

Decision Maker: COUNCIL

Date: Monday 15 July 2024

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

Title: PROVISION OF AFFORDABLE HOUSING IN WEST WICKHAM

Contact Officer: Graham Walton, Democratic Services Manager
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Chief Officer: Tasnim Shawkat, Director of Corporate Services and Governance

Ward: West Wickham

1. Reason for decision/report and options

- 1.1 At its meeting on 27th March 2024, the Executive considered the attached report and approved the recommendations. The report had previously been scrutinised by Renewal, Recreation and Housing PDS Committee on 14th March 2024. The report recommends that the West Wickham Housing Scheme is developed and funded as a fully socially rented housing scheme. This amends the previously agreed scheme, which was a mix of affordable and private, approved in February 2023.
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2. **RECOMMENDATION**

Council is requested to approve the Capital Investment for the delivery of 26 new homes, on the basis that all homes will be held for affordable housing, on the assumption the increase of GLA grant is approved. (Noting this requires £4,717k of external borrowing for the Council as detailed in section 6 of the report. If the revised GLA grant is not received, the scheme will remain as was previously agreed.)

Impact on Vulnerable Adults and Children

1. Summary of Impact: Vulnerable children and adults will be supported through the provision of an improved library and the provision of affordable housing

Transformation Policy

1. Policy Status: Existing Policy:
2. Making Bromley Even Better Priority:
(3) For people to make their homes in Bromley and for business, enterprise and the third sector to prosper.

Financial

1. Cost of proposal: Estimated Cost: £13,600k approved capital budget
2. Ongoing costs: Net savings of £31k per annum
3. Budget head/performance centre: West Wickham capital budget
4. Total current budget for this head: £13,600k
5. Source of funding: GLA grant, Section 106 contributions, long-term external borrowing, capital receipts, earmarked reserves, revenue contribution and UKSPF funding allocation.

Personnel

1. Number of staff (*current and additional*): 1
2. If from existing staff resources, number of staff hours: Not Applicable

Legal

1. Legal Requirement: None
2. Call-in: Not Applicable: Council decisions are not subject to call-in

Procurement

1. Summary of Procurement Implications: Not Applicable

Property

1. Summary of Property Implications: See attached report

Carbon Reduction and Social Value

1. Summary of Carbon Reduction/Sustainability Implications: Not Applicable

Impact on the Local Economy

1. Summary of Local Economy Implications: Not Applicable

Impact on Health and Wellbeing

1. Summary of Health and Wellbeing Implications: Not Applicable

Customer Impact

1. Estimated number of users or customers (*current and projected*): Not Applicable

Ward Councillor Views

1. Have Ward Councillors been asked for comments? Yes
2. Summary of Ward Councillors comments: Two of the ward Councilors confirmed they were happy with the conversion of the development to fully affordable given the need for more affordable homes.

Non-Applicable Headings:	Vulnerable adults and Children/Policy/Finance/Personnel/ Legal/Procurement/Property/Carbon Reduction/ Local Economy/Health & Wellbeing/Customers/Ward Councillors
Background Documents: (Access via Contact Officer)	See attached report