

**RENEWAL, RECREATION AND HOUSING
POLICY DEVELOPMENT AND SCRUTINY COMMITTEE**

Minutes of the meeting held at 7.00 pm on 26 January 2022

Present:

Councillor Yvonne Bear (Chairman)

Councillors Vanessa Allen, Aisha Cuthbert, Colin Hitchins,
Charles Joel, Will Rowlands and Richard Scoates

Also Present:

Councillor Peter Morgan

47 APOLOGIES FOR ABSENCE AND NOTIFICATION OF SUBSTITUTE MEMBERS

Apologies for absence were received from Councillor Gary Stevens and from Councillor Christine Harris – who was replaced by Councillor Colin Hitchins.

48 DECLARATIONS OF INTEREST

There were no declarations of interest.

49 QUESTIONS FROM MEMBERS OF THE PUBLIC

Four questions for oral reply were received at the meeting, and there were three questions for written reply. A copy of those questions, together with the Portfolio Holder's responses, can be viewed as Appendix A to these Minutes.

50 MINUTES OF THE RENEWAL, RECREATION AND HOUSING PDS COMMITTEE MEETING HELD ON 16 NOVEMBER 2021

RESOLVED that the minutes of the meeting held on 16th November 2021 be confirmed as a correct record.

51 MATTERS OUTSTANDING FROM PREVIOUS MINUTES AND WORK PROGRAMME

Report CSD22010

The Committee considered a report setting out its work programme and progress against outstanding actions from previous meetings.

The Committee noted that there had been many applications for the Household Support Fund, and it was unlikely that any further applications would be accepted as the applications already received would use up all the

available grant until the end of the financial year. The majority of requests had been granted in full, but further information was awaited.

Officers had carried out a property review of the airspace above the car park at West Wickham Leisure Centre, but the conclusion was that it would not be viable to pursue this. A further review was being carried out to assess all the options and costs, including a full refurbishment of the building. It was hoped to report back in June, but the Chairman urged officers to report back sooner if possible.

On the Work programme, it was noted that housing associations would be attending for the thematic session at the next meeting on 16th March. The SPD for Orpington was on the current agenda so would not need to be on the agenda for the March meeting.

RESOLVED: that the report be noted.

52 PRE-DECISION SCRUTINY OF RENEWAL, RECREATION AND HOUSING PORTFOLIO REPORTS

The Committee considered the following reports where the Renewal, Recreation and Housing Portfolio Holder was recommended to take a decision:

53 HPR PORTFOLIO PLAN 2021/22 Report ACH20-044

The Committee received an update on the Portfolio Plan for quarter 3, 2021/22, focussing on items that were red-flagged. It was noted that an updated version of Appendix 1 had been circulated. In response to a query about staffing problems, officers confirmed that they were working with HR to fill posts in areas such as Planning, Building Control and Housing. This also involved looking at grades and providing professional training opportunities to develop staff in-house.

RESOLVED that progress on the actions associated with the Portfolio Plan for Quarter 3 2021/22 be noted.

54 CAPITAL PROGRAMME MONITORING Report FSD22016

On 24th November 2021 the Executive had received a report summarising the position on capital expenditure and receipts following the second quarter of 2021/22 and agreed a revised Capital Programme for the four year period from 2021/22 to 2024/25. The Committee received an update in respect of the Renewal, Recreation and Housing Portfolio Capital Programme.

RESOLVED that the Portfolio holder be recommended to note and acknowledge the second quarter capital monitoring position as agreed by the Executive on 24th November 2021.

55 CONFIRMATION OF ARTICLE 4 DIRECTIONS TO REMOVE PERMITTED DEVELOPMENT RIGHTS FOR UPWARDS EXTENSIONS IN SPECIFIED AREAS

Report HPR2021/068

The Committee considered a report recommending that the Portfolio Holder should confirm sixteen non-immediate Article 4 Directions to withdraw permitted development (PD) rights which allowed certain buildings to extend upwards by up to two storeys to provide new or extended residential units. These Directions would apply to the 13 Areas of Special Residential Character as shown in the Bromley Local Plan (January 2019) and to three discrete areas which fell within local views.

The areas selected for the Directions were areas which added significant character and distinctiveness, linked to adopted policy in the adopted Local Plan. The Article 4 Directions would help to protect this character and distinctiveness which was a positive benefit for local amenity.

In line with the requirements of legislation, representations on the proposed Directions had been sought. Two representations were received, both in support of specific Directions. If confirmed, the Directions would come into force on 15 March 2022.

RESOLVED that the Portfolio Holder be recommended to confirm the sixteen non-immediate Directions covering the areas shown in the maps at Appendix 1 and Appendix 2 to the report, to come into force on 15th March 2022.

56 CONFIRMATION OF ARTICLE 4 DIRECTIONS TO REMOVE PERMITTED DEVELOPMENT RIGHTS FOR OFFICE TO RESIDENTIAL DEMOLITION IN BROMLEY'S DESIGNATED OFFICE AND INDUSTRIAL AREAS

Report HPR2021/069

The Committee considered a report recommending that the Portfolio Holder confirmed eighteen non-immediate Article 4 Directions to withdraw permitted development (PD) rights which allowed the demolition of purpose-built detached buildings used for offices (within former B1a office, B1b research and B1c light industrial uses) together with their replacement with a single detached block of flats or a single dwellinghouse. These Directions would apply to the three Business Improvement Areas (BIA) in Bromley Town Centre; Strategic Industrial Locations (SIL); the majority of Locally Significant Industrial Sites (LSIS); and all three Office Clusters, all as shown in the Bromley Local Plan (January 2019).

The areas selected for the Directions were key areas for the retention and promotion of offices, research and light industrial uses. The Article 4 Directions would accompany the existing Directions which removed Part 3, Class O office to residential permitted development rights within the Business Improvement Areas and three Office Clusters. It was considered expedient to restrict the operation of the new office to residential demolition permitted development right in the key areas outlined above due to the strategic importance of these designated areas. The Directions would thereby avoid harmful impacts upon economic development and ensure any development within the areas was properly planned in line with the policies in the adopted Local Plan.

In line with the requirements of legislation, representations on the proposed Directions had been sought. One representation had been received, which made general comments on the Direction covering the Franklin Industrial Estate LSIS, specifically noting numerous benefits of the existing concentration of businesses in the area and the need to protect these. If confirmed, the Directions would come into force on 11 May 2022.

RESOLVED that the Portfolio Holder be recommended to confirm the eighteen non-immediate Directions covering the areas shown on the map at Appendix 1, to come into force on 11 May 2022.

57 CONFIRMATION OF ARTICLE 4 DIRECTIONS TO REMOVE PERMITTED DEVELOPMENT RIGHTS FOR C3 RESIDENTIAL TO C4 HMO USE

At its meeting on 15 July 2021, the Executive authorised the making of two Article 4 Directions to remove C3 to C4 permitted development (PD) rights which allowed homes to convert to houses of multiple occupation (HMOs). The Executive authorised an immediate Direction covering Biggin Hill and Darwin wards, and a non-immediate Direction covering the rest of the Borough. The immediate Direction had to be confirmed by 28 February 2022 in order to remain in force after this date, while the non-immediate Direction had to be confirmed before 1 September 2022 in order for it to come into effect.

At its meeting on 11 January 2022, the Development Control Committee considered a report with updated information on HMOs; the report recommended that the Directions were not confirmed due to the lack of sufficient justification to confirm, in line with the requirements of national planning policy and guidance. The Committee had considered the report and voted to recommend that the Directions were confirmed, based on noted concerns from several Members about the adverse impacts of HMOs.

RESOLVED that the Portfolio Holder be recommended to authorise the confirmation of the “immediate” and “non-immediate” Article 4 Directions at Appendix 3 to the report.

58 PRE-DECISION SCRUTINY OF EXECUTIVE REPORTS

The Committee considered the following reports on the Part 1 agenda for the meeting of the Executive on 9th February 2022.

59 YOUNG PEOPLES' ACCOMMODATION AND TENANCY SUSTAINMENT SERVICE

Report HPR2022/004

The Council had held a contract since 2016 with DePaul UK Ltd to provide an Accommodation and Tenancy Sustainment Service for young people who were homeless or threatened with homelessness including Care Leavers engaged with the authority. This contract was originally due to expire in September 2021, however due to the Pandemic a further one year extension had been granted and therefore the contract would now expire in September 2022.

The report set out a summary of performance and outcomes delivered by DePaul UK Ltd over the contract period and the procurement strategy for the future Accommodation and Tenancy Sustainment Service for Young People. A competitive tendering process was recommended for a five year contract with options to extend for two further two year periods. As part of reviewing the contract, young people had been asked for their comments and suggestions; the Chairman stated that it was important that the Council provided feedback to them on what suggestions had been taken forward for the proposed new contract.

RESOLVED that the Executive be recommended to -

(1) Approve proceeding to a competitive tender, via a two stage restricted tender process, for the provision of an Accommodation, Tenancy Sustainment and Support services for young people for a contract period of five years with an option to extend for 2 periods of 2 years .

(2) Note that the proposed contract is estimated at an annual value of £428,400 per annum - the initial five-year contract start date will be 8th September 2022 with an end date of 7th September 2027 at a cost of £2,142,000; the cost of two period of two years at £1,713,600 with an estimated whole life value of £3,855,600.

60 MEADOWSHIP HOMES – UPDATE AND CHANGE TO ACQUISITION CRITERIA

Report FSD22014

The report provided an update on the Meadowship Homes joint venture with Orchard and Shipman for the acquisition of residential properties for affordable housing and requested a change to the acquisition criteria to shift

towards purchasing flats, to enable more properties to be purchased in or close to the borough. About 26 properties had now been purchased, with 117 under offer.

RESOLVED that the Executive be recommended to approve the recommendations in the report to –

(1) Note the progress of the scheme to date.

(2) Agree the recommendation of the Meadowship Homes LLP Board to vary the portfolio split within the Acquisition Criteria as set out in paragraph 4.6 of the report.

(3) Delegate authority to the Director of Housing, Planning and Regeneration in consultation with the Portfolio Holder Renewal, Recreation and Housing to vary the portfolio split set out in the Acquisition Criteria by up to 10% if required to address further changes in market conditions.

61 HOUSE BUILDING PROGRAMME

Report HPR2022/005

The report summarised progress made to date in relation to the house building programme, and set out potential scope of future delivery and estimated cost.

A pie chart showing progress had been circulated. This showed that the Council had schemes in place to deal with about two thirds of the housing gap – 7% completed and tenanted, 4% purchased, 13% in the acquisition process, 7% in construction, 3% ready for construction and 31% in feasibility. The Burnt Ash scheme was nearly complete.

The Chairman requested an update to each meeting in future, but also asked for the report to be in an easier to read format.

RESOLVED that the Executive be recommended to note the contents of the report, namely the progress made to date and the challenges in relation to future delivery.

62 AFFORDABLE HOUSING PROGRAMME (AHP) 21-26 GRANT AGREEMENTS

Report HPR2022/006

The Council had been allocated £37,959,000 grant funding as part of the Greater London Authority (GLA) Affordable Homes Programme 2021-2026. The report sought approval to enter into the Affordable Homes Programme 2021-2026 Grant Agreement with the GLA.

The grant would cover ten of the Council's eleven sites, but the Council was gaining a good reputation for delivering its projects, and the GLA had stated that they would be open to further applications from Bromley. The funding was time-limited (to the end of 2027 for this round), so the Council would need to progress as quickly as possible to achieve the full benefit of the grants.

RESOLVED that the Executive be recommended to approve the recommendations in the report to -

(1) Note the application and award for GLA grant funding under the Affordable Homes Programme 2021-2026 for sites to be developed as identified in the report.

(2) Agree the grant offer, and to enter into the Affordable Housing Programme 2021-2026 Grant Agreement with the GLA for those sites.

(3) Delegate authority to the Director of Housing, Planning and Regeneration in consultation with the Director of Finance to agree any changes to the Approved Grant as considered necessary in the interests of the Council.

(4) Where the Council applies for further GLA grant in relation to funding for a future indicative scheme(s) under the Affordable Housing Programme 2021-2026 Grant Agreement, to delegate authority to the Director of Housing, Planning and Regeneration in consultation with the Director of Finance to add that indicative scheme(s) as an Additional Project(s) as may be provided for within the terms of the Grant Agreement.

63 CRYSTAL PALACE SUBWAY CONTRACT AWARD REPORT AND UPDATE

Report HPR2022/015

The report, together with the accompanying Part 2 report, set out the award of the main construction contract for the Crystal Palace Subway restoration works. The outcome of the compliant two stage Restricted Tender and Negotiated Procurement process was outlined in the Part 2 report.

Officers reported that the scheme enjoyed overwhelming public support, and was fully funded by grants. The main works (phase 1 of the project) would enable the Subway to be opened to the public for a variety of uses, but phase 2 involving complete waterproofing of the underground structure from the road, would only proceed if further funding could be secured. Funding from TfL was not now available due to other pressures on their budget, but additional funding applications had been submitted to Historic England and the Heritage Lottery Fund. The proposed delegations to officers would enable the Council to move quickly if and when additional funding could be secured.

RESOLVED that the Executive be recommended to –

(1) Delegate authority to the Director of Housing, Planning and Regeneration in consultation with the Portfolio Holder for Renewal, Recreation & Housing and the Director of Finance, to approve the acceptance of any additional grants required to deliver this scheme to completion, namely any further grants that come forward from the National Lottery Heritage fund and/or Historic England.

(2) Delegate authority to the Director of Housing, Planning and Regeneration in consultation with the Portfolio Holder for Renewal, Recreation & Housing and the Director of Finance, to approve increasing the Capital Programme for the Subway Restoration Project up to a maximum of £3.597m, to enable the completion of the full restoration scheme, subject to securing additional grant funding, noting that if additional grant funding is not secured, the addition to the Capital Programme will not be required.

(3) Delegate authority to the Director of Housing, Planning and Regeneration and the Director of Corporate Services, to agree the commercial heads of terms for a legal agreement proposed to be entered into between the Council and the London Borough of Southwark, outlining the Council's future maintenance and management responsibilities for the Subway upon practical completion of the works.

(4) Delegate authority to the Director of Corporate Services and Governance to execute all and any ancillary legal documentation relating to the proposed legal agreement referred to in paragraph (3) above.

(5) Delegate authority to the Director of Housing, Planning and Regeneration and the Director of Corporate Services and Governance, to agree the commercial heads of terms for a works licence with the London Borough of Southwark, and the construction contractor, to enable the undertaking of the restoration works.

(6) Delegate authority to the Director of Corporate Services and Governance to execute all and any ancillary legal documentation relating to the proposed works licence referred to in (5) above.

(7) See the Part 2 Report for further recommendations in relation to the award of the works contract.

64 ORPINGTON TOWN CENTRE SUPPLEMENTARY PLANNING DOCUMENT (SPD) - CONSULTATION DRAFT
Report HPR2021/067

The report recommended that the revised Orpington Town Centre Supplementary Planning Document (SPD) should be published for six weeks public consultation. The SPD provided guidance to assist with the determination of planning applications in the Orpington Town Centre area, including guidance on design requirements. The report had already been considered by the Development Control Committee at its meeting on 11th January 2022.

The Committee supported the recommendation, but proposed that the consultation should run for twelve weeks, not six, and that a communication plan setting out proposals for consultation with all ward members should be presented to this Committee.

The Chairman confirmed that a presentation was being arranged for Members of Development Control Committee and ward Members on the Areli scheme for the Walnuts. As regards the Areli application, reference was made to literature being distributed in Orpington stating that Labour were opposed to the development. Cllr Allen stated that this was a local initiative and did not reflect official Labour Policy.

RESOLVED that the Executive be recommended to –

(1) Approve the draft Orpington Town Centre Supplementary Planning Document (Appendix 1 to the report) for twelve weeks consultation.

(2) Authorise the Director of Housing, Planning, Property and Regeneration, in consultation with the Portfolio Holder for Renewal, Recreation and Housing, to approve any further minor changes to the draft Orpington Town Centre Supplementary Planning Document ahead of public consultation.

65 PLANNING OBLIGATIONS SUPPLEMENTARY PLANNING DOCUMENT (SPD) UPDATE - CONSULTATION DRAFT
Report HPR2021/066

The Committee considered a report recommending that the revised Planning Obligations Supplementary Planning Document (SPD) should be published for six weeks public consultation. The SPD was an update of the current SPD which had been adopted in 2010. The update was necessary to reflect changes following the adoption of the Bromley Community Infrastructure Levy (CIL) and changes to national, regional and local planning policy since 2010.

The report had been considered by Development Control Committee on 11th January 2022 and the Committee had supported the recommendations,

RESOLVED that the Executive be recommended to –

(1) Approve the draft Planning Obligations Supplementary Planning Document at Appendix 1 to the report for six weeks public consultation.

(2) Authorise the Director of Housing, Property and Regeneration, in consultation with the Portfolio Holder for Renewal, Recreation and Housing, to approve any further minor changes to the draft Planning Obligations Supplementary Planning Document ahead of public consultation.

66 AFFORDABLE HOUSING DEVELOPMENT PROJECT AT YORK RISE, ORPINGTON
Report HPR 2022/003

The Committee received an urgent report providing an update on scheme funding in relation to York Rise, including increased funding from the Greater London Authority (GLA). This would enable MAR Ltd, the appointed design and build contractor, to proceed with the construction of 35 affordable homes at York Rise, Orpington, BR6 8PR. The scheme had been granted planning permission at the December 2021 Development Control Committee meeting. The Chairman of Executive, Resources and Contracts PDS Committee had given consent for this report to be taken under Budget and Policy Framework Procedure Rules - Rule 4 of the Urgency Procedure, given the importance of providing affordable housing at this critical time and the need to start work on-site in the next week to secure the additional GLA capital funding.

Officers reported that, allowing for the increased costs, the scheme was still viable and the Renewal Recreation and Housing Portfolio Holder confirmed this. The Council's contribution remained the same at just over £6m.

Councillor Charles Joel, ward Councillor for Farnborough and Crofton, set out a number of concerns about the site and the proposed development, including the presence of air raid shelters under the site, difficulty of access due to the topography of the site, outstanding planning conditions and inadequate car parking. Officers confirmed that they had worked with the contractor to address these issues, and discussions had been held with Mytime Active to secure additional parking facilities.

RESOLVED that the Executive be recommended to -

(1) Note the progress of the project as set out within the report.

(2) Approve a supplementary capital estimate of £3,174k. as set out in the accompanying Part 2 Report, under the Budget and Policy Framework Procedure Rule 4 of the Urgency procedure.

(3) Approve the revised financing of the scheme as set out in paragraph 8.5 of the report, noting that there is no change to the internal loan of £6,064k from the General Fund to the Housing Revenue Account.

(4) Note that the land appropriation value has been set by independent valuation at £390k.

(5) Approve the utilisation of a further £314,080.89 Section 106 contributions.

(6) Approve the varied Contract Award to Module-AR (as originally set out in report No HPR2021/032 B, 30th June 2021) as detailed in the accompanying Part 2 report, for the Design and Build contract using the LHC NH2 Framework

(7) Grant delegated authority to the Director of Renewal, Recreation and Housing to proceed to procure and/or contract award for additional consultancy services as required to bring about completion of this scheme, provided they are allowed for within the financial budget and subject to agreement as required through the Council's Contract Procedure Rules with the Portfolio Holder for Renewal, Recreation & Housing, the Assistant Director Governance & Contracts, the Director of Corporate Services and Governance and the Director of Finance.

(8) Delegate Authority to the Director of Corporate Services and Governance to authorise any legal measures needed to develop the scheme

(9) Approve the revised financing of the scheme as set out in paragraph 8.5 of the report, noting that there is no change to the internal loan of £6,064k from the General Fund to the Housing Revenue Account.

(Councillor Charles Joel requested that his abstention be recorded.)

**67 RENEWAL, RECREATION AND HOUSING PORTFOLIO DRAFT
BUDGET 2022/23
Report FSD22011**

The report set out the Portfolio Holder's Draft 2022/23 Budget which incorporated future cost pressures, planned mitigation measures and savings from transformation and other budget options which were reported to Executive on 12th January 2022. Members were requested to consider the initial draft budget being proposed and also identify any further action that might be taken to reduce cost pressures facing the Council over the next four years.

The Executive had requested that each PDS Committee consider the proposed initial draft budget, savings and cost pressures for their Portfolio and the views of each PDS Committee would be reported back to the next meeting of the Executive, prior to the Executive making recommendations to Council

on 2022/23 Council Tax levels. There were still outstanding issues and areas of uncertainty remaining.

It was confirmed that it was usual for housing authorities to prepare business plans stretching to thirty or even forty years due to the substantial capital investment required.

RESOLVED that the update on the financial forecast for 2022/23 to 2025/26 and the initial draft 2022/23 budget as a basis for setting the 2022/23 budget be noted.

68 DIGITAL INFRASTRUCTURE WORK PLAN UPDATE
Report HPR2021/065

The Digital Infrastructure Work Plan had been adopted by the Council in February 2021. It was intended that quarterly updates on the Work Plan would be provided to this Committee – this was the first of these updates.

The report provided an update on the provision of full-fibre broadband in the borough. According to ThinkBroadband information, in May 2020 less than 1% of premises in Bromley had full fibre broadband coverage. This had increased to 24.7% in December 2021, largely through the Memorandum of Understanding with Openreach to improve connectivity across the borough. Openreach were hoping to connect 85% of Bromley premises by 2023.

There was also significant progress on 4G/5G mobile coverage, but planning approvals for new masts were proving difficult to obtain in Bromley. The Council was working with providers, especially Three UK, to identify new sites and improve siting and impact of individual masts. The Council was also working with Network Rail on their proposals to improve connectivity on the London to Brighton line through Penge and Anerley.

In response to questions, officers confirmed that full-fibre provision for Bromley town centre had not yet been announced, but the programme was continually reviewed. The Chairman suggested that officers should be talking to Virgin Media as well as to Open Reach, and that officers should establish why full-fibre roll-out was so much further ahead in Bexley and Croydon.

Planning policies on mobile phone masts would need to be updated when the Local Plan was reviewed. A Member suggested encouraging providers to locate their masts in more remote locations, shielded by trees.

The Chairman encouraged officers to keep the pressure on to speed up the rollout of full-fibre, and to find ways to do this without upsetting residents or damaging the environment.

RESOLVED that the contents of the report detailing progress with the delivery of the Digital Infrastructure Work Plan be noted.

69 THEMATIC SESSION: PLANNING POLICY, CIL AND ECONOMIC DEVELOPMENT

The Committee received four presentations – on Economic Development, Planning and Building Control, Section106/CIL and Planning Policy. Copies of the presentations would be circulated.

(A) Economic Development

Hal Khanom, Head of Economic Development, gave a presentation on the work of her service and summarised the current economic position in Bromley. Bromley's business base was in decline, despite an increase in London and nationally. This was a trend that had started before the pandemic. However, town centre footfall, which had also been declining pre-covid, was now recovering well. The loss of the Debenhams store did not appear to have impacted on footfall in Bromley town centre, though there were noticeable differences in vacancy rates across town centres in the borough, with the situation particularly acute in Bromley and Chislehurst. Rental recovery was being driven by eating and hospitality, rather than retail.

The Council had channelled financial support to local businesses through the pandemic, there was now rapid progress being made in providing full fibre broadband access and the Bromley Business Hub had been launched. Re-ballots for the Orpington First, Beckenham Together and Penge SE20 BIDs would be taking place later in the year, but consideration of a West Wickham BID was being postponed.

The next steps were to build an evidence base, develop a strategic approach to achieving the commercial growth potential of Bromley town centre, encourage inward investment by developing the Bromley brand, stimulate industrial estates growth, cluster STEM and the aviation sector, support green industries to locate in Bromley and align and coordinate fragmented employment provision.

The Chairman noted that funding for the Economic Development Team was only in place until September, but the Director confirmed that options were being considered. Members discussed the need to bring office workers back to town centres and the need for small office space. In response to a question about whether the Business Hubs were doing well, officers offered to circulate more information.

The Portfolio Holder for Renewal, Recreation and Housing commented that with the difficulties being experienced in Croydon there had been some additional trade from people in the west of the borough. Rents had fallen, and there were vacant units in Bromley, but most were from chains that had closed across the country, and there was new interest in retail in the town centre. He was pleased that serviced offices were being developed at the old Town Hall, but there had been no substantial new office provision since the

mid-1980s, and much of the office provision was not acceptable for modern occupiers. Bromley had to protect and enhance its office and industrial space.

Members agreed that the information in the presentation was very useful and should be circulated to all Members.

(B) Planning and Building Control

Tim Horsman, Assistant Director, Planning and Building Control, gave a presentation updating the Committee on the current position with Planning and Building Control. Numbers of planning applications had peaked in 2017, falling until 2020 and were now rising slowly. The percentage of delegated decisions had risen to 97% at the start of 2020 and was still at 94%. The percentage of major applications determined within the thirteen week target was very good, but the percentage of minor and other applications determined within eight weeks was only in the low to mid-forties. Tree applications had risen in volume since 2018. Pre-application requests responded to within agreed timescales had fallen to under 20%. Officers were trying to grow the Building Control service and increase market share.

The Chairman was concerned that the pre-application numbers were so low – officers explained that the service had struggled to adapt to working from home during the pandemic and had been affected by staffing difficulties, but there was now only one vacancy and interviews were taking place the following Monday for this post.

A Member commented that he had found it difficult to get through to the Planning Division by phone – officer advised using the main planning number which was staffed throughout the day.

(C) S.106/Community Infrastructure Levy (CIL)

James Renwick, Infrastructure Delivery Team Leader, gave a presentation on S.106 and CIL, explaining how they differed and how they interrelated. S.106 agreements were bespoke to each application and sought to provide funds for specific purposes to mitigate the impact of the development, whereas CIL was governed by regulation and was based on net increase in floorspace. Bromley's CIL had come into effect on 15th June 2021. The new arrangements meant that S.106 would still continue, but in a more specific and limited form.

The balance of S.106 funds had been at around £10m for the last six or seven years, with 2019/20 an exceptional year as one site (Glaxo) had brought in £6.7m. There was currently around £3m unallocated. The main themes of contributions were affordable housing, health and education.

Bromley had been collecting CIL for the Mayor of London; most was used for Crossrail. It was anticipated that Bromley CIL would raise about £4m per annum – this had to be allocated 85% for strategic infrastructure to support

the development of the area, and 15% targeted in the neighbourhood where it was raised.

(D) Planning Policy, Conservation and Design

Ben Johnson, Head of Planning Policy and Strategy, gave a brief update on Planning Policy, setting out the key workstreams for the next few years. Work was beginning on reviewing the Local Plan, leading through to adoption of a new Local Plan in 2025. In 2022/23 there would be work on a series of Supplementary Planning Documents for Bromley and Orpington Town Centres, Bromley Design Guide and Planning Obligations, and also on confirming Article 4 Directions. There were a number of other workstreams including work on the new London Plan.

70 RENEWAL, RECREATION AND HOUSING INFORMATION BRIEFING

The Committee noted information reports on (i) the award of contract for the Women's Refuge, Support and Tenancy Sustainment Service and (ii) the Risk Register.

71 LOCAL GOVERNMENT ACT 1972 AS AMENDED BY THE LOCAL GOVERNMENT (ACCESS TO INFORMATION) (VARIATION) ORDER 2006, AND THE FREEDOM OF INFORMATION ACT 2000

RESOLVED that the Press and public be excluded during consideration of the items of business referred to below as it is likely in view of the nature of the business to be transacted or the nature of the proceedings that if members of the Press and public were present there would be disclosure to them of exempt information.

**The following summaries
refer to matters involving exempt information**

72 EXEMPT MINUTES OF THE RENEWAL, RECREATION AND HOUSING PDS COMMITTEE HELD ON 16 NOVEMBER 2021

The exempt minutes of the meeting held on 16th November 2021 were confirmed as a correct record.

74 PRE-DECISION SCRUTINY OF PART 2 (EXEMPT) EXECUTIVE REPORTS

The Committee considered the following reports on the Part 2 agenda for the meeting of the Executive on 9th February 2022:

75 CRYSTAL PALACE SUBWAY AWARD OF WORKS CONTRACT

The Committee received a report setting out part 2 aspects of the scheme.

**76 AFFORDABLE HOUSING DEVELOPMENT PROJECT AT YORK
RISE, ORPINGTON**

The Committee received a report setting out part 2 details in relation to the York Rise scheme.

**77 RENEWAL, RECREATION AND HOUSING PART 2 (EXEMPT)
INFORMATION BRIEFING**

The Briefing comprised a part 2 report on the Contract Award for Women's Refuge, Support and Tenancy Sustainment Service.

The Meeting ended at 10.22 pm

Chairman