

# Housing, Planning and Regeneration Portfolio Plan for 2018 to 2022 – 2021/22 Q4 update

## Priority 1

### Support the economic development of town centres

#### Our Ambitions:

The priority aligns to the following *Building a Better Bromley* ambitions:

- For people to make their homes in Bromley and for business, enterprise and the third sector to prosper.
- To manage our resources well, individually, and collectively, providing efficient and effective services and excellent value for money for Bromley's residents.

#### Strategic links:

This priority has links with the following strategic plans:

- Local Plan
- Regeneration Strategy

Action	Detail	Measures of Success	Target Date	Lead	JAN – MAR22 Update Comments	JAN-MAR 22 Q4 Status
<b>1) Supporting and developing Business Improvement Districts (BIDs)</b>	A) Support the BIDs in Bromley, Beckenham, Penge, and Orpington	Local areas improved through joint working of BIDs and LBB officers	Ongoing	Assistant Director, Regeneration and Culture	Negotiation undertaken with Liberata to reduce administration costs for Orpington BID's next term. 100% of BID booster grants now been distributed. BID ballot dates set.	On-track
	B) Managing the BID development in West Wickham and business growth through events	West Wickham businesses improved	Ongoing <i>Revised Q3 21/22: September 2024</i>	Assistant Director, Regeneration and Culture	Update remains that the BID development is postponed as per previous update.	On-track
<b>2) Improve High Streets through public realm works</b>	A) Improve Bromley High Street	Improvements to lighting and pavement  Improvements to Bromley market Events programme established	2019 – September 2021  <i>Revised Q3 21/22: October 2022</i>	Assistant Director, Regeneration and Culture	High Streets for All bid submitted to the Greater London Authority for funding to make improvements including to the market. Feature lighting and works to amphitheatre progressing with consultants procured. Despite this work the project is still delayed.	On-track

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	B) Improve Penge High Street	Wayfinding and shop front are improved	2019 – September 2020 <i>Revised Q3 21/22: October 2022</i>	Assistant Director, Regeneration and Culture	Approval received, however Riney (highways contractor) quotes still outstanding despite chasing.	Off-track
	C) Make Small Shopping Parades improvements	Programme to deliver improvements to small shopping parades throughout the borough implemented	2017 – September 2022	Assistant Director, Regeneration and Culture	The remaining agreed work is related to Riney (highways contractor) not undertaking works that they are required to undertake a per the Council's Highway's Contract. We are also anticipating some schemes not proceeding and therefore there will be a review of the funds available.	On-track

## Priority 2

### Protect, conserve and regenerate the borough’s built and natural environment

#### Our Ambitions:

The priority aligns to the following *Building a Better Bromley* ambitions:

- For Bromley to have a safe, clean and green environment great for today and the future.
- To manage our resources well, individually, and collectively, providing efficient and effective services and excellent value for money for Bromley’s residents.

#### Strategic links:

This priority has links with the following strategic plans:

- Local Plan
- Regeneration Strategy

Action	Detail	Measures of Success	Target Date	Lead	JAN – MAR22 Update Comments	JAN-MAR 22 Q4 Status
<b>1) Provide Local Planning Policy services</b>	Respond to regional and national policy changes, including London Plan, and to external consultations	The Council’s planning policy position is maintained through the Local Plan	SPDs Q2 2022  Local Plan 2024	Assistant Director, Planning	Supplementary planning documents (SPDs) for Orpington have been presented and those for Bromley have been progressed further and will be presented in Q2 2022/23.	On-track
	Respond to potential designation					
	Respond to internal and external requests for planning advice					
<b>2) Maintain collection and spend of planning related monies</b>	A) Develop and administer Community Infrastructure Levy (CIL)	Development of the Local Community Infrastructure Levy (CIL)	Ongoing	Assistant Director, Planning	CIL is being collected on new developments.	On-track
	B) Manage Section 106 Planning Legal Agreements	Maintenance of the Mayoral CIL collection				

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<b>3) Ensure regulations governing building and land usage and development are followed</b>	A) Maintain Local Land Charges services	Local Land Charges and Common Land Registers maintained in accordance with national regulations  Street Naming and Numbering and Local Land and Property Gazetteer (LLPG) maintained	Ongoing	Assistant Director, Planning	Assistant Local Land Charges Manager has been appointed.	On-track
	B) Maintain Building Controls in place	Building Control requests are responded to in accordance with national regulations	Ongoing	Assistant Director, Planning	Recruitment of Building Control Surveyor is underway.	On-track
	C) Deliver planning regulatory functions in line with national targets whilst focussing on quality outcomes	Make considered determinations of planning applications within set timeframes	Ongoing	Assistant Director, Planning	Review has been completed and validation targets are being met. Action plan being implemented to resolve application backlog, which will be resolved in 3-6 months.	Off-track
	D) Ensure Planning Enforcement Policy implemented	Breaches of planning control are actioned appropriately	Ongoing	Assistant Director, Planning	Enforcement policy review delayed until Q2 2022/23, due to heavy workload of Enforcement Team.	Off-track
<b>4) Ensure statutory protection of buildings and environment</b>	A) Maintain historic environment	Ensure appropriate development in relation to listed buildings and conservation areas	Ongoing	Assistant Director, Planning	Building preservation notice has been issued.	On-track
	B) Ensure protection of designated trees with Tree Protection Orders (TPOs)	Trees with TPOs are protected and applications for tree works considered  New TPOs made appropriately	Ongoing	Assistant Director, Planning	TPOs continuing to be made.	On-track

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Action	Detail	Measures of Success	Target Date	Lead	JAN – MAR22 Update Comments	JAN-MAR 22 Q4 Status
<b>6) Regenerate sites through housing and commercial development</b>	C) Develop Orpington Town Centre with residential development and commercial units	Orpington Town Centre Development Plans established and implemented	2021-2026	Assistant Director, Culture & Regeneration	Areli Real Estate's planning application has been validated. The regeneration team is aware of a number of issues with the application, including height and lack of affordable housing. The application now needs to go through the Planning process.	On-track

## Priority 3

### Support wellbeing, particularly through culture and leisure

#### Our Ambitions:

The priority aligns to the following *Building a Better Bromley* ambitions:

- For children to grow up, thrive and have the best life chances in families who flourish and are happy to call Bromley home.
- For adults and older people to enjoy fulfilled and successful lives in Bromley, ageing well, retaining independence, and making choices.
- For people to make their homes in Bromley and for business, enterprise and the third sector to prosper.
- For Bromley to have a safe, clean, and green environment great for today and the future.
- To manage our resources well, individually, and collectively, providing efficient and effective services and excellent value for money for Bromley's residents.

#### Strategic links:

This priority has links with the following strategic plans:

- Regeneration Strategy

Action	Detail	Measures of Success	Target Date	Lead	JAN – MAR22 Update Comments	JAN-MAR 22 Q4 Status
<b>1) Leisure, library, and cultural services delivered through contracted providers</b>	A) Deliver leisure activities through Mytime Active	Programme of leisure activities delivered borough wide	2019-2059	Assistant Director, Regeneration and Culture	Mytime has ended the financial year in a sustainable position. Monthly meetings with the Chief Executive will continue, although monitoring has ended.	On track
	B) Deliver Bromley Library Service through Greenwich Leisure Limited	All Bromley libraries including Bromley Historic Collections provided and enhanced	2018-2028	Assistant Director, Regeneration and Culture	The libraries are all operating normally. The biannual review of the GLL contract is scheduled for PDS. The Biggin Hill library continues to experience antisocial behaviour. The team are working with GLL, Mytime and the police to resolve this.	On track
<b>2) Deliver cultural events programme</b>	A) Big Draw	Successful delivery of each programme	Ongoing service	Assistant Director, Regeneration and Culture	Completed Q3 2021/22	Complete

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Action	Detail	Measures of Success	Target Date	Lead	JAN – MAR22 Update Comments	JAN-MAR 22 Q4 Status
	B) Heritage Open Days				Completed Q3 2021/22	Complete
	C) Art Week				Completed Q3 2021/22	Complete
	D) Open House				Completed Q3 2021/22	Complete
<b>3) Promote active lives through sport</b>	Proactive Bromley and London Sport develop relationship	Wellbeing improved and active lives promoted	Ongoing relationship	Assistant Director, Regeneration and Culture	Playing Pitch review complete. Leisure strategy work commenced. New terms or reference and operating structure agreed. Sports Forum to take place on Wednesday 14th September 2022.	On track
<b>4) Redevelopment and regeneration of leisure facilities in conjunction with housing development</b>	A) Implementation of Crystal Palace Park Regeneration Plan	Regeneration of the park, enabling new business model and transfer of governance to a Trust.	2017 - 2024	Assistant Director, Regeneration and Culture	S106 terms now agreed and being prepared by the legal teams. The Development Control Committee on 6th June 2022 will be asked to approve these. This will allow the next stage of works at the park to commence. Council working with Trust on a 1st April 2023 handover. Levelling Up Fund bid being prepared for submission to meet some of the funding gap.	On-track

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Action	Detail	Measures of Success	Target Date	Lead	JAN – MAR22 Update Comments	JAN-MAR 22 Q4 Status
	B) Re-Development of West Wickham Library & Leisure Centre	Re-provision of new leisure centre and Library  Additional residential provision developed	2019 - November 2022	Assistant Director, Regeneration and Culture	Library and housing scheme has received planning permission and has moved to next phase of work. The West Wickham leisure centre scheme options are being prepared for committee review.	On-track
	C) Beckenham Public Hall	Viability determined of moving library to the Public Hall  Additional residential provision developed	2020 - 2023	Assistant Director, Regeneration and Culture	The lease with Market has fallen through. An options paper is being prepared for committee, to find the best course of action moving forward.	Off-track
<b>5) Enhanced use of community facilities</b>	A) Cotmandene and Mottingham Resource Shops	Community accesses services such as Citizen's advice and back to work support	Ongoing service	Assistant Director, Regeneration and Culture	The centres continue to work effectively. One day a week is appointment only to manage annual leave and sickness. This system is working well.	On-track
	B) Review of community facilities to streamline and maximise usage as community resources	Undertake and implement review	2020 - 2023	Assistant Director, Regeneration and Culture	Options appraisal scheduled to be reviewed at the July 2022 Transformation Board officer meeting.	On-track
<b>6) Deliver Platinum Jubilee activity programme</b>	Lighting of the beacon, Queen's Green Canopy, Cultural activity programme, Decoration of high streets, Thanksgiving service, Outdoor concert programme, Naming of road, and Access to sport	Delivery of programme in line with national jubilee timescales	June 2022	Assistant Director, Regeneration and Culture	The Jubilee programme is on track for delivery. Budget increase for the outdoor events approved by the Portfolio Holder Executive Resources and Contracts. All ticketed events are sold out.	On-track



## Priority 4

### Ensure residents have access to affordable, decent, and secure homes

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#### Strategic links:

This priority has links with the following strategic plans:

- Local Plan
- Housing Strategy
- Homelessness Strategy
- Regeneration Strategy

Action	Detail	Measures of Success	Target Date	Lead	JAN – MAR22 Update Comments	JAN-MAR 22 Q4 Status
1) Decrease the number of homeless households	A) Deliver the Homelessness Strategy by working with partners	Achieve the outcomes of the annual Action Plan	Annual Plan	Head Housing Options & Support	Homelessness Forum members have contributed to the service specifications for the Young Persons Supported scheme and the Accommodation for ex-offenders and Tenancy Sustainment service.	On-track
	B) Manage homelessness demand by ensuring a strong focus on early intervention and evaluating homelessness data to identify trends and provide services accordingly	Strengthen early intervention in front door team Implement best practice	Ongoing	Head Housing Options & Support	Audit for Housing Options has been concluded, the audit opinion is that it offered reasonable assurance with 0 'priority 1' recommendations.	On-track
	C) Introduce and embed the quality assurance programme which ensures the compliance of HRA duties to maximise prevention outcomes	Quality assure Homelessness Casework including Personalised Housing Plans.	Ongoing	Head Housing Options & Support	Quality Assurance meetings now scheduled for 2022/23 to commence the implementation of the work agreed following the corporate audit. (New Options staff recruited, with two	Off-track

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					graduates to commence in September 2022).	
	D) Minimise homelessness arising through access to money & debt advice, employment services and maximise benefits income	Increase in the number of individuals accessing money & debt advice and employment / training services	Ongoing	Head Housing Options & Support	Debt advice training went ahead, as planned, in January 2022, further training may take place in the future for new staff.	On-track
	E) Ensure the Housing Department is compliant with DLHUC H-CLIC data reporting	Hope system fully implemented and functional.	September 2022	Assistant Director, Housing	Meetings held with Home Connections to establish and scope out system updates and new data reporting functions across Personal Housing Plans/Duty to Refer and Domestic Abuse. Quote received and report being drafted for senior management. Update on the nominations upload to be confirmed by Allocations and Accommodation .	Off-track
<b>2) Increase the supply of affordable housing and temporary accommodation</b>	A) Implement the work of the Housing Transformation Board to increase supply of cost-effective temporary and long-term housing	Housing Transformation Action Plan delivered  Reduction in nightly paid accommodation  Ensure an established portfolio of appropriate and cost-effective temporary accommodation and increased number of properties to allow the council to discharge its statutory housing duties	2019-2023	Assistant Director, Housing	Temporary Accommodation figures are starting to reduce, primarily due to More Homes Bromley conversions, with 168 properties being converted from long term temporary accommodation to assured shorthold tenancies.  33 Meadowship properties have been let and there are currently a further 23 pending.	On-track
	B) Encourage the development of affordable housing and estate regeneration by establishing a development group with	Supply of new homes through housing associations increased	Ongoing	Head of Allocations and Accommodation	Minimal activity with external partners in Q4 2022, focus has been on delivering Bromley new build properties.  Clarion are scheduled to attend the	On-track

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	partner housing associations				members induction to discuss development opportunities in Bromley and the Bromley Federation meetings are due to commence in earnest in 2022/23	
	C) Maximise access to the private rented scheme through providing an effective offer which engages with private sector landlords to maintain effective partnerships	Access to private rented accommodation increased  Reduced repeat homelessness	Ongoing	Head of Allocations and Accommodation	121 private rented properties procured to end of the 2021/22 financial year, this indicates relationships with private sector landlords are being successfully maintained.  £734,000 worth of savings, on the cost of nightly paid temporary accommodation have been made for the year	On-track
<b>3) Improve management of temporary accommodation</b>	A) Temporary accommodation managed effectively	Monitor compliance to service level agreements	Ongoing	Head of Allocations and Accommodation	Kickstart will be picked up during Q1 2022/23.  Temporary accommodation visits on hold, as officers have been seconded to Homes for Ukraine work, this poses some risk and the officers are due to return to the service in mid-May 2022.  Regular liaison with Mears and Orchard and Shipman continue. Meetings with nightly paid providers have been re-established and several meetings have taken place so far.	On-track
	B) Effective use of accommodation to minimise the use of nightly paid accommodation	Procurement and placement strategies reviewed and implemented	2021 <i>Revised Q3 21/22: March 2022</i>	Head of Allocations and Accommodation	Work on delivery of Bromley new builds has meant it has not been possible to complete this piece of work within the expected timeframe. This has been pushed back until the current wave of new builds has been	Off-track

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					delivered (expected by end of June 2022), when we will have more capacity.	
<b>4) Ensure appropriate accommodation for vulnerable children, young people and adults including those with special educational needs and/or disabilities (SEND)</b>	A) Develop a more strategic approach to the provision of accommodation and information in relation to securing and sustaining tenancy in the borough through the Transformation Board	Supported accommodation provision used appropriately and effectively  Extra Care Housing provision used appropriately and effectively	2021-2023	Assistant Director, Housing	Meeting with Strategy, Performance and Corporate Transformation has taken place to undertake initial scoping exercise and we are currently in the process of appointing a consultant to undertake the next stage.	On-track
	B) Ensure effective use of supported accommodation and floating support for homeless vulnerable adults	Supported accommodation and floating support reviewed and re-commissioned	2019 – 2021 <i>Revised Q3 21/22: September 2022</i>	Head Housing Options & Support	Final stage of preparing the specification and are likely to have to use the extension option granted by members.	On-track
	C) Ensure effective use of domestic violence refuge provision	Domestic violence refuge provision reviewed and re-commissioned	2019 - December 2021	Head Housing Options & Support	Completed Q3 2021/22	Complete
<b>5) Deliver an effective housing improvement service</b>	A) Ensure effective running of existing grant programmes including Disabled Facilities Grant (DFG) and Discretionally Loans	Eradication of backlog of DFG applications to be dealt with  Effective budgetary control	Ongoing	Assistant Director, Housing	Post of Group Manger Housing Improvement has been offered, subject to references which will allow greater focus on this area of work in the coming months.	On-track

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Action	Detail	Measures of Success	Target Date	Lead	JAN – MAR22 Update Comments	JAN-MAR 22 Q4 Status
	B) Carry out review of service and produce action plan of changes	Complete review and create action plan by end of Q3	2021 <i>Revised Q3 21/22: September 2022</i>	Assistant Director, Housing	Post of Group Manger Housing Improvement has been offered, subject to references which will allow greater focus on this area of work in the coming months.  Estimated start date for review will be August 2022	Off-track
<b>6) Maximise use of existing stock</b>	A) Ensure nomination timescales are met on all accommodation	Timescales to turn nominations around are met  Nominations process streamlined	Ongoing	Head of Allocations and Accommodation	2 new staff now in post.  Arrangements in place for allocation of Bromley new builds.	On-track
	B) Ensure nominations to RP stock in the borough are maximised	Lettings returns from RPs show that correct % of nominations are being made.	Ongoing	Head of Allocations and Accommodation	Lettings Returns have been received from partners and are fully in line with nomination agreements.	On-track
	C) Improve allocations scheme	Review of the Allocations scheme undertaken and implemented	March 2022	Head of Allocations and Accommodation	It has been agreed that a consultant will be utilised to assist with this work and that a report will likely be submitted over summer 2022, to committee, to gain councillors agreement on approach to the scheme review.	Off-track
<b>7) Identify and develop small sites in order to reduce the reliance on</b>	A) Develop small site in Bushell Way	Modular housing built	2020 – February 2022	Assistant Director, Regeneration and Culture	Practical completion expected in May 2022, following completion of defects. Team now preparing to handover to Housing as part of the Orchard & Shipman contract.	Off-track

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<b>expensive nightly paid temporary accommodation</b>	B) Develop small site in Anerley	Modular housing built	2020 - February 2022	Assistant Director, Regeneration and Culture	Practical completion expected in May 2022, following completion of defects. Team now preparing to handover to Housing as part of the Orchard & Shipman contract.	Off-track
	C) Develop small site in Burnt Ash Lane	Zed Pod built	2019 – February 2022	Assistant Director, Regeneration and Culture	Practical completion delayed by extensive snagging defects. The team's priority is ensuring that ZedPods complete the scheme. The Framework has visited site to review progress.	Off-track
	D) Develop small site in York Rise	Modular housing built	2019 - December 2022	Assistant Director, Regeneration and Culture	Construction works on site have commenced. The bomb shelters have been found and are being recorded as per Historic England advice prior to covering over.	On-track
	E) Review of small sites across the borough for housing	Additional small sites identified for development.	2019 - October 2022	Assistant Director, Regeneration and Culture	Options appraisals continue to be undertaken and sites will come forward after the Operational Property Review is considered by Members.	On-track