

HOUSING SCRUTINY SUB-COMMITTEE

Tuesday, 20 November 2018 at 6.30 p.m.

C3 - Town Hall Mulberry Place

SUPPLEMENTAL AGENDA-POWER POINT SLIDES

This meeting is open to the public to attend.

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7. STRATEGIC PERFORMANCE MONITORING

3 - 10

The Committee will receive a presentation from Councillor Sirajul Islam, Cabinet Member for Housing, outlining strategic priorities for 2018/19 and progress made, including challenges and risks and next steps.

Housing Scrutiny Sub Committee Strategic Plan Performance (Housing)

**Councillor Sirajul Islam –Statutory Deputy
Mayor and Cabinet Member for Housing**

Strategic Plan Priority 2: A borough that residents are proud of and love to live in

Outcome: People live in good quality affordable homes and well-designed neighbourhoods

Key priorities 2018/19

- Deliver more affordable and accessible housing
- Improve the quality and management of social and private rented housing
- Tackle homelessness and prevent rough sleeping
- Deliver key regeneration programmes
- Tackle crime and anti-social behaviour on housing estates

Outcome measures and performance

Strategic measure	15/16 Outturn	16/17 Outturn	17/18 outturn	18/19 Target
Number of affordable homes delivered	1,073	1,070	926	850 - 1,167
Lettings to overcrowded households (%)	1123	49% (779)	53% (897)	53%-55%
Homeless or threatened with homelessness, who approached the local authority's housing options service, and for whom casework intervention resolved their situation	N/A	20.5%	15.11%	18%
Other measures				
Social rented family housing delivered	328	326	316	N/A
Wheelchair accessible / adaptable homes delivered (10% of affordable delivery)	104 (10%)	106 (10%)	146 (16%)	N/A
Number of homeless households accepted	388	450	437	N/A
Number of households in temporary accommodation	1,972	2,096	1,919	N/A
Families in B&B for more than 6 weeks	12	0	0	0
Annual count of rough sleepers	12	12	21	0

Key Achievements

- Implementation of the Homelessness Reduction Act (April 2018)
- New Homelessness and Rough sleeping strategy 2018/2023 – Cabinet Dec 2018
- Programme for selective licensing inspection delivered and split into compliance and enforcement
- Acquisitions of housing stock for use as temporary accommodation (TA), incl. modular housing
- “MyTHH” launched providing leaseholders access to online accounts and purchase of repairs
- Council housing building programme progressing through consultations and planning (148 units delivered at Watts Grove)

Key Achievements (Continued)

- Installation of fire breaks in roof (27 blocks) and Cabinet adoption of Fire Safety Scrutiny Review
- Enforcement actions led to Foxton's letting agent being prosecuted – leading to a review of business processes, robust licensing and compliance with regulations
- Short term lets – drafting of evidence base to secretary of state to exempt from 90 day permission part of the borough that are severely affected
- Achieved closure of a suspected crime den, pursuing criminal charges for two cannabis farms and eviction of a 3 generational anti-social family
- Estate patrols leading to arrests (81), ASB Warnings (812), Stop and Searches (512), vehicles seized (11). 96.2% of ASB cases successfully resolved

Challenges and Risks

- Council unable to control pace of housing delivery (markets, construction delays, land availability and objections to proposals)
- Brexit: possible stalled developments, low housing delivery, construction skills shortages and ASB
- Housing demand outstrips supply – managing expectations and choice based lettings (c.8-10% rehoused annually)
- Increasing supply of affordable temporary accommodation in / out of borough
- Growing private rented sector, affordability, landlord compliance with licencing requirements and regulations
- Limited powers to enforce against 90 day breach of short term lets

Next Steps

- Increase supply of affordable housing including for TA
- Develop a strategic approach for regeneration across the Borough, and deliver regeneration programmes
- Facilitate self-building in the borough and adopt policy
- Tackle long term empty properties to increase occupation rates
- Delivery of £25.512m (THH) capital programme

Next Steps (continued)

- Support private renters and landlords and establish policy options for short term lets
- Improved housing options and online housing applications
- Review HRA implementation and develop duty to refer protocol, maximising homeless preventions, tenancy sustainment and prevention of rough sleeping (developing housing first model) and accessing funding opportunities