

RENEWAL, RECREATION AND HOUSING POLICY DEVELOPMENT AND SCRUTINY COMMITTEE

Minutes of the meeting held at 7.00 pm on 15 June 2023

Present:

Councillor Tony Owen (Chairman)
Councillor Thomas Turrell (Vice-Chairman)
Councillors Will Connolly, Christine Harris,
Tony McPartlan, Chris Price, Will Rowlands,
Alison Stammers and Pauline Tunncliffe

Tommy Velvick, Bromley Youth Council (Part 1 only)

Also Present:

Councillor Yvonne Bear

1 APOLOGIES FOR ABSENCE AND NOTIFICATION OF SUBSTITUTE MEMBERS

Apologies for absence were received from Councillor Colin Hitchins.

2 APPOINTMENT OF CO-OPTED MEMBER Report CSD23077

The Committee was asked to confirm the appointment of a non-voting Co-opted Member and an alternate non-voting Co-opted Member representing Bromley Youth Council for the 2023/24 municipal year.

RESOLVED: That:

- 1) Tommy Velvick be appointed as a non-voting Co-opted Member of the Renewal, Recreation and Housing PDS Committee for the 2022/23 municipal year for the consideration of Part 1 (Public) reports only.**
- 2) Jacob Fenwick-Read be appointed as an alternate non-voting Co-opted Member of the Renewal, Recreation and Housing PDS Committee for the 2022/23 municipal year for the consideration of Part 1 (Public) reports only.**

3 DECLARATIONS OF INTEREST

Councillor Tony Owen declared that he was in receipt of a pension paid by the Pensions Insurance Corporation PLC.

4 QUESTIONS FROM COUNCILLORS AND MEMBERS OF THE PUBLIC ATTENDING THE MEETING

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

5 MINUTES OF THE RENEWAL, RECREATION AND HOUSING PDS COMMITTEE MEETING HELD ON 21 MARCH 2023

In considering Minute 61A: Budget Monitoring 2022/23, a Member requested an update on maintenance issues impacting Bromley's traveller sites. The Assistant Director, Culture and Regeneration advised that an assessment of traveller sites had been undertaken as part of the Local Authority's Operational Property Review. Recruitment was now underway for a dedicated officer to take forward the maintenance works identified during the assessment.

RESOLVED: That the minutes of the meeting held on 21 March 2023 be agreed and signed as a correct record.

6 MATTERS OUTSTANDING AND FORWARD WORK PROGRAMME Report CSD23078

The report set out progress against outstanding actions from previous meetings and the Committee's Forward Work Programme.

RESOLVED: That the report be noted.

7 HOLDING THE RENEWAL, RECREATION AND HOUSING PORTFOLIO HOLDER TO ACCOUNT

The Portfolio Holder for Renewal, Recreation and Housing provided an update to the Committee on her activities.

Housing continued to be a key area of focus for the Portfolio. There had been a reduced supply of houses provided by Housing Associations in recent years; however, Phase 2 of the Meadowship Homes scheme was expected to secure a further 186 properties for Bromley households and the Local Authority was reviewing its own sites for development potential. In response to questions from Members, the Assistant Director: Housing advised that movement of housing tenants between properties had slowed, possibly due to the cost-of-living crisis, and that whilst Housing Associations did have a number of properties classed as void, this was generally due to refurbishment works or legal action with tenants so these properties were not currently available. A Member observed that the most common reason for homelessness was people being asked to leave accommodation and the Assistant Director: Housing explained that this was primarily linked to friends and family evictions where living arrangements had broken down.

RESOLVED: That the update be noted.

**A HOUSING, PLANNING AND REGENERATION PORTFOLIO
PLAN UPDATE - 2022/23 Q4 UPDATE
Report HPR2023/003**

The report presented the 2022/23 Quarter 4 update to the Housing, Planning and Regeneration Portfolio Plan.

In response to a question from a Member, the Head of Regeneration advised that the latest round of the Local Parades initiative had experienced delays as a result of the COVID-19 pandemic. Approximately 50% of the £250k Small Shopping Parades grant funding had been expended and it was aimed to complete the majority of remaining projects during 2023. Some previously agreed capital schemes were no longer viable, and a report would be presented to the next meeting of the Renewal, Recreation and Housing PDS Committee on 6 September 2023 providing a status update and details of any remaining budget. A Member requested that examples of capital projects with little or no revenue or maintenance commitments be shared with Members to assist them in identifying suitable projects and this would be circulated after the meeting.

The Assistant Director, Culture and Regeneration advised Members that the commercial opportunities for vacant buildings listed in the Portfolio Plan was a workstream being led by the Parks Team as the majority were disused park buildings and an update would be provided to the next meeting of the Renewal, Recreation and Housing Committee on 6 September 2023.

RESOLVED: That the progress on the actions associated with the Housing, Planning and Regeneration Portfolio Plan for Quarter 4 of the 2022/23 financial year be noted.

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

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

**A LAWN TENNIS ASSOCIATION PARKS TENNIS
RENOVATION FUND - TENDER PROCESS
Report HPR2023/031**

The report provided details of a successful grant application made to the Lawn Tennis Association for £230,580 to renovate ten tennis courts across the Borough and sought authority to procure a minor works contract from the Lawn Tennis Association's framework contract for the capital build improvement works. Approval was also sought to proceed to tender for an

operator to manage the tennis court sites via a concession contract that would be cost neutral to the Local Authority.

In considering the report, a Member queried whether there would be a charge to access the renovated tennis courts which were currently free at the point of use. The Assistant Director: Culture and Regeneration explained that there would be a nominal charge to use the tennis courts, but this was very low cost and would include a free allocation to those who could not afford to pay. Another Member asked whether arrangements could be made for free access for local schools and young people, and this would be raised with the operator. In response to a question by the Co-opted Member, the Assistant Director: Culture and Regeneration advised that the operator would be responsible for the security of the tennis courts, including the installation of a gate system.

RESOLVED: That the Portfolio Holder be recommended to:

- 1) Approve proceeding to tender for an operator to manage the tennis court sites at Church House Gardens, Coney Hall Recreation Ground, Goddington Park and Poverest Park. The contract will be a concession contract with an estimated turnover value of £23,236 per annum for a 5-year contract with the option to extend for 5 years (estimated whole life value of £232,360) and would be cost neutral to the Council; and,**
- 2) Approve the procurement of a minor works contract from the Lawn Tennis Association's framework contract for the capital build improvement works at an expected value of £230k to be funded by the Lawn Tennis Association as previously approved.**

B LIBRARIES WORKS PROGRAMME Report HPR2023/035

The report presented the Libraries Works Programme and requested approval to proceed to tender for a consultancy team to scope the works programme and prepare the tender for the works contract.

In considering the report, a Member observed that no specific budget had been set for each building within the Library Works Programme scheme and queried whether this affected the previous allocation of £1M to Chislehurst Library. The Assistant Director: Culture and Regeneration advised that the total budget for the Library Works Programme was £10.77M plus a £246k allocation from the Operational Property Review's external consultancy cost budget. No specific budget had been set for the buildings within the scheme to allow for maximum flexibility; however, it was anticipated that approximately £1M would be allocated to works at Chislehurst Library in line with the previous budget allocation. In response to a query from another Member, the Assistant Director: Culture and Regeneration confirmed that refurbishment

works at St Paul's Cray Library were currently on schedule and delivering within budget.

RESOLVED: That the Portfolio Holder be recommended to:

- 1) **Agree to proceed to procurement for a consultancy team to scope the works programme and prepare the required documents for the subsequent works tender at an estimated contract value of £860k; and,**
- 2) **Note the recruitment of a temporary two-year Project Manager to oversee the works programme at an estimated cost of £125k.**

C CONTRACT VARIATION - PHASE 2 OF THE HOUSING REVENUE ACCOUNT POLICIES AND ALLOCATION POLICY Report HPR2023/028

The report requested a variation be agreed to an existing contract for the development of housing policies to ensure the Local Authority was compliant with the requirements of the Regulator of Social Housing and Housing Ombudsman as a social housing provider and stockholding authority.

The Head of Housing Schemes advised the Committee that whilst the report set out the need for the Council's Executive to agree funding for this variation, this was no longer necessary as funding had now been identified.

RESOLVED: That the Portfolio Holder be recommended to approve the Contract Variation to Campbell Tickell for the provision of consultancy services to continue the development of the various housing policies and work relating to the allocation policy at a value up to £42,500 with a cumulative contract spend of £133,500.

D PROVISIONAL OUTTURN 2022/23 Report HSF23038

The report provided details of the final outturn position for the Renewal, Recreation and Housing Portfolio Holder for the 2022/23 financial year.

RESOLVED: That the Portfolio Holder be recommended to endorse the final outturn position for the Renewal, Recreation and Housing PDS Committee for the 2022/23 financial year.

9 PRE-DECISION SCRUTINY OF EXECUTIVE REPORTS

The Committee considered the following reports on the Part 1 agenda for the meeting of the Executive on 5 July 2023:

**A ADOPTION OF ORPINGTON TOWN CENTRE
SUPPLEMENTARY PLANNING DOCUMENT
Report HPR2023/038**

The report proposed the adoption of the Orpington Town Centre Supplementary Planning Document which provided guidance to assist with the determination of planning applications in the Orpington Town Centre area, including on design requirements. The final draft SPD included a number of amendments made as a result of a public consultation undertaken between 9 March 2023 to 1 July 2022. This report was also considered by the Development Control Committee at its meeting on 13 June 2023 and the recommendations had been supported.

The Chairman advised that in considering the Orpington Town Centre Supplementary Planning Document at its meeting on 13 June 2023, the Development Control Committee had recommended the following changes to the Renewal, Recreation and Housing PDS Committee for agreement:

- SPD Guidance Note 11: Change to ‘Tall buildings will need to ~~be of the highest~~ **achieve exemplary** architectural design quality...
- Section 6: Orpington East: Paragraph 6.4, Bullet 4 – Change to ‘In accordance with Local Plan and London Plan requirements, particularly Local Plan policy 47 and London Plan policy D9, tall and large buildings will need to ~~be of the highest~~ **achieve exemplary** architectural design quality’

A Member and Ward Member for Orpington Ward voiced her support for the Orpington Town Centre Supplementary Planning Document.

RESOLVED: That the Council's Executive be recommended to adopt the Orpington Town Centre Supplementary Planning Document as a local development document, subject to the proposed above amendments and any further minor changes (e.g. – related to formatting or mapping) prior to adoption.

**B ADOPTION OF THE URBAN DESIGN GUIDE
SUPPLEMENTARY PLANNING DOCUMENT
Report HPR2023/039**

The report proposed the adoption of the Urban Design Guide Supplementary Planning Document which provided guidance on urban design to inform development proposals coming forward in Bromley with the aim of ensuring consistent high-quality design. The final draft SPD included a number of amendments made as a result of a public consultation undertaken between 28 October 2022 to 9 December 2022. This report was also considered by the Development Control Committee at its meeting on 13 June 2023 and the recommendations had been supported.

The Chairman advised that in considering the Urban Design Guide Supplementary Planning Document at its meeting on 13 June 2023, the Development Control Committee had recommended the following changes to the Renewal, Recreation and Housing PDS Committee for agreement:

- Paragraph 3.11: Change to 'Petts Wood developed during the late 1920s and 1930s, ~~inspired by the Garden City movement~~ **following the Garden Suburb principle.**'
- Guidance Note DG14, Part B – Change from 'best practice' to 'good practice'.
- Paragraph 5.254 – Change from 'can' to 'should.'
- Guidance Note DG19, Parts A and B – Change to 'a) ~~Adopting~~ **Noting** the Healthy Streets Approach' and 'b) ~~Adopting~~ **Noting** an inclusive holistic approach'.
- Guidance Note DG20, Part C – Change to 'Incorporating internal **and external** ~~water-saving~~ water consumption measures to ~~minimise consumption~~ **ensure efficient use of water resources**, and external Sustainable Urban Drainage Systems (SUDs) to manage surface water and flood risk.'

RESOLVED: That the Council's Executive be recommended to:

- 1) **Adopt the Urban Design Guide Supplementary Planning Document as a local development document, subject to the proposed above amendments and any further minor changes (e.g. -. related to formatting or mapping) prior to adoption; and,**
- 2) **Withdraw the following documents:**
 - i) **Supplementary Planning Guidance 1 – General Design Principles;**
 - ii) **Supplementary Planning Guidance 2 – Residential Design Guidance; and,**
 - iii) **Design Guides for Shop Fronts in Beckenham, Chislehurst and Bromley North Village.**

**C UKSPF: PEOPLE AND SKILLS FUNDING
Report HPR2023/040**

The report provided a summary of the plans for the UKSPF People and Skills funding allocation accessed through Local London and sought authority to accept the grant. The report also set out recommendations for how the grant would be spent.

RESOLVED: That Council's Executive be recommended to:

- 1) **Approve the acceptance of the allocation of the UKSPF grant funding totalling £534,800, approve for the revenue budgets to be adjusted accordingly, and approve for this funding to be used for**

the interventions set out in paragraphs 3.6 - 4.17 to Report HPR2023/040;

- 2) Delegate authority to the Director of Education and the Director of Housing, Planning and Regeneration in consultation with the Portfolio Holder for Renewal and Recreation to move funding between the programmes to best respond to demand and ensure outputs and outcomes are met; and,**
- 3) Note the additional monies already allocated to Bromley through existing programmes set out in 3.4 to Report HPR2023/040.**

**D DIGITAL INFRASTRUCTURE: STRATEGIC INVESTMENT FUND
Report HPR2023/033**

The report provided a summary of the proposal submitted to the Strategic Investment Fund and sought authority for progressing the project. It also sought funding to maximise the economic benefits of the proposal.

In response to a question from a Member, the Head of Economic Development explained that whilst this particular proposal focused on extending dark fibre provision, the overall improvement to the Borough's broadband infrastructure was likely to make Bromley more attractive to private sector investment and this could help address remaining pockets of poor internet connectivity.

RESOLVED: That Council's Executive be recommended to:

- 1) Subject to a successful bid outcome, progress the use of up to £1m funding from the Strategic Investment Fund to deploy dark fibre using the communications provider procured by the Greater London Authority via the Transport for London framework; and,**
- 2) Approve a new one-off capital budget of £48,600 funded from the Local Authority's Growth Fund earmarked reserve for connecting three new CCTV camera sites and one existing dark fibre network extension.**

**E HOUSING OPTIONS AND PREVENTION OF HOMELESSNESS GRANT DRAWDOWN
Report HPR2023/042**

The report outlined proposals for the delivery of homelessness advice and information services for the 2023/24 financial year, including an enhanced homelessness service for those fleeing domestic violence, to be funded by the Homelessness Prevention Grant, Accommodation for Ex-Offenders Programme and Rough Sleeping Initiative.

A Member was pleased to note the broad range of work being undertaken to tackle homelessness and queried how Members could best support this. The Assistant Director: Housing underlined the need for the Local Authority to continue to work closely with its Housing Association partners to establish high quality social housing in the Borough and emphasised the importance of managing the expectations of those seeking to secure social housing.

RESOLVED: That the Council's Executive be recommended to:

- 1) Approve the drawing down and spend of:**
 - i) The increase in Homelessness Prevention Grant for 2023/24 of £360k;**
 - ii) The Accommodation for the Ex-Offenders Scheme grant funding of up to £148k per annum for 2023/24 and 2024/25;**
 - iii) The Rough Sleeping Initiative 5 (2023-24) grant funding of up to £428k.**

- 2) Note that Report HPR2023/042 sets out the planned allocation of resources for the above three Grants.**

**F LONDON CRICKET TRUST NON-TURF PITCHES FUND
Report HPR2023/032**

The report sought approval to accept a £40k grant from the England and Wales Cricket Board and London Cricket Trust to fund the installation of four Non-Turf Pitches in four parks across the Borough and to proceed with the works.

RESOLVED: That the Council's Executive be recommended to:

- 1) Accept the £40k grant from the England and Wales Cricket Board and London Cricket Trust;**

- 2) Agree to proceed to procurement for the installation of the Non-Turf Pitches; and,**

- 3) Agree to the scheme being added to the capital programme.**

10 POLICY DEVELOPMENT AND OTHER ITEMS

**A ENFORCEMENT PLAN 2023
Report HPR2023/029**

The report presented the Enforcement Plan 2023 which had been updated to reflect the current status, including an additional procedural flowchart. This report was also considered by the Development Control Committee at its meeting on 13 June 2023 and the recommendation had been supported.

RESOLVED: That the revised Enforcement Plan and flowchart be noted.

B UPDATE ON MORE HOMES BROMLEY SPV PROPERTY ACQUISITION PROGRAMME
Report HPR2023/036

The report provided an update on the More Homes Bromley Special Purpose Vehicle (SPV) which was set up by the joint partnership of the Mears Group and the Local Authority to acquire up to 400 properties for homeless households.

A Member noted that the scheme currently held 360 properties located within and outside of the Borough and queried whether there were plans to purchase more properties under the scheme which had aimed to acquire up to 400 properties. The Assistant Director: Housing advised that there were a small number of properties within the scheme identified for disposal and that it was possible that additional properties could be added to the scheme once these properties had been disposed of. The Member also flagged concerns around the performance of the scheme against Key Performance Indicators for repairs and turnaround time between tenancies. The Assistant Director Housing confirmed that due to the geographical spread of properties, More Homes Bromley had experienced difficulties in securing contractors. Work to improve performance was ongoing, including the appointment of a new contractor, and the Local Authority was monitoring the situation closely.

RESOLVED: That the update be noted.

C MEADOWSHIP HOMES UPDATE
Report HPR2023/036

The report provided an update on the Meadowship Homes joint venture with Orchard and Shipman for the acquisition of residential properties for affordable housing.

RESOLVED: That:

- 1) The progress of the scheme to date and Risk Register be noted; and,**
- 2) Future updates to the business plan by the Director of Housing, Planning, Property and Regeneration would be made in consultation with the Head of Finance, Adults Health and Housing and the Portfolio Holder for Renewal, Recreation and Housing.**

D CONTRACT REGISTER
Report HPR2023/027

The report presented an extract from the Contracts Register detailing contracts with a whole life value of £50k or higher as at 21 April 2023.

RESOLVED: That the Contracts Register be noted.

11 RENEWAL, RECREATION AND HOUSING INFORMATION BRIEFING

The items comprised:

- Digital Infrastructure Work Plan Update
- Housing Allocations Review Briefing Paper
- Provision of Library Service – Contract Performance Report
- Leisure Centre Redevelopment Update Report

In response to a question from a Member on the Housing Allocations Review Briefing Paper, the Head of Housing Schemes advised that project delivery timescales had been re-worked to ensure that public consultation did not fall within the summer break. An update report on this workstream would be provided to the next meeting of the Renewal, Recreation and Housing PDS Committee on 6 September 2023.

RESOLVED: That the Information Briefing be noted.

PART 2 (CLOSED) AGENDA

12 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**

13 PART 2 (EXEMPT) POLICY DEVELOPMENT AND OTHER ITEMS

A PART 2 (EXEMPT) MEADOWSHIP HOMES INFORMATION

The Committee considered Part 2 (Exempt) information for Item 10c: Meadowship Homes Update.

B PART 2 (EXEMPT) CONTRACTS REGISTER APPENDIX

The Committee considered a Part 2 (Exempt) appendix for Item 10d: Contract Register.

*Renewal, Recreation and Housing Policy Development and Scrutiny
Committee
15 June 2023*

The Meeting ended at 7.53 pm

Chairman