
Decision Maker: COUNCIL

Date: Monday 6 December 2021

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

Title: PROVISION OF HOUSING AND LIBRARY IMPROVEMENT WORKS IN WEST WICKHAM TOWN CENTRE

Contact Officer: Graham Walton, Democratic Services Manager
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Chief Officer: Tasnim Shawkat, Director of Corporate Services and Governance

Ward: West Wickham

1. Reason for report

1.1 At its meeting on 24th November 2021 the Executive considered the attached report setting out proposals for a housing and library improvement scheme in West Wickham town centre, and approved the proposals. The report had previously been scrutinised and supported by the Renewal, Recreation and Housing PDS Committee on 16th November 2021. The report summarises the RIBA Stages 0-3 work undertaken in relation to the site of the West Wickham Library and Station Road car park in West Wickham and sets out the options for the site, in order to seek a decision from elected members.

2. **RECOMMENDATIONS**

Council is recommended to approve -

- (1) The addition of the Scheme to the Capital Programme at an estimated cost of £9,641k.**
- (2) The financing of the Scheme as set out in paragraph 10.8 of the attached report, including an internal loan from the General Fund to the Housing Revenue Account of £2,147k.**

Impact on Vulnerable Adults and Children

1. Summary of Impact: Vulnerable adults and children will be supported through the provision of affordable housing and an improved library and community facility.
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Corporate Policy

1. Policy Status: Existing Policy: Housing Policy
 2. MBEB Priority: Regeneration:
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Financial

1. Cost of proposal: Estimated Cost: £9,641k
 2. Ongoing costs: temporary accommodation savings of £75k pa; additional library income of at least £35-45k pa.
 3. Budget head/performance centre: Capital Programme
 4. Total current budget for this head: Not Applicable
 5. Source of funding: GLA grant, Section 106 contributions, internal loan from General Fund to HRA from Housing Investment Fund earmarked reserve, private sales receipts.
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Personnel

1. Number of staff (current and additional): Not Applicable
 2. If from existing staff resources, number of staff hours: Not Applicable
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Legal

1. Legal Requirement: Non-Statutory - Government Guidance:
 2. Call-in: Not Applicable
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Procurement

1. Summary of Procurement Implications: See attached report
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Customer Impact

1. Estimated number of users/beneficiaries (current and projected): It is estimated that the Scheme will provide 26 homes. It is also proposed to refurbish and expand the Library for the benefit of all West Wickham residents. The expansion of the Library will directly create an improved, multi-functional space, which will be a civic landmark in the town centre.
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Ward Councillor Views

1. Have Ward Councillors been asked for comments? Yes
2. Summary of Ward Councillors comments: ward councillors have indicated their support for the scheme, particularly for the library element.

Non-Applicable Sections:	Impact on Vulnerable Adults and Children/Policy/Financial/Personnel/Legal/Procurement
Background Documents: (Access via Contact Officer)	See attached report