



# TOWER HAMLETS SELF-BUILD FORUM

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Tuesday, 14 August 2018 at 6.00 p.m.  
Committee Room One - Town Hall Mulberry Place

Minutes and related documents

Contact for further enquiries:

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**8. MINUTES AND RELATED DOCUMENTS**

Minutes for this meeting and related documents.

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## LONDON BOROUGH OF TOWER HAMLETS

### MINUTES OF THE TOWER HAMLETS SELF-BUILD FORUM

HELD AT 18:00PM ON TUESDAY 14<sup>TH</sup> AUGUST 2018

ROOM C1, 1ST FLOOR, TOWN HALL, 5 CLOVE CRESCENT, LONDON E14 2BG.

#### Members Present:

Councillor Sirajul Islam (Member)	(Statutory Deputy Mayor and Cabinet Member for Housing)
Councillor Rachel Blake (Member)	(Deputy Mayor for Regeneration and Air Quality)

#### Officers Present:

Robin Sager	(Housing Regeneration Co-ordinator)
Charlie Carter	(Housing Regeneration Officer)
Martin Ling	(Housing Strategy, Partnerships and Affordable Housing, Place)

#### 1. Welcome and Introductions

Cllr Blake and Islam welcomed everyone to the meeting and introductions were made.

#### 2. Minutes of the last meeting

The minutes of the last meeting were agreed.

#### 3. Presentation – Martin Ling LBTH

- 3.1 Martin Ling presented an update on the Council's current position in relation to self- build and co-housing emphasising that there was a political and corporate commitment to support self - build projects. The Council would now start to identify sites that could be suitable for such projects and to start work on a model that ensures projects are brought forward. - Presentation attached.

#### 4. Presentation – Charlie Carter – LBTH

- 4.1 Charlie Carter set out the key components to ensure a successful consultation, particularly on existing Council estates which covered why it is

important, what 'good' looks like and a check list of arrangements – Presentation attached.

4.2 A wide ranging discussion took place on the key issues covered in the presentations including the following areas that will need to be considered by the Council as it takes forward its plan:

4.3 **Timing of consultations** – A sensitive approach is required to not give residents the impression it is a 'done deal' that often arouse suspicions. In addition ensuring a 'whole estate' approach is adopted is important, enabling residents see that new housing can be of benefit and/or be set alongside other estate improvements.

Consultations would need to be tailored for different situations and consideration given to the role of self builders in the consultation and how they can assist in making it successful.

4.4 **Communication** – It was suggested that the Council needs to mainstream its communications approach to self- build and community housing, setting out its wider aims and aiming to engage the wider community and not compartmentalise it as a specialist offer.

4.5 **Grassroots and top down** - As part of the communications strategy the Council should emphasise that it is responding to demand from residents for this type of housing, that is not a 'top down' imposition and that it is committed to meeting a range of housing need across the borough identified by residents.

4.6 **Council schemes** – It was suggested that some of the land identified for new build Council housing could be set aside for self- build or co-housing, so that it becomes more of a mainstream offer.

4.7 **Housing Association / S106 schemes** – the Council should consider ensuring other partners consider sites for self-build and co-housing as the Council is relatively restricted. It was suggested that 'call for sites be facilitated.

4.8 **Planning** – It was suggested that the Council needs to consider the impact of seeking its own outline planning application prior to sites being marketed and the impact on values.

4.9 **Good Practice** – much good practice exists, some of it from abroad (Denmark and the USA were cited), this good be considered as schemes develop.

## 5. **LBTH Self Build Group update**

5.1 Tom Dollard updated the meeting on the LBTH Self Build Group's bid for the TFL site at Wapping. Unfortunately the bid was unsuccessful but many

lessons were learnt including the need to ensure project management support. TD offered to share the bid with interested parties.

## **6. Presentation – Lev Kerimol – GLA**

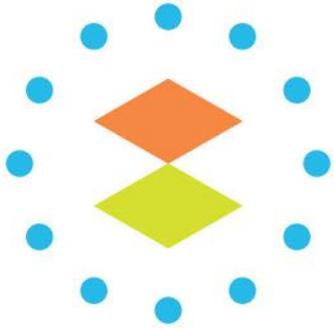
- 6.1 Lev Kerimol gave an update on the establishment of the London Community Led Housing Hub which would offer support, expert advice and funding and a centre of expertise for London – Presentation attached.

## **7. Date of next meeting**

- 7.1 The next meeting would be scheduled for October 2018 and would start to consider how sites could be allocated to self-builders and co-housing groups fairly and equitably. Issues to be considered would include:

- Freehold or lease
- Individuals or collectives
- Market or discounted
- 'Qualification criteria – Residency, Income ceiling, Financial means and project certainty
- Assessment, Auction or lottery?
- Covenant restrictions – To protect the Council's investment

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# community led housing . london

resource and advice hub

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## Community-led housing

- Meaningful community engagement and consent throughout the process. The community does not necessarily have to initiate and manage the development process, or build the homes themselves, though many do.
- The local community group or organisation owns, manages or stewards the homes and in a manner of their choosing.
- The benefits to the local area and/or specified community are clearly defined and legally protected in perpetuity.

There are a range of approaches including cohousing, community land trusts (CLTs), and housing co-ops, which often overlap and respond to specific contexts and objectives.



# CLH Advice and Feasibility Fund

**Initial Advice** signposting, explore different routes, connect to groups, experience, skills, resources

**CLH Advisers** paid for time with accredited advisers to guide and mentor groups at an early stage

**Feasibility Fund** to commission business planning, financial advice, development appraisals, site capacity work, legal advice, or incorporation costs - repayable if start on site.

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Project Concept and Group Clarity - a clear group with enthusiasm, commitment, and skills? Is the group / project likely to meet the CLH definition? Are there new approaches to CLH, innovation in process or design, or broadening the range of CLH?

Deliverability - What is the prospect of success of the project? What is the environment and context? What has been achieved already? Is the timing of an adviser / or funding right? (presence of existing advice)

Value for money - Is the ask reasonable? Is the work needed? Are there opportunities for match funding, pro-bono, in-kind time that could be used?

# Community Housing Fund in London

Revenue for planning and technical design costs

Capital for construction and site acquisition

GLA agreeing with Government – current end date  
March 2020

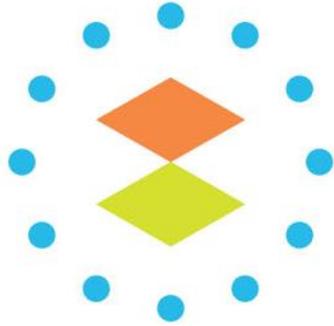
In the meantime – GLA 'Innovation Fund'

# Supporting boroughs, developers, and HAs

We also support boroughs, landowners, planners, funders, developers, and HAs create opportunities for communities who want to build homes.

**CPD training** for borough officers / councillors to adopt good practice approaches from practitioners, as well as a library of resources [www.clhtoolkit.org](http://www.clhtoolkit.org)

**Practical support** and advice on creating opportunities for community-led housing, which fit borough strategy and objectives.



**When communities and future residents are at the centre of housing development and management, their creativity and inherent interest in the long term helps achieve more successful, more affordable places for us all**

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**Levent Kerimol**  
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# Tower Hamlets Self Build and Custom Build Housing Forum

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**Tuesday 14<sup>th</sup> August 2018**

**Martin Ling – Housing Strategy Manager &  
Robin Sager & Charlie Carter  
– HRA Regeneration Team**

# Presentations

- **Council's position on Self Build - update**
- **Site identification**
- **Challenges – Community Consultation**
- **Next Steps**
- **Larger site update**
- **GLA Update**

# Update on Council position

- **New Administration since May 2018**
- **Manifesto pledge to support up to 50 self-build homes over the next four years**
- **Corporate approval of proposal to consider discounting Council land to make self build ‘affordable’**
- **Housing Regeneration Team to take responsibility for self build development**

## Potential Small Sites in LB Tower Hamlets

- **Several sites now identified and valued**
- **All sites on HRA Council estates – ‘infills’**
- **Plots provide up to 3, 6 and 10 flats**
- **All sites have physical constraints**
- **Most sites have resident participation**

## Next Steps

### Developing a Model

- **Clear and transparent decision on disposal – including consideration of other options**
- **Community Consultation**
- **Develop fair and equitable disposal model**
- **Planning application**
- **Sale and Construction**
- **In Residence**

# Community Consultation

## Self-Build Initiatives

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### Best Practice & Key Principles

**Robin Sager and Charlie Carter**  
**– Housing Regeneration Team**

# Why Consultation for Self-Build?

- **There are implications of developing on Council, particularly housing revenue account (HRA) land - such as will land disposal add financial and social value?**
- **It is important to engage with existing communities, who often have a stake in their whole environment and are involved in the local democratic process**

# Why Consultation for Self-Build?

- **An opportunity to explain why the Council is supporting self-build initiatives and to consult on what they can bring to an existing area**
- **A consideration of the current mixture of resident tenures, the diversity of existing communities and the impact on housing needs, public realm, community safety and anti-social behaviour**

# Consultation should...

- **have a clear strategy;**
- **be clear and transparent from the outset;**
- **commence early in the process to enable the community to influence decisions and to seek consensus on key issues;**
- **identify stakeholders (eg. Tenant & Residents Associations);**

# Consultation should...

- **encourage wide community involvement and participation should be relevant to people's experiences;**
- **be continuous, with opportunities for ongoing involvement;**
- **be undertaken with clear processes and well understood ground rules;**

# What does good look like?

- **Initial letter to neighbouring residents and businesses, ward councillors and other key community stakeholders**
- **Door knocking**
- **Public exhibition/displays/stalls**
- **Interactive workshops/Drop-in sessions**
- **One-to-one meetings with stakeholders**

# Keep in mind...

- **Logistics – coordinating people, places, equipment and materials takes preparation**
- **Event Venues – accessible and appropriate**
- **Equipment – what do you require?**
- **Feedback – listen, record, incorporate**

# Keep in mind...

- **Equalities considerations – language, accessibility**
- **Collaborate – work with not against**
- **Consultation is an ongoing process**
- **Formal consultation such as with planning applications includes inviting responses from statutory bodies**

## The process for disposal of sites

- **Sale or lease**
- **Individuals or collectives**
- **Market or discounted**
- **‘Qualification criteria – Residency, Income ceiling, Financial means and project certainty**
- **Assessment, Auction or lottery?**
- **Covenant restrictions – To protect the Council’s investment**

## Potential Larger Sites in LB Tower Hamlets

- **Two GLA sites marketed – One allocated to LBTH Community Land Trust**
- **No suitable ‘stand alone’ site yet to be identified**
- **Co- Group invited to identify ‘ideal site’ through workshop with Council**
- **Council to seek suitable stand alone site or site with a Housing Association or developer or as part of a larger scheme**

## Where to look for help

<https://www.gov.uk/guidance/self-build-and-custom-housebuilding>

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<http://www.communityselfbuildagency.org.uk/>

<http://www.selfbuildportal.org.uk/>

<https://www.london.gov.uk/what-we-do/housing-and-land/have-your-say-tackling-londons-housing-crisis>