

Decision Maker: RENEWAL, RECREATION AND HOUSING POLICY
DEVELOPMENT AND SCRUTINY COMMITTEE

Date: Wednesday 31 January 2024

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

Title: HOUSING, PLANNING AND REGENERATION PORTFOLIO
PLAN UPDATE - 2023/24 Q3 UPDATE

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Ward: N/A

1. REASON FOR REPORT

1.1 This report presents the Renewal, Recreation and Housing Policy Development and Scrutiny Committee with the update for Q3 2023/24 in respect of the following:

- RRH Portfolio Plan HPR Q3 Strategic Project Tracker
 - Portfolio Plan - HPR Operational KPIs FY - DEC23
 - HPR Grant Register Q3
 - HPR Risk Register Q3 2023-24
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2. RECOMMENDATION(S)

2.1 Members are asked to note the information presented outlining progress in Q3 2023/24

Impact on Vulnerable Adults and Children

1. Summary of Impact: The Council has a statutory responsibility to ensure that services are provided to vulnerable members of the community.
 2. Through the management of resources and risk the Council is able to ensure that those most in need are able to secure housing and access support when required.
 3. The efficient utilisation of available grant funding helps to support the aims of the Council in providing these services.
 4. The Council's house building programme is focused on the delivery of good quality, affordable and sustainable housing for its tenants.
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Transformation Policy

1. Policy Status: Existing Policy
 2. Making Bromley Even Better Priority
 - (1) For children and young People to grow up, thrive and have the best life chances in families who flourish and are happy to call Bromley home.
 - (2) For adults and older people to enjoy fulfilled and successful lives in Bromley, ageing well, retaining independence and making choices.
 - (3) For people to make their homes in Bromley and for business, enterprise and the third sector to prosper.
 - (4) For residents to live responsibly and prosper in a safe, clean and green environment great for today and a sustainable future.
 - (5) To manage our resources well, providing value for money, and efficient and effective services for Bromley's residents.
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Financial

1. Cost of proposal: N/A
 2. Ongoing costs: N/A
 3. Budget head/performance centre: N/A
 4. Total current budget for this head: N/A
 5. Source of funding: N/A
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Personnel

1. Number of staff (current and additional): N/A
 2. If from existing staff resources, number of staff hours: N/A
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Legal

1. Legal Requirement: N/A
 3. Call-in: Not Applicable: No Executive decision.
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Procurement

1. Summary of Procurement Implications: N/A
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Property

1. Summary of Property Implications: N/A
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Carbon Reduction and Social Value

1. Summary of Carbon Reduction/Sustainability Implications: N/A
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Customer Impact

1. Estimated number of users/beneficiaries (current and projected): All vulnerable adults and older people within Bromley.
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Ward Councillor Views

1. Have Ward Councillors been asked for comments? Not Applicable
2. Summary of Ward Councillors comments: N/A

3. COMMENTARY

Background

3.1 The following documents are contained as an appendix to this report:

- Appendix A: RRH Portfolio Plan HPR Q3 Strategic Project Tracker
- Appendix B: Portfolio Plan - HPR Operational KPIs FY - DEC23
- Appendix C: HPR Grant Register Q3
- Appendix D: HPR Risk Register Q3 2023-24

3.2 It continues to be a challenging time for the Department. The number of households approaching as homeless are rising steadily despite proactive prevention and partnership work to address this. Continuing uncertainty in the housing market means that the number of private sector vacancies are reducing alongside a reduction in social housing lets. This puts an increased reliance on the provision of temporary accommodation, which is increasingly volatile; with prices escalating and supply drying up. Bromley, along with all other London authorities, are therefore being forced to secure homes further and further away from the borough boundaries in order to ensure that we are able to meet our statutory obligations in respect of Housing.

3.3 The Culture and Regeneration team continue to make good progress in relation to grant applications and receipts, and are in the process of submitting a detailed CHAPs funding application for the GLA's acquisition grant programme. The cost of construction continues to be a challenge with the impact of inflation continuing to negatively impact scheme deliverability. Bromley High Street lighting works are still not complete however progress is being made; the shopping parade minor works remain a focus for the team to complete this summer; and the leisure strategy continues to be developed. Although the timescales have slipped on the leisure strategy this has been an active decision to enable the prioritisation of other work areas, for example the time sensitive delivery of the tennis court refurbishments, as the leisure strategy is not time critical. The department is already using the data gathered on our indoor and outdoor facilities to inform projects, which was a primary reason for the strategy. Excellent progress is being made on a number of schemes which are due completion shortly, including the Changing Places toilets. Bromley received the highest grant and has delivered the most Changing Places toilets of any London borough.

3.4 As is expected when there is a wider slowing of the economy the incoming application numbers across all of the Planning and Building Control teams have dropped slightly over the last year compared to recent years. This has given the teams time to focus on the year long project to replace our case management software which is currently on track to complete in May 2024 and will bring about an improved more reliable experience for the teams and the public.

3.5 The Strategic Property team continues to be engaged in the delivery of the Council's core objectives. Alongside its day-to-day business supporting other Council Services that operate out of the Council's operational properties it undertakes management of the Council's property assets for their occupation, repair, maintenance, rent/service charge collection and maximisation of income from its investment portfolio to support the delivery of Council services. Following its acquisition of Churchill Court, Strategic Property continues to have a lead role in the move to the new Civic Offices through the procurement and management of the fit out works, delivery of the proposed Health & Wellbeing Centre and letting of space that is surplus to requirements. The sale of surplus assets (including the existing Civic Centre) to fund the delivery of the Operational Property Repair (OPR) Programme in a challenging property market that has been impacted by rising interest rates and inflation is a key area of work that the team is focused on delivering alongside the Capital Programme

works. Strategic Property reviews its projects on an ongoing basis to provide best value and to ensure the future best use of the Council's property portfolio.

Non-Applicable Sections:	Financial implications; Personnel Implications; Procurement Implications; Impact on Vulnerable Adults and Children; Policy Implications; Legal Implications; Procurement Implications.
Background Documents: (Access via Contact Officer)	N/A