

Decision Maker: RENEWAL, RECREATION & HOUSING PDS COMMITTEE

Date: 30th March 2021

Decision Type: Non Urgent Council Key

Title: HOUSING DEMAND AND SUPPLY UPDATE

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Chief Officer: Sara Bowrey, Director of Housing, Planning and Regeneration

Ward: Multiple

1. **Reason for report**

- 1.1 This report provides an update on the impact of Covid-19 upon the Housing service and the Council's housing delivery plans progressed to support those in housing need.
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2. **RECOMMENDATION(S)**

The Renewal, Recreation and Housing PDS Committee are asked to:

- 2.1 Review the content of this report.

Corporate Policy

1. Policy Status: Existing Policy: Further Details
 2. BBB Priority: Excellent Council Supporting Independence:
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Financial

1. Cost of proposal: Estimated Cost: Not applicable
 2. Ongoing costs: N/A
 3. Budget head/performance centre: Regeneration
 4. Total current budget for this head;
 5. Source of funding: Housing Investment Fund earmarked reserves
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Staff

1. Number of staff (current and additional): Existing staff
 2. If from existing staff resources, number of staff hours:
-

Legal

1. Legal Requirement: Statutory Requirement:
 2. Call-in: Applicable:
-

Customer Impact

1. Estimated number of users/beneficiaries (current and projected):
-

Ward Councillor Views

1. Have Ward Councillors been asked for comments?

3. BACKGROUND

- 3.1. For Bromley, like most London boroughs one of the most significant long-term pressures is the impact of homelessness and provision of temporary accommodation.
- 3.2. There are currently approximately 1,800 households in Temporary Accommodation (TA) this is a net increase of 21 per month and approximately 1,100 households are in costly forms of nightly paid TA, putting a continued strain on the Council's revenue budget.
- 3.3. Since the pandemic, staff in Housing, Planning and Regeneration responded swiftly to the onset of the COVID-19 pandemic; ensuring that all frontline emergency services remained operational and that resources were diverted to those most in need of critical assistance.
- 3.4. A particular challenge for the service has been the additional assistance given to assist those effected by rough sleeping as part of the government's "Everyone In" initiative and the subsequent work that has arisen. In excess of 120 clients who were identified as sleeping rough or at risk of rough sleeping were accommodated into emergency accommodation and work to support this cohort is ongoing.
- 3.5. The borough faces other housing pressures. Since the adoption of the London Plan, this also sets a higher annual housing target and all sites are expected to deliver 50% affordable housing. To support the need for affordable housing and as part of the Transformation Agenda, the Executive agreed to reopen to Housing Revenue Account (HRA) and has commenced developing its housing stock.
- 3.6. In the Transforming Bromley: Approach To Building Homes In Bromley report HPR2020/024, a list of sites were outlined. This report gives an update on all live schemes to date and how they are contributing to the Transformation Agenda.

4. LIVE SCHEMES

- 4.1. The live schemes are at a mature stage in development and will all be directly contributing to meeting the borough's affordable housing needs. In the table below, this outlines the current status and next steps. The list of schemes are either Council-led developments working in partnership with building contractors and architects to deliver these schemes, or through the purchase of existing sites through the HRA.

Site	Status	Key Dates	No. of Units
Burnt Ash Lane Car Park	Construction under way.	Completion September 2021.	25 (10x one bed, 12x two bed, 3x two bed wheelchair units)
Bushell Way (former care home)	Construction under way.	Completion September 2021.	25 (7x one bed, 15x two bed wheelchair units).
Anerley Town Hall Overflow Car Park, all with planning approval.	Planning approved. Design and built contract mobilisation underway; pre-commencement conditions to be discharged.	Ground works due to commence April 2021. Completion September 2021.	10 (3x one bed, 6x two bed including 1x one bed wheelchair unit).
York Rise, Orpington	Report HPR2020/037 outlined the approach and timeline. Procurement for PCSA concluding January 2021. Housing management contract to be established for all schemes.	Feb 2021- Enter into contract for PCSA. Feb- March – development of design and scheme & stakeholder engagement. May – submit Planning Application to LBB Planning. June – present a design and fully costed scheme to Executive, subject to Planning permission, in order to award the Design and Build contract. September 2021 – January 2022 Anticipated construction timeframe.	35
Various – individual street properties within and outside of the Borough.	Purchase / lease scheme: securing properties on the open market and which can be utilised in discharge of the Council's statutory duty in respect of Housing.	Due to Commence April 2021	240-280 units
Various – individual street properties	Purchase / lease scheme: securing former Housing Association properties that were due for open market	Phase 1 completed Phase 2 in negotiation	50 Units 30 Units

Site	Status	Key Dates	No. of Units
within and outside of the Borough.	private sale and which can be utilised in discharge of the Council's statutory duty in respect of Housing.		
Total no. of units =			510-550

5. FUTURE SUPPLY

- 5.1. Regeneration and Housing teams are also undertaking feasibility work on a number of other sites across the borough. These schemes will be progressed and reported upon at a more mature stage of development. Please see report **HPR2021/008** for further background.

6. RECOMMENDATION(S)

- 6.1. The recommendation requests that Members note progress on the sites identified.

7. STAKEHOLDER ENGAGEMENT

- 7.1. All proposals have or will be subject to public engagement and formal public consultation as part of the formal Planning process. Public engagement will inform any proposals; it will include letters, visuals, web pages and other forms of engagement material for residents to be made aware of proposals and Ward Members will also be briefed.

8. PROCUREMENT AND PROJECT TIMESCALES AND GOVERNANCE ARRANGEMENTS

- 8.1. Each housing scheme is already in progress with their own procurement strategies already in place. No further procurement is required.

9. IMPACT ON VULNERABLE CHILDREN AND ADULTS

- 9.1. The proposed recommendations support children and vulnerable people through the provision of affordable housing supply.

10. POLICY CONSIDERATIONS

- 10.1. The Council has a published a Homelessness Strategy which sets out the approved strategic policy in terms of homelessness. This includes the increased provision of temporary accommodation and reducing the reliance on nightly paid accommodation.

11. PROCUREMENT RULES

- 11.1. There are no procurement implications.

12. FINANCIAL CONSIDERATIONS

- 12.1. The financial impact of the COVID-19 pandemic on Housing budgets is currently estimated at around £1.9m, which mainly relates to additional/increased costs of nightly paid accommodation, and delays in the achievement of budgeted savings.
- 12.2. There are no financial implications relating to the schemes listed in paragraph 4.1 above i.e. Burnt Ash Lane, Bushell Way, Anerley and York Rise, which are all included in the Council's Capital Programme.
- 12.3. In September 2020, the Leader approved the allocation of £560k for feasibility works for future supply of sites. It is currently anticipated that around £200-260k of this will be spent during 2020/21 financial year.
- 12.4. Subject to the outcome of the feasibility work, reports will be brought back to Members in due course detailing any proposed schemes which will include full financial implications and capital financing requirements. No further funding for feasibility is currently being requested; officers may request funding for further feasibility work in the future.

13. PERSONNEL CONSIDERATIONS

- 13.1. There are no LBB staff implications for the recommendations.

14. LEGAL CONSIDERATIONS

- 14.1. This report sets out how the Council has responded to the COVID-19 Pandemic in terms of the Council's housing and homelessness duties under the Housing Act 1985 and the Housing Act 1996, Part 7. As part of performing these duties the Council has received and distributed certain grants as permitted within the grant awards. The Council has also re-focused service provision including extending service contracts in compliance with procurement law and the Contract Procedure Rules.
- 14.2. The demand for homeless accommodation has continued to increase following the implementation of the Homeless Reduction Act 2018, as the duties towards homeless households are expanded. The Act placed a duty on councils to try to prevent homelessness and a duty on public bodies to refer people at risk of homelessness, flagging those most vulnerable to homelessness and rough sleeping so they could receive support.
- 14.3. The Homelessness Code provides statutory guidance on how to interpret and apply the homelessness legislation and contains details of good practice that local authorities should adopt. It is not legally binding but local authorities are required to have regard to it. The Code has recently been updated to add further categories to those in priority need to reflect the impact of the coronavirus

pandemic including people sleeping rough who should be carefully assessed, including their age and underlying health conditions.

- 14.4. Best Value Duty Guidance and case law under the Local Government Act 1999 is applicable where authorities are reviewing service provision and making arrangements to secure continuous improvement in the way its functions are exercised, an authority must regard to economy, efficiency and effectiveness in considering overall value, including economic, environmental and social value.

Non-Applicable Sections:	
Background Documents: (Access via Contact Officer)	