

**RENEWAL, RECREATION & HOUSING PDS COMMITTEE**

**16 March 2022**

**(A) QUESTIONS FOR ORAL REPLY**

**1. From Stuart Mayer to the Portfolio Holder for Renewal, Recreation and Housing**

Could you please provide the dimensions of every publicly available room/hall/studio within the Walnuts leisure centre in Orpington. Please also include any space that was once publicly used, but is currently unused.

**Reply:**

The floor areas are 236 and 259 square meters on the 1<sup>st</sup> floor, and 400 and 805 square meters on the ground floor, making a total of 1,700 square meters.

**Supplementary question:**

This is one of the largest leisure centres in the borough with 20,000 visitors per month. Areli have stated that they are working with the Council – what guarantees can the Council give that facilities, including classes, will remain available?

**Reply:**

I cannot go into any detail, but it is the Council's firm intention that facilities will remain available.

**2. From Alisa Igoe to the Portfolio Holder for Renewal, Recreation and Housing**

*Presentations are due from housing associations this evening. On 2 March a local newspaper reported a mother suffering from cancer, despite repeatedly calling Clarion for help, had to move out of her home and sleep on her relative's floor due to a rat infestation.*

How many complaints have there been to the Council in the last 12 months of vermin infestations in social housing paid for by Bromley?

**Reply:**

None, as the Council does not control any housing association properties – the housing associations would be able to answer.

**Supplementary Question:**

If there is no response from Clarion, can tenants approach the Council?

**Reply:**

Tenants should first approach the Housing Ombudsman, the Council can only intervene when there is a danger to health and safety.

### **3. From Alisa Igoe to the Portfolio Holder for Renewal, Recreation and Housing**

*Budget Monitoring - Appendix 1B, page 94*

*Quote: "Rental waivers of c£146k have already been agreed with one tenant although this is largely offset by an allocation of Covid grant funding."*

Could you please tell me from which specific Covid grant fund these monies were taken and exactly how much money was allocated from it for this tenant?

#### **Reply:**

An amount of £435,000 has been allocated from un-ringfenced Covid grant towards the cost of this rental waiver. The Council received a total un-ringfenced grant of £7.796m in 2021/22 to address the ongoing financial pressures from Covid-19. The rental waiver was in relation to the provision of community leisure due to the closure restrictions during lockdown.

### **(B) QUESTIONS FOR WRITTEN REPLY**

#### **1. From Mrs Gillian Webb to the Portfolio Holder for Renewal, Recreation and Housing**

If current plans do go ahead will the Walnuts Leisure Centre be sold off or leased to the Developers?

#### **Reply:**

There are no plans to sell or lease the Walnuts Leisure Centre to the developer.

#### **2. From Anthony McPartlan to the Portfolio Holder for Renewal, Recreation and Housing**

The budget monitoring report shows that temporary accommodation is due to overspend by over £1 million. How many of the over 1,800 households in temporary accommodation are currently placed outside of Bromley? Please detail how much we are spending on temporary accommodation within each local authority outside the Borough.

#### **Reply:**

##### **(i) Total households in TA as at 10 March 2022, by borough location and TA type**

	<b>Outside Bromley</b>	<b>Within Bromley</b>	<b>Grand Total</b>
<b>TA type</b>	<b>1,288</b>	<b>393</b>	<b>1,681</b>

**(ii) Total households in TA as at 10 March 2022, by local authority district**

	<b>No. of Households</b>
<b>Outside Bromley</b>	<b>1288</b>
Ashford	2
Barking and Dagenham	4
Barnet	2
Basildon	2
Bedford	2
Bexley	153
Brent	20
Broxbourne	1
Buckinghamshire	1
Camden	10
Canterbury	24
Castle Point	1
Croydon	181
Dacorum	2
Dartford	98
Ealing	4
Enfield	2
Gravesham	79
Greenwich	121
Hackney	4
Hammersmith and Fulham	5
Haringey	4
Harrow	4
Hastings	1
Hillingdon	2
Hounslow	6
Islington	5
Kensington and Chelsea	4
Kingston upon Thames	4
Lambeth	18
Lewisham	140
Maidstone	67
Medway	159
Merton	11
Milton Keynes	1
Newham	16
Redbridge	12
Richmond upon Thames	1
Rochford	1
Sevenoaks	1
Southend-on-Sea	6
Southwark	32

Spelthorne	1
Stevenage	1
Sutton	8
Swale	18
Tandridge	2
Thanet	2
Thurrock	10
Tonbridge and Malling	4
Tower Hamlets	4
Waltham Forest	11
Wandsworth	4
Watford	1
West Northamptonshire	1
Westminster	7
Worthing	1
<b>Within Bromley</b>	<b>393</b>
Bromley	393
<b>(blank)</b>	
(blank)	
<b>Grand Total</b>	<b>1681</b>

**(iii) Total net costs during 2021/22, by local authority district**

	<b>Sum of Cost to LBB</b>
<b>Outside Bromley</b>	<b>6,859,979</b>
Ashford	12,220
Barking and Dagenham	11,553
Barnet	7,551
Basildon	9,334
Bedford	6,766
Bexley	794,760
Brent	74,969
Broxbourne	9,855
Buckinghamshire	9,518
Camden	42,780
Canterbury	92,125
Castle Point	344
City of Westminster	13,374
Croydon	1,143,745
Dacorum	8,013
Dartford	654,932
Dover	5,180
Ealing	16,198
Eastbourne	20,336

Enfield	6,112
Gravesham	414,354
Greenwich	701,250
Hackney	12,045
Hammersmith and Fulham	17,449
Haringey	14,125
Harrow	27,790
Hastings	3,339
Havering	1,660
Hillingdon	20,467
Hounslow	33,717
Islington	9,581
Kensington and Chelsea	65,227
Kingston upon Thames	26,092
Lambeth	102,838
Lewisham	671,775
Luton	8,584
Maidstone	85,753
Medway	908,726
Merton	58,758
Milton Keynes	22,120
Newham	93,845
Redbridge	51,215
Richmond upon Thames	2,985
Rochford	7,854
Sevenoaks	23,267
Slough	2,456
Southend-on-Sea	39,565
Southwark	185,117
Spelthorne	10,340
Stevenage	3,394
Sutton	47,142
Swale	40,515
Tandridge	17,224
Thanet	8,731
Thurrock	44,062
Tonbridge and Malling	6,329
Tower Hamlets	9,202
Waltham Forest	32,298
Wandsworth	25,906
Watford	6,671
West Northamptonshire	13,798
Westminster	42,750
<b>Within Bromley</b>	<b>640,031</b>
Bromley	640,031
<b>Grand Total</b>	<b>7,500,010</b>

### **3. From Anthony McPartlan to the Portfolio Holder for Renewal, Recreation and Housing**

The budget monitoring report states that a key risk to the Portfolio is 'increased rent arrears arising from the roll out of Welfare reform'. What preventative measures do the Council take to try and stop rent arrears turning into evictions?

#### **Reply:**

The Council undertakes a range of preventative measures through the work of the housing options, support and resettlement and money advice teams. This work includes money and debt advice including assisting with budgeting, accessing benefits, and restructuring debts, use of the homeless prevention grants, credit union loans and Discretionary Housing Payments fund to reduce and manage rent arrears and wider debts and housing related support to enable tenants to manage their tenancies. The Council also works closely with housing association partners and private landlords to support tenants at an early stage to prevent rent arrears increasing and the risk of eviction.

### **4. From Dermot Mckibbin to the Portfolio Holder for Renewal, Recreation and Housing**

Why has Riverside House obtained permission to knock down and rebuild Coleridge House at 79 Bromley Road, Beckenham without providing any contribution to the homeless crisis in the borough?

#### **Reply:**

The housing considerations relevant to the resolution to grant planning permission for the recent application at Coleridge House are set out in the publicly available committee report at -

<https://cds.bromley.gov.uk/ieListDocuments.aspx?CId=114&MId=7079&Ver=4>

### **5. From Dermot Mckibbin to the Portfolio Holder for Renewal, Recreation and Housing**

How many repairs orders are currently outstanding at Calverley Close and why has the Riverside Housing Association not responded to my comments on the proposed redevelopment?

#### **Reply:**

The following reply has been obtained from the Director of Asset Strategy & Delivery at Riverside:

I can confirm that we currently have 20 day to day routine repairs outstanding. Eight of these jobs have appointments agreed, with the remaining currently being arranged directly with customers.

In terms of the question around comments made concerning the redevelopment we don't appear to have any direct correspondence referring to Mr McKibbin's questions.

Riverside have consulted with stakeholders extensively since 2016 in relation to our redevelopment proposals at Calverley Close.

Most recently a resident consultation event was held on 23 February 2022, and I've attached a copy of our offer document for reference.

We also held a members briefing on 1 March 2022 to present the latest plans. We are aiming to submit our planning application next month, the attached Landlord Offer from our resident ballot held in 2021 outlines our design principles.