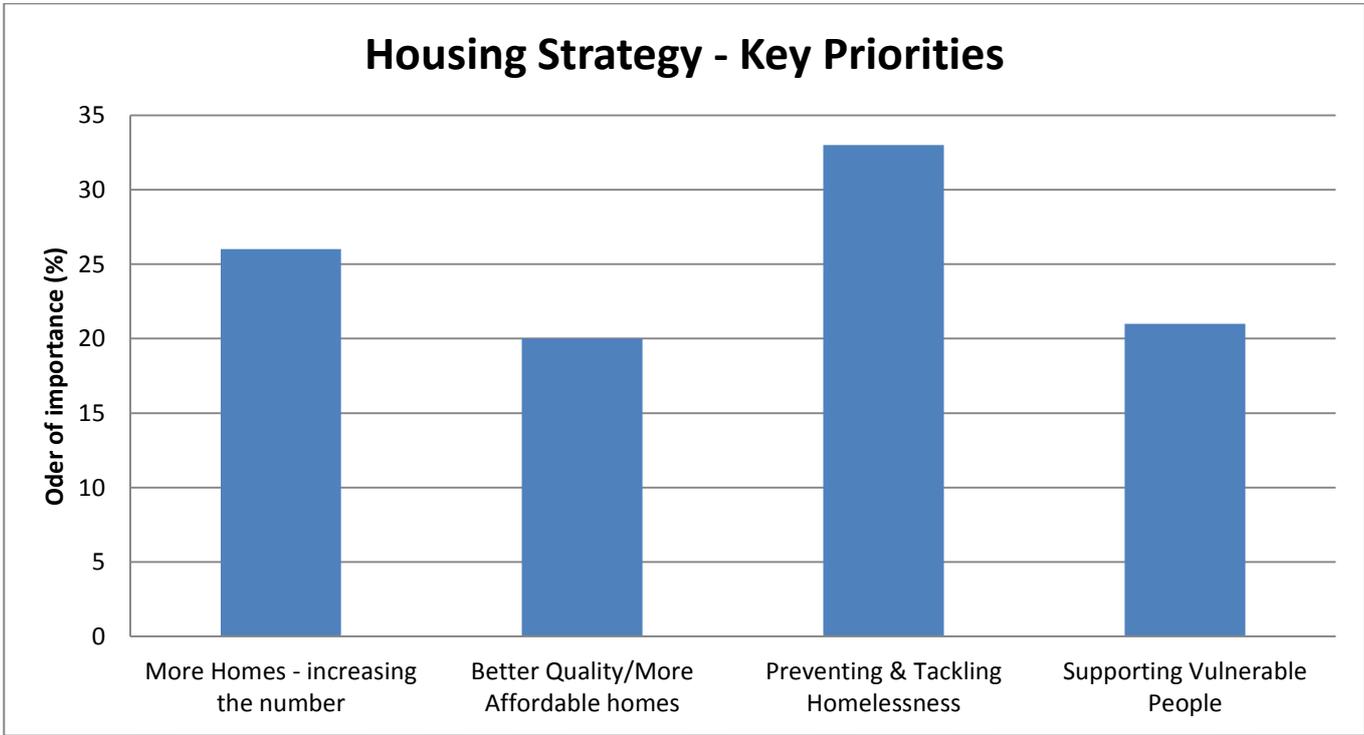
Summary

75 consultees responded to the online survey and 77% of consultees advised that they are residents of Bromley Borough, the remaining responses were from Housing Associations, Private Landlords, Letting Agents, Healthcare, Education, members of staff at Bromley Council and Councillors of Bromley Council. 85% of consultees confirmed that they understood what the strategy is trying to achieve, whilst 68% supported the four proposed priorities (below)

- More homes – increasing the number of homes in Bromley
- Better quality, more affordable homes
- Preventing and tackling homelessness
- Supporting vulnerable people

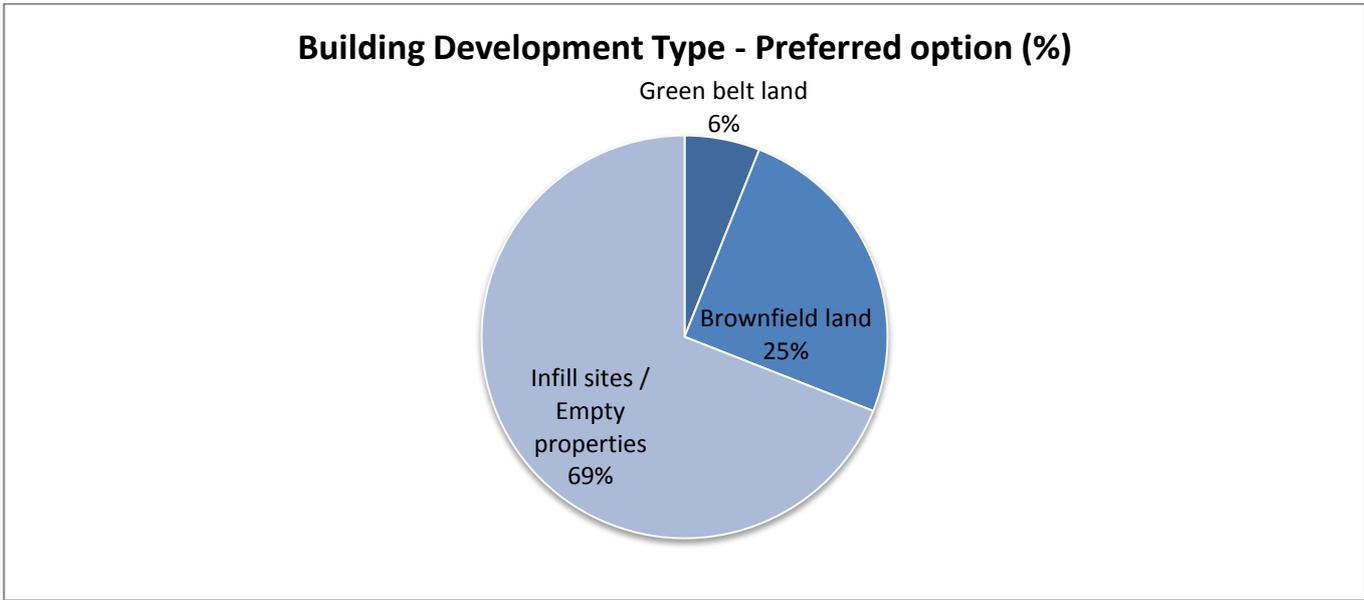


In terms of the four key priorities that have been proposed, consultees felt that preventing and tackling homelessness was the most important priority as this would then help to indirectly address the other priorities that have been identified.



Location of homes

95% of people who completed the survey felt that more homes should be built. Few favoured using green belt land, but the majority of people felt that infill sites (the use of vacant or underutilised sites within existing developments), empty properties and brownfield land should be used to provide more homes in the first instance.



Type of homes

A number of recommendations were made including; supported housing, social housing, private housing, student accommodation, lifetime/adapted housing. Some of the suggestions put forward mentioned that there was a need for affordable one bedroom properties to accommodate downsizing opportunities for those that are under occupying. It was felt that this would also help to address sofa surfing and to assist adult children who are unable to move out of their family homes due to affordability. The proportion of young people in Britain aged 20 to 34 who live with their parents has risen from 19.48% in 1997 equating to 2.4 million people, to 25.91% in 2017 equating to 3.4 million people.

A number of responses recommended that Bromley Council should own any new build properties; as opposed to housing associations and that any new build properties should be dispersed throughout the borough so they would not be concentrated within the same areas.

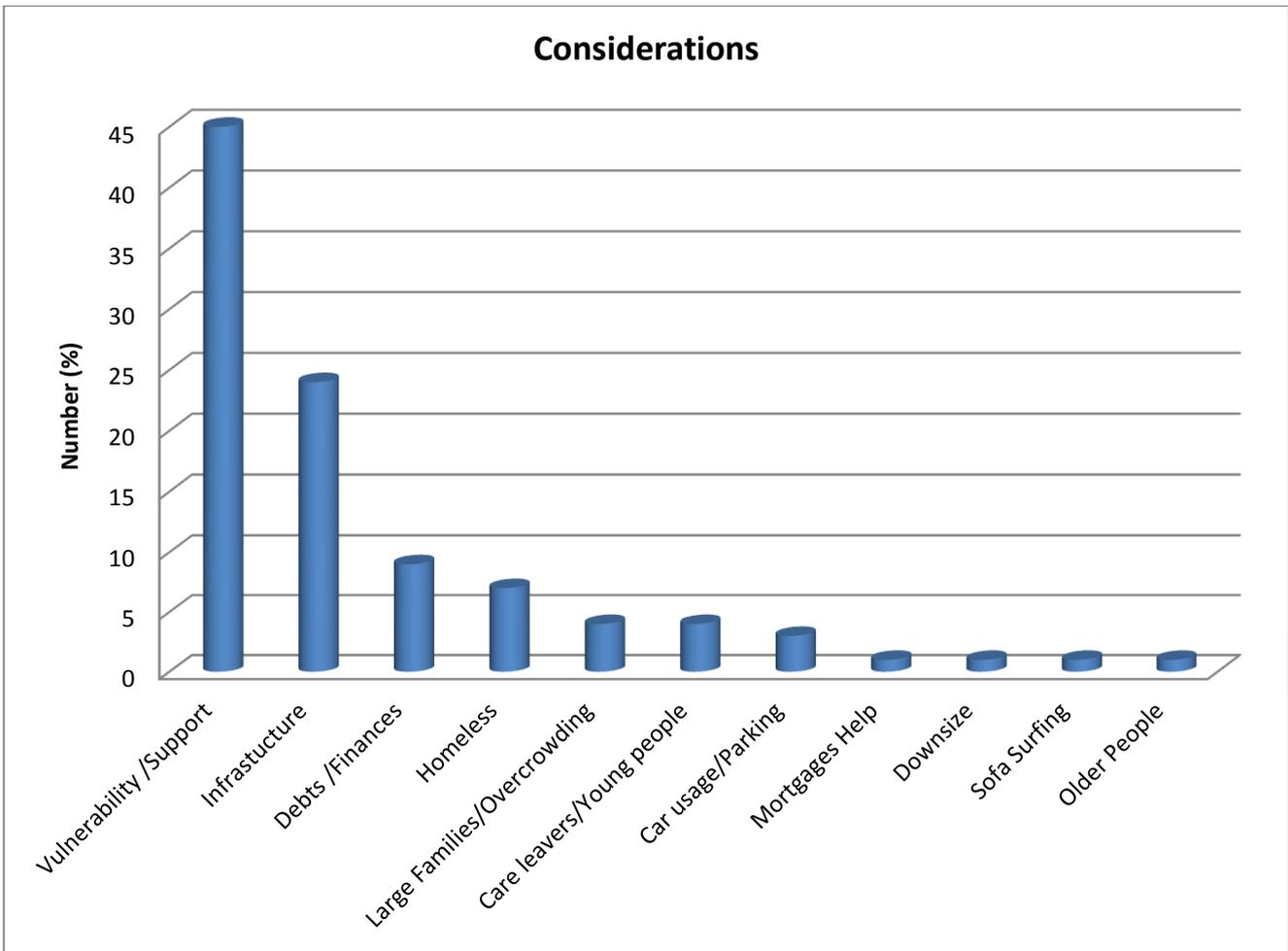
It was generally felt that more houses not high-rise flats should be built and these should also be lifetime homes. Concerns were highlighted about the high rental levels and the need to ensure there is relevant affordable housing, including; social, affordable rents and private rented properties particularly in more deprived areas.

Considerations

Consultees felt that the needs of certain groups of people, for example; people with disabilities or the elderly should be assessed when considering whether or not to build and where to develop. The infrastructure that was highlighted as necessary to be considered and incorporated into any housing development plans included the location of: hospitals, drug & alcohol services, face-to-face advice centres, GP's, Community centres, specialist mental health services, educational facilities, water, waste, police and fire services.

The transport links; roads, the Bakerloo line proposals and trams were highlighted as necessary for additional housing to be considered in specific areas. If enhanced they could also potentially increase employment in the borough which also increases the likelihood for residents to be able to buy a property.

The results highlighted a need to better understand the complex needs of residents in order to provide appropriate housing suitable for specific needs. It was reported that there needs to be increased opportunities for the charitable sector to be involved in planning processes as well as ensuring Members are provided with all of the information including pressures and challenges for the Council in order to inform planning applications.



Recommendations from the respondents of the consultation

Several suggestions were made about Section 106 contributions and how this should be utilised;

It should be used in more accessible areas, rather than create exclusive social housing clusters which could cause culture division.

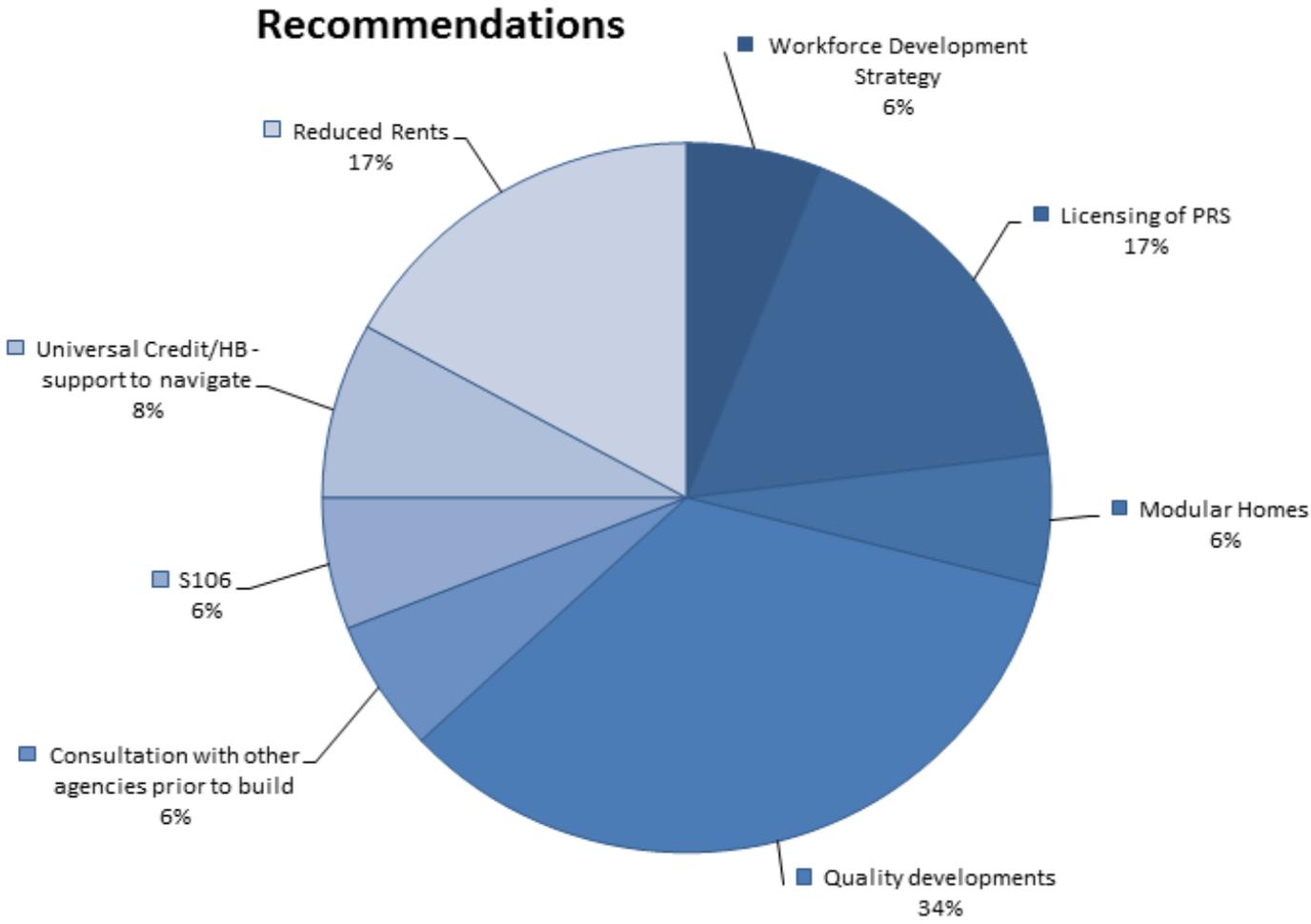
Setting Section 106 contributions aside for homeless persons accommodation

It was proposed that downsizing in housing association accommodation for those that are under occupying their property should be imposed, providing support and assistance to help tenants with the process and cost

To implement a skills [commissioning plan/ MCA / workforce development strategy](#) incorporating the [London Living wage](#) as well as building contracts that produce good quality homes.

There were also recommendations for more partnership working to increase development of properties, and the opportunity for affordable lettings with all types of landlords. This follows the seven principles set by [Housing First England](#).

The [CIH report](#) Building Bridges September 2017 was referred to and the general responses mirror these recommendations.



Conclusion

In summary, the people that completed the survey agreed that additional housing is required in Bromley, but the wider picture needs to be considered;

- More homes are required – concern was raised about the number of people located in temporary housing placed outside of borough
- Types of homes – analysis of what type and size of accommodation is required for older persons, supported housing for people with a range of issues, such as autism, mental health issues, disabled adapted accommodation etc
- Innovation – make use of emerging technologies – modular homes
- Affordability – ability for the ‘next generation’ to be able to afford to live and work in Bromley
- Planning Processes – transparency, ease of contact to ask questions at an early stage
- Community – any developments should consider impact on local residents, infrastructure for example; health, education, transport, parking etc.

The results of the consultation process were positive, confirming that that the proposed priorities are correct. Careful consideration needs to be given to what type of housing is developed, where it is located and how it fits the needs of the immediate as well as the wider community.

Many young people who aspire to live independently and work in Bromley are unable to do so because of the cost of renting and buying.

The needs of older persons were also mentioned. The results from the housing needs survey carried out last year found that the majority of older people would like to remain in their homes for as long as possible and this will only be achievable with ‘lifetime homes’. [Lifetime Homes](#) are ordinary homes that incorporate 16 design criteria such as a car parking width/accessibility, entrances, doorways, halls, should allow access for pushchairs, wheelchairs, entrance level WC and drainage etc.

Investing in housing will in the longer term, reduce the financial demands on the public purse. Good quality, affordable housing is required and for specific supported housing, it must be well designed, accessible and safe taking into account the needs of the people that may live there.

More social housing that is affordable is required and consultees felt that Bromley Council should own and manage any properties that are developed.

It was widely agreed that more housing is required but consultees feel that the greenbelt land in Bromley is a massive attribute for a London Borough and they do not want the overall picture of Bromley to disappear.

A comment made in the survey stated: ‘*focus on building homes, not units*’. This encompasses what the Housing Strategy needs to accomplish. Consideration needs to be given to what will most positively impact the community of Bromley as a whole, taking into account its residents and their needs.