

# GREATER LONDON AUTHORITY

**(By email)**

Our reference: MGLA220322-7506

Date: 22 April 2022

Dear

Thank you for your request for information which the Greater London Authority (GLA) received on 22 March 2022. Your request has been considered under the Freedom of Information Act 2000.

You requested:

*I am interested to find out what funding the mayor is granting to Riverside housing association to develop the Calverley Close estate in Beckenham in the London Borough of Bromley.*

*No planning application has been submitted,. What conditions are attached to the loan? The landlord has obtained a positive result in the tenants ballot.*

*I am concerned that the development of the estate does not seek to maintain the same number of social tenants that are currently on the same estate. Bromley council has over 1,700 homeless households in expensive temporary accommodation. I would welcome an explanation.*

*If Bromley council grants planning permission, will residents be able to ask the mayor to review the decision.*

*There are property guardians on the estate . I have heard reports that such guardian are paying high rents.*

The Mayor has made an allocation of capital funding to Riverside Housing Association from the Affordable Homes Programme. This is grant funding and not a loan. Details of the rules and procedures for investment partners (IPs) providing housing with funding from the GLA can be found in the Affordable Housing Capital Funding Guide: <https://www.london.gov.uk/what-we-do/housing-and-land/increasing-housing-supply/affordable-housing-capital-funding-guide>.

Funding will not be drawn by Riverside Housing from this programme until planning permission has been obtained.

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A positive ballot result was secured by Riverside Housing Association in July 2021. With regards to your specific question about maintaining social tenants on the site, the Landlord Offer letter was circulated to tenants in advance of the ballot and confirms that (i) all current residents will keep and same security of tenure and (ii) every resident has the right to return to the new built estate, including if they have transferred off the estate prior to or during construction.

With regards to your question about use of temporary accommodation, this is a question better directed to the LB Bromley directly. However, we understand that LB Bromley are working to increase the housing supply locally and alleviate the number of households in temporary housing and the housing waiting list. LB Bromley are committed to providing 1,000 new homes on council owned sites by 2030 and are progressing opportunities to develop new homes on various sites across the borough. This approach will reduce the cost to the council of putting families into expensive temporary accommodation. More details of this are outlined in their housing strategy in this link:

[https://www.bromley.gov.uk/news/article/2744/bromley\\_homes\\_for\\_bromley\\_people](https://www.bromley.gov.uk/news/article/2744/bromley_homes_for_bromley_people).

The Mayor is consulted on all planning applications that are of potential strategic importance to London. These are commonly known as 'referred' applications. More details on what constitutes a referable application can be found at this link: <https://www.london.gov.uk/what-we-do/planning/planning-applications-and-decisions/what-powers-does-mayor-have-planning-applications>. Referred planning applications are considered by the GLA Planning Team which is separate to the Housing and Land Team which manage the funding. Referrable applications that meet the criteria described in the aforementioned link will need to be submitted by the local authority to the Mayor for consideration.

As this is a development which comprises or includes the provision of more than 150 houses, flats, or houses and flats, it is likely that this scheme may be referable. The Mayor does not have any powers to comment or intervene on any planning application that does not meet the criteria for a referable application as this would be the responsibility of the local planning authority (in this case LB Bromley). There is an appeals process should the applicant disagree with the outcome and should there be grounds for appeal. Details on when and how a planning decision can be appealed can be found here: <https://www.gov.uk/appeal-planning-decision>.

The Mayor does not set the rents paid by property guardians, and their presence on the estate is a commercial decision made by Riverside Housing Association.

I hope this addresses the queries raised, and I would encourage you to contact Riverside Housing Association directly if you have any more specific questions regarding the redevelopment by emailing: [calverley@riverside.org.uk](mailto:calverley@riverside.org.uk)

Yours sincerely

**Area Manager, North West Area Team**

If you are unhappy with the way the GLA has handled your request, you may complain using the GLA's FOI complaints and internal review procedure, available at:

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<https://www.london.gov.uk/about-us/governance-and-spending/sharing-our-information/freedom-information>