

# Housing Strategy 2019 to 2029

## Draft for consultation



### Setting the scene

- Bromley is experiencing severe housing pressures.
- Although the borough has managed to deliver slightly 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 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 Overview 2018/19

- **3,457 households on the Housing Register**
  - up from 3,332 in May 2018
- **2,940 households approached the Council as Homeless** the Council
  - 302 were deemed homeless and accepted onto the Housing Register

## Building and development

- Bromley Local Plan (2019) -
  - **average of 700 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 (out for consultation)
  - **sets 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 10,605+ new homes** by 2030
- Develop **1,000 new homes on council-owned land or acquired sites** by 2022
- 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
- **Achieve affordable housing targets** set out in Local Plan
- **Use s106\* housing contributions effectively** to maximise delivery of affordable housing

## **Better quality, more affordable homes**

We will:

- **Revise the Affordable Housing Supplementary Planning Document (2008)**
- **Agree a target of additional affordable homes** to be built by 2030\*
- **Review the exceptional circumstances** that allow the affordable housing targets in the Local Plan to be waived
- **Ensure 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 **self-contained temporary accommodation**, with a view to eliminating the use of units with shared facilities

## 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](http://www.bromley.gov.uk/housing)

Email [housing.compliance@bromley.gov.uk](mailto:housing.compliance@bromley.gov.uk)