

Meeting of the

CABINET

Wednesday, 3 December 2008 at 5.30 p.m.

AGENDA – SECTION ONE

VENUE

Committee Room, 1st Floor, Town Hall, Mulberry Place, 5 Clove Crescent, London, E14 2BG

Members:

Councillor Lutfur Rahman (Chair)	– (Leader of the Council)
Councillor Sirajul Islam (Vice-Chair)	– (Deputy Leader of the Council)
Councillor Ohid Ahmed	– (Lead Member, Regeneration, Localisation and Community Partnerships)
Councillor Rofique U Ahmed	– (Lead Member, Culture and Leisure)
Councillor Anwara Ali	– (Lead Member, Health & Wellbeing)
Councillor Alibor Choudhury	– (Lead Member, Employment and Skills)
Councillor Marc Francis	– (Lead Member, Housing and Development)
Councillor Clair Hawkins	– (Lead Member, Children's Services)
Councillor Joshua Peck	– (Lead Member, Resources and Performance)
Councillor Abdal Ullah	– (Lead Member, Cleaner, Safer, Greener)

[Note: The quorum for this body is 3 Members].

If you require any further information relating to this meeting, would like to request a large print, Braille or audio version of this document, or would like to discuss access arrangements or any other special requirements, please contact:

Angus Taylor, Democratic Services,

Tel: 020 7364 4333, E-mail: angus.taylor@towerhamlets.gov.uk

LONDON BOROUGH OF TOWER HAMLETS

CABINET

WEDNESDAY, 3 DECEMBER 2008

5.30 p.m.

1. APOLOGIES FOR ABSENCE

To receive any apologies for absence.

2. DECLARATIONS OF INTEREST (Pages 1 - 2)

To note any declarations of interest made by Members, including those restricting Members from voting on the questions detailed in Section 106 of the Local Government Finance Act, 1992. See attached note from the Chief Executive.

	PAGE NUMBER	WARD(S) AFFECTED
3. UNRESTRICTED MINUTES	3 - 16	

To confirm as a correct record of the proceedings the unrestricted minutes of the ordinary meeting of the Cabinet held on 5th November 2008.

4. DEPUTATIONS & PETITIONS

To receive any deputations or petitions.

**5. WORKFORCE TO REFLECT THE COMMUNITY
IN ACTION - PRESENTATION**

All Wards

To receive a presentation from participants in positive action schemes.

There will be the opportunity for a short question and answer session at the end of the presentation.

	PAGE NUMBER	WARD(S) AFFECTED
6. OVERVIEW & SCRUTINY COMMITTEE		
6 .1 Chair's advice of Key Issues or Questions in relation to Unrestricted Business to be considered		
<p>To receive any advice of key issues or questions in relation to the unrestricted business of the Cabinet, arising from the meeting of the Overview and Scrutiny Committee held on 2nd December 2008.</p>		
6 .2 Any Unrestricted Decisions "Called in" by the Overview & Scrutiny Committee		Whitechapel
<p>(Under provisions of Article 6 Para 6.02 V of the Constitution).</p> <p>The following item has been "called in" for further consideration by the Overview and Scrutiny Committee at its meeting to be held on 2nd December 2008. Should the Overview and Scrutiny Committee, upon consideration, refer the report back to the Cabinet for further consideration Members will receive a copy of each report and the decision/ recommendations of the Overview and Scrutiny Committee at the Cabinet meeting.</p> <p>(i) Disposal of Grenfell School Site, now known as the Madani School, Myrdle Street E1 (CAB 067/089).</p>		

UNRESTRICTED REPORTS FOR CONSIDERATION

7. A GREAT PLACE TO LIVE		
7 .1 Draft 2009/12 Tower Hamlets Housing Strategy (CAB 069/089) To Follow		All Wards
7 .2 Local Homes Initiative - Pilot Project (CAB 070/089)	17 - 24	All Wards
7 .3 Regeneration of 1-94 Cotall Street and Bartlett Park (CAB 071/089)	25 - 60	East India & Lansbury; Limehouse;
7 .4 Local Development Framework: Annual Monitoring Report 2007 - 2008 (CAB 072/089)	61 - 152	All Wards
7 .5 Responses to the Scrutiny Working Group - Choice Based Lettings Scheme (CAB 073/089)	153 - 202	All Wards
8. A PROSPEROUS COMMUNITY		
8 .1 Consultation on the Admission Arrangements to Sixth Forms (CAB 074/089)	203 - 210	All Wards

	PAGE NUMBER	WARD(S) AFFECTED
8 .2 Ben Jonson & Arnhem Wharf Primary Schools - Proposed Expansion (CAB 075/089)	211 - 234	Millwall; St Dunstan's & Stepney Green;
8 .3 Arrangements for Corporate Match Funding 2009-10 (CAB 076/089)	235 - 242	All Wards
9. A SAFE AND SUPPORTIVE COMMUNITY		
Nil items.		
10. A HEALTHY COMMUNITY		
Nil items.		
11. ONE TOWER HAMLETS		
11 .1 Revised Guidelines for Awarding Business Rates Relief to Charities and Other Non-Profit Making Organisations (CAB 077/089)	243 - 260	All Wards
11 .2 The Customer Promise - refresh (CAB 078/089)	261 - 274	All Wards
11 .3 Sale of Bishop Challoner School site - Revised Contract Terms (CAB 079/089)	275 - 280	Whitechapel
11 .4 The Council's Strategic Plan and Corporate Revenue Budget Monitoring report 2008-09 Performance to 30th September 2008 (CAB 080/089)	281 - 392	All Wards
12. ANY OTHER UNRESTRICTED BUSINESS CONSIDERED TO BE URGENT		
13. UNRESTRICTED REPORTS FOR INFORMATION		
13 .1 2008/09 Capital Programme: Capital Monitoring Report as at 30 September 2008 (CAB 081/089)	393 - 400	All Wards
13 .2 Corporate Revenue Budget Monitoring 2008/2009 - Second Report - Housing Revenue Account (CAB 082/089)	401 - 408	All Wards
13 .3 Exercise of Corporate Directors' Discretions (CAB 083/089)	409 - 416	All Wards

14. EXCLUSION OF THE PRESS AND PUBLIC

In view of the contents of the remaining items on the agenda, the Committee is recommended to adopt the following motion:

“That, under the provisions of Section 100A of the Local Government Act, 1972 as amended by the Local Government (Access to Information) Act, 1985, the Press and Public be excluded from the remainder of the meeting for the consideration of the Section Two business on the grounds that it contains information defined as Exempt in Part 1 of Schedule 12A to the Local Government, Act 1972”.

EXEMPT/CONFIDENTIAL SECTION (PINK)

The Exempt / Confidential (Pink) Committee papers in the Agenda will contain information, which is commercially, legally or personally sensitive and should not be divulged to third parties. If you do not wish to retain these papers after the meeting, please hand them to the Committee Officer present.

	PAGE NUMBER	WARD(S) AFFECTED
15. EXEMPT / CONFIDENTIAL MINUTES		

Nil items.

16. OVERVIEW & SCRUTINY COMMITTEE

16 .1 Chair's advice of Key Issues or Questions in relation to Exempt / Confidential Business to be considered.

To receive any advice of key issues or questions in relation to the exempt/ confidential business of the Cabinet, arising from the meeting of the Overview and Scrutiny Committee held on 2nd December 2008.

16 .2 Any Exempt / Confidential Decisions "Called in" by the Overview & Scrutiny Committee

(Under provisions of Article 6 Para 6.02 V of the Constitution).

Nil items.

EXEMPT / CONFIDENTIAL REPORTS FOR CONSIDERATION

17. A GREAT PLACE TO LIVE

Nil items.

18. **A PROSPEROUS COMMUNITY**

Nil items.

19. **A SAFE AND SUPPORTIVE COMMUNITY**

Nil items.

20. **A HEALTHY COMMUNITY**

Nil items.

21. **ONE TOWER HAMLETS**

21 .1 **Sale of Bishop Challoner School site - Revised
Contract Terms (CAB 084/089)**

417 - 424

Whitechapel

22. **ANY OTHER EXEMPT/ CONFIDENTIAL
BUSINESS CONSIDERED TO BE URGENT**

23. **EXEMPT / CONFIDENTIAL REPORTS FOR
INFORMATION**

Nil items.

SCRUTINY PROCESS

The Overview and Scrutiny Committee, at its meeting on **Tuesday 13th January 2008** may scrutinise provisional decisions made in respect of any of the reports attached, if it is "called in" by **five** or more Councillors except where the decision involves a recommendation to full Council.

The deadline for "Call-in" is: Friday 12th December 2008 **(5.00 p.m.)**

The deadline for Deputations is: Wednesday 7th January 2008 **(5.00 p.m.)**

Councillors wishing to "call-in" a provisional decision, or members of the public wishing to submit a deputation request, should contact:

John Williams
Service Head Democratic Services:
020 7364 4205

Agenda Item 2

DECLARATIONS OF INTERESTS - NOTE FROM THE CHIEF EXECUTIVE

This note is guidance only. Members should consult the Council's Code of Conduct for further details. Note: Only Members can decide if they have an interest therefore they must make their own decision. If in doubt as to the nature of an interest it is advisable to seek advice **prior** to attending at a meeting.

Declaration of interests for Members

Where Members have a personal interest in any business of the authority as described in paragraph 4 of the Council's Code of Conduct (contained in part 5 of the Council's Constitution) then s/he must disclose this personal interest as in accordance with paragraph 5 of the Code. Members must disclose the existence and nature of the interest at the start of the meeting and certainly no later than the commencement of the item or where the interest becomes apparent.

You have a **personal interest** in any business of your authority where it relates to or is likely to affect:

- (a) An interest that you must **register**
- (b) An interest that is not on the register, but where the well-being or financial position of you, members of your family, or people with whom you have a close association, is likely to be affected by the business of your authority more than it would affect the majority of inhabitants of the ward affected by the decision.

Where a personal interest is declared a Member may stay and take part in the debate and decision on that item.

What constitutes a prejudicial interest? - Please refer to paragraph 6 of the adopted Code of Conduct.

Your personal interest will also be a prejudicial interest in a matter if (a), (b) and either (c) or (d) below apply:-

- (a) A member of the public, who knows the relevant facts, would reasonably think that your personal interests are so significant that it is likely to prejudice your judgment of the public interests; AND
- (b) The matter does not fall within one of the exempt categories of decision listed in paragraph 6.2 of the Code; AND EITHER
- (c) The matter affects your financial position or the financial interest of a body with which you are associated; or
- (d) The matter relates to the determination of a licensing or regulatory application

The key points to remember if you have a prejudicial interest in a matter being discussed at a meeting:-

- i. You must declare that you have a prejudicial interest, and the nature of that interest, as soon as that interest becomes apparent to you; and
- ii. You must leave the room for the duration of consideration and decision on the item and not seek to influence the debate or decision unless (iv) below applies; and

- iii. You must not seek to improperly influence a decision in which you have a prejudicial interest.
- iv. If Members of the public are allowed to speak or make representations at the meeting, give evidence or answer questions about the matter, by statutory right or otherwise (e.g. planning or licensing committees), you can declare your prejudicial interest but make representations. However, you must immediately leave the room once you have finished your representations and answered questions (if any). You cannot remain in the meeting or in the public gallery during the debate or decision on the matter.

LONDON BOROUGH OF TOWER HAMLETS

MINUTES OF THE CABINET

HELD AT 5.30 P.M. ON WEDNESDAY, 5 NOVEMBER 2008

**COMMITTEE ROOM, 1ST FLOOR, TOWN HALL, MULBERRY PLACE, 5 CLOVE
CRESCENT, LONDON, E14 2BG**

Members Present:

Councillor Lutfur Rahman (Chair)	(Leader of the Council)
Councillor Ohid Ahmed	(Lead Member, Regeneration, Localisation and Community Partnerships)
Councillor Rofique U Ahmed	(Lead Member, Culture and Leisure)
Councillor Anwara Ali	(Lead Member, Health & Wellbeing)
Councillor Alibor Choudhury	(Lead Member, Employment and Skills)
Councillor Marc Francis	(Lead Member, Housing and Development)
Councillor Sirajul Islam (Vice-Chair)	(Deputy Leader of the Council)
Councillor Clair Hawkins	(Lead Member, Children's Services)
Councillor Joshua Peck	(Lead Member, Resources and Performance)

Other Councillors Present:

Councillor Stephanie Eaton
Councillor Shafiqul Haque
Councillor Tim O'Flaherty

Officers Present:

Andy Algar	– (Service Head Asset Strategy, Capital Delivery and Property Services, Development & Renewal)
Lutfur Ali	– (Assistant Chief Executive)
Ashraf Ali	– (Scrutiny Policy Officer, Equalities and Scrutiny, Chief Executive's)
Isobel Cattermole	– (Service Head, Resources, Children's Services)
Kevan Collins	– (Corporate Director, Children's Services)
Paul Evans	– (Interim Corporate Director Development & Renewal)
Alan Finch	– (Service Head Corporate Finance, Resources)
Tony Finnegan	– (Communications Officer, Media and Public Relations, Chief Executive's)
Isabella Freeman	– (Assistant Chief Executive [Legal Services] and Monitoring Officer)
John Goldup	– (Corporate Director, Adults Health and Wellbeing)
Stephen Halsey	– (Corporate Director, Communities, Localities and Culture)

Michael Keating	– (Service Head Scrutiny & Equalities, Chief Executive's)
Stephen Murray	– Head of Arts
Chris Naylor	– (Corporate Director, Resources)
Colin Perrins	– (Head, Trading Standards and Environmental Health Commercial, Environment and Culture)
Charles Skinner	– (Service Head Communications, Chief Executive's)
Martin Smith	– (Chief Executive)
Claire Symonds	– (Service Head, Customer Access)
John Williams	– (Service Head, Democratic Services)

COUNCILLOR L. RAHMAN (CHAIR) IN THE CHAIR

1. APOLOGIES FOR ABSENCE

Apologies for absence were received on behalf of Councillor Abdal Ullah, Lead Member, Cleaner, Safer, Greener and Councillor Abdul Asad, Chair, Overview and Scrutiny Committee.

Apologies for lateness were received on behalf of Paul Evans, Interim Corporate Director, Development and Renewal.

Noted.

2. DECLARATIONS OF INTEREST

Councillor Ohid Ahmed declared a personal interest in Agenda item 7.2 “Response to Scrutiny Working Group: Evaluation of Neighbourhood Renewal Funding” as a contributor to the Scrutiny Working Group that carried out the review.

Councillor Ohid Ahmed declared a personal interest in Agenda item 10.1 “Baishaki Mela Options 2009” as members of the Baishaki Mela Trust were known to him.

Councillor Ohid Ahmed declared a personal interest in Agenda item 10.3 “Disposal of Grenfell School Site, now known as the Madani School, Myrdle Street, E1” as he had been involved in meetings with representatives of the school.

Councillor Rofique Uddin Ahmed declared a personal interest in Agenda item 7.2 “Response to Scrutiny Working Group: Evaluation of Neighbourhood Renewal Funding” as a LAP Steering Group member.

Councillor Alibor Choudhury declared a personal interest in Agenda item 6.1 “Response to Scrutiny Working Group: Licensing of Strip Clubs” as a member of the Scrutiny Working Group that carried out the review.

Councillor Alibor Choudhury declared a personal interest in Agenda item 7.2 “Response to Scrutiny Working Group: Evaluation of Neighbourhood Renewal Funding” as he had led the evaluation of the NRF.

Councillor Marc Francis declared a personal interest in Agenda item 6.1 “Response to Scrutiny Working Group: Licensing of Strip Clubs” as a member of the Scrutiny Working Group that carried out the review.

Councillor Marc Francis declared a personal interest in Agenda item 7.2 “Response to Scrutiny Working Group: Evaluation of Neighbourhood Renewal Funding” as a contributor to the Scrutiny Working Group that carried out the review.

Councillor Sirajul Islam declared a personal interest in Agenda item 7.1 “Children’s Services Capital Programme” as a parent of a pupil at Mulberry School.

Councillor Sirajul Islam declared a personal interest in Agenda item 10.3 “Disposal of Grenfell School Site, now known as the Madani School, Myrdle Street, E1” as he had been involved in meetings with representatives of the school.

Councillor Lutfur Rahman declared a personal interest in Agenda item 7.1 “Children’s Services Capital Programme” as a parent of a pupil at Mulberry School.

Councillor Lutfur Rahman declared a personal interest in Agenda item 10.3 “Disposal of Grenfell School Site, now known as the Madani School, Myrdle Street, E1” as he had been involved in meetings with representatives of the school.

Noted.

3. UNRESTRICTED MINUTES

The Chair **Moved** and it was:-

Resolved

That the unrestricted minutes of the ordinary meeting of the Cabinet held on 8th October 2008 be approved and signed by the Chair, as a correct record of the proceedings.

4. DEPUTATIONS & PETITIONS

The Chair informed Members of the Cabinet that the Assistant Chief Executive had received one valid request for a deputation, from the Madani School Management Committee in respect of Agenda item 10.3 “Disposal of Grenfell School Site, now known as the Madani School, Myrdle Street, E1” (CAB 067/089).

The Chair also proposed that the Order of Business be varied so that following receipt of the deputation, consideration be given first to the pre-decision scrutiny questions by the Chair of the Overview and Scrutiny Committee in relation to agenda item 10.3 and then to agenda item 10.3 itself before returning to the printed agenda order.

Accordingly the Chair **Moved** and it was:-

Resolved

That the Order of Business be varied so that following the receipt of the deputation, Agenda item 5.1 "Chair's advice of Key Issues or Questions in relation to Unrestricted Business to be considered" be considered next, thereafter Agenda Item 10.3 "Disposal of Grenfell School Site, now known as the Madani School, Myrdle Street, E1" (CAB 067/089), and subsequently the Cabinet return to the order of business detailed in the agenda.

Mr Rashid Khan addressed the meeting on behalf of the deputation. He welcomed the recommendations in the officers' report and urged Members to honour the commitment made previously by the Cabinet regarding the sale of the property. Mr Khan advised Members that the school had now successfully raised the necessary funds and was progressing towards Voluntary Aided School status. There were currently 265 students and for the past five years 100% of candidates had obtained GCSE grades A-C. Work was currently underway to set up a supplementary school at weekends and a number of other projects to benefit the local community and young people were in place.

Members of the Cabinet asked a number of questions in relation to fundraising, Voluntary Aided status and the background of the school's students to which the members of the deputation responded.

The Chair thanked the members of the deputation for their attendance and presentation to the meeting. The Chair then **Moved** and it was:-

Resolved

1. That the deputation from the Madani School Management Committee in respect of Agenda item 10.3 "Disposal of Grenfell School Site, now known as the Madani School, Myrdle Street, E1" (CAB 067/089) be formally received and noted.
2. That the points raised by the deputation be given consideration during the Cabinet deliberation of Agenda item 10.3; and
3. That any outstanding issues raised by the deputation be referred to the Corporate Director, Development and Renewal for attention and response in writing within 28 days, in accordance with the Authority's Constitution (Part 4, Rules of Procedure, Section 4.1 Council Procedure Rules, Rule 20 "Deputations").

5. OVERVIEW & SCRUTINY COMMITTEE

5.1 Chair's advice of Key Issues or Questions in relation to Unrestricted Business to be considered

A sheet of questions and comments in respect of items on the agenda for the Cabinet meeting, arising from the Overview and Scrutiny Committee held on 4th November 2008 was **tabled** by the Assistant Chief Executive on behalf of the Chair of the Overview and Scrutiny Committee.

Mr Ali, the Assistant Chief Executive, addressed members of the Cabinet in the absence of the Chair and Vice-Chair of the Overview and Scrutiny Committee. Mr Ali put the questions and comments of the Overview and Scrutiny Committee as set out in the tabled paper regarding:-

- Agenda item 7.1 "Children's Services Capital Programme" (CAB 063/089);
- Agenda item 10.1 "Baishaki Mela Options 2009" (CAB 065/089);
- Agenda item 10.2 "Award of Corporate Catering Contract" (CAB 066.089); and
- Agenda item 10.3 "Disposal of Grenfell School Site, now known as the Madani School, Myrdle Street, E1" (CAB 067/089).

The Chair **Moved** and it was:-

Resolved

That the questions and comments of the Overview and Scrutiny Committee be noted, and that these be given consideration during the Cabinet deliberation of the items of business to which the questions and comments related.

5.2 Any Unrestricted Decisions "Called in" by the Overview & Scrutiny Committee

The Clerk advised that no provisional decisions made by the Cabinet, at its meeting held on 8th October 2008, had been referred back to Cabinet, by the Overview and Scrutiny Committee for further consideration.

6. A GREAT PLACE TO LIVE

6.1 Response to Scrutiny Working Group: Licensing of Strip Clubs (CAB 062/089)

Councillor Alibor Choudhury and Councillor Marc Francis each declared a personal interest in Agenda item 6.1 "Response to Scrutiny Working Group:

Licensing of Strip Clubs” as members of the Scrutiny Working Group that carried out the review.

Mr Ali, Assistant Chief Executive, introduced the report and outlined the recommendations of the Scrutiny Working Group on the Licensing of Strip Clubs.

Councillor Marc Francis, Chair of the Working Group, welcomed the report and commended to Members the recommendations of the Working Group which addressed both actions that the Council could take within existing legislation and areas where the authority may wish to press for a change in the law. Councillor Francis was pleased to note that the Council was at the forefront of lobbying the Government on this matter which was of concern to many local residents.

Councillor Clare Hawkins also welcomed the report, which she considered addressed an important equality issue linked to the work to combat prostitution, trafficking and violence against women as well as the local authority’s role as place shaper. Councillor Hawkins particularly welcomed the proposal to investigate ways in which consultation on licensing of strip clubs could be extended beyond the current 40m radius to include, for example those parents who may have to pass the venue whilst taking their children to school.

The Chair **Moved** and it was:-

Resolved:

1. That the Action Plan attached at Appendix A to the report (CAB 062/089) in response to the recommendations from the Overview and Scrutiny Committee Working Group on the Licensing of Strip Clubs be approved; and
2. That the report of the Overview and Scrutiny Committee Working Group on the Licensing of Strip Clubs attached at Appendix B to the report (CAB 062/089) be received.

7. A PROSPEROUS COMMUNITY

7.1 Children's Services Capital Programme (CAB 063/089)

Councillor Sirajul Islam and Councillor Lutfur Rahman each declared a personal interest in Agenda item 7.1 “Children’s Services Capital Programme” as each was a parent of a pupil at Mulberry School.

At the request of the Chair, Mr Collins, Corporate Director Children’s Services, addressed the matters raised by the Overview and Scrutiny Committee on 4th November 2008 in relation to the report as previously tabled. He reported that plans were already being made for a large event to celebrate the Meals on Wheels service in Tower Hamlets once the new central production kitchen at Toby Lane was operational. This would focus on the nutritional content of the

meals and the importance of the daily contact that delivery staff have with some of the most vulnerable members of the community.

Mr Collins went on to introduce the report, which outlined the significant investment that the Council proposed to make across a range of Children's Services projects.

Councillor Clair Hawkins welcomed the report and drew Members' attention in particular to the proposed investment in Children's Centres which would enable the establishment of three further phase 3 centres together with the maintenance of phases 1 and 2, leading to 24 fully operational Children's Centres by March 2011.

The Chair **Moved** and it was:-

Resolved:

1. That the contents of the report (CAB 063/089) be noted;
2. That the adoption of revised capital estimates for the schools condition programme for relevant schemes, as shown in Appendix A of the report (CAB 063/089), be approved and the expenditure be authorised;
3. That the adoption of a capital estimate of £950,000 for the Sure Start Children's Centre scheme at Old Church Nursery School be approved and the expenditure set out at paragraph 4.9 of the report (CAB 063/089) be authorised;
4. That the adoption of a capital estimate of £1,620,944 for global minor works provision in respect of the Early Years Wave 3 Programme (Minor Works) and maintenance of Phase 1 & 2 Centres as set out at paragraph 4.15 of the report (CAB 063/089) be approved;
5. That the adoption of a capital estimate of £450,000 for the Limehouse Arches Day Nursery scheme be approved and the expenditure (Grant) as set out at paragraph 4.20 of the report (CAB 063/089) be authorised;
6. That the adoption of a capital estimate of £330,406 for the Matchbox Day Nursery Ltd. Scheme be approved and the expenditure (Grant) as set out at paragraph 4.22 of the report (CAB 063/089) be authorised;
7. That the adoption of a revised capital estimate of £2,072,000 for the Toby Lane Central Catering facility be approved and the expenditure as set out at paragraph 4.27 of the report (CAB 063/089) be authorised;
8. That, in respect of all proposed tenders referred to in the report (CAB 063/089), in the event of the lowest tender for any scheme exceeding the permitted tolerance allowed in financial regulations, the Corporate Director (Children's Services) be authorised to prepare and carry out a

Bill of Reductions where relevant to ensure expenditure is contained with the agreed costs.

7.2 Response to Scrutiny Working Group: Evaluation of Neighbourhood Renewal Funding (CAB 064/089)

Councillor Ohid Ahmed and Councillor Marc Francis each declared a personal interest in Agenda item 7.2 "Response to Scrutiny Working Group: Evaluation of Neighbourhood Renewal Funding" as each had contributed to the Scrutiny Working Group that carried out the review.

Councillor Rofique Uddin Ahmed declared a personal interest in Agenda item 7.2 "Response to Scrutiny Working Group: Evaluation of Neighbourhood Renewal Funding" as a LAP Steering Group member.

Councillor Alibor Choudhury declared a personal interest in Agenda item 7.2 "Response to Scrutiny Working Group: Evaluation of Neighbourhood Renewal Funding" as he had led the evaluation of the NRF.

Mr Ali, Assistant Chief Executive, introduced the report and outlined the recommendations of the Scrutiny Working Group on the Evaluation of Neighbourhood Renewal Funding.

Councillor Alibor Choudhury, Chair of the Working Group, welcomed the report and thanked the Members and officers who had contributed to the review. He commended to the Cabinet the recommendations of the Working Group which aimed to enhance the involvement of residents and Councillors in neighbourhood renewal and to identify lessons which could be applied to the implementation of the new Working Neighbourhoods Fund, for example in relation to mainstreaming future funding.

Members of the Cabinet welcomed the report. The Chair **Moved** and it was:-

Resolved:

1. That the Action Plan attached at Appendix 1 to the report (CAB 064/089), in response to the recommendations from the Overview and Scrutiny Committee Working Group on the Evaluation of Neighbourhood Renewal Funding be approved; and
2. That the report of the Overview and Scrutiny Committee Working Group on Evaluation of Neighbourhood Renewal Funding attached at Appendix 2 to the report (CAB 064/089) be received.

8. A SAFE AND SUPPORTIVE COMMUNITY

Nil Items.

9. A HEALTHY COMMUNITY

Nil Items.

10. ONE TOWER HAMLETS

10.1 Baishaki Mela Options 2009 (CAB 065/089)

Councillor Ohid Ahmed declared a personal interest in Agenda item 10.1 "Baishaki Mela Options 2009" as members of the Baishaki Mela Trust were known to him.

At the request of the Chair, Mr Halsey, Corporate Director Communities, Localities and Culture, addressed the matters raised by the Overview and Scrutiny Committee on 4th November 2008 in relation to the report as previously tabled. He reported that subject to the Cabinet's consideration of the options, a new community trust could enable the involvement of a wide range of stakeholders in a sustainable, affordable community event. In relation to LAP funding, menus were currently being drawn up for consultation.

Mr Halsey went on to introduce the report, outlining the key issues, 4 options for consideration and related costs. He advised that Options 3 and 4 as set out in the report were not mutually exclusive. Option 3 proposed that the Council would itself manage the Mela in 2009 and a shadow board would be established, leading to the creation of a new community trust as envisaged in Option 4, to deliver the Mela from 2010. The maximum cost of progressing options 3 and 4 together would be £350,000 over two years and no recurring costs were proposed from 2011 onwards at this stage.

A number of Members referred to the importance of the Mela as a major event for the borough and London-wide, both in cultural and community cohesion terms, and welcomed the report. They noted that the Mela had grown in attendance over the years and the scale and complexity of the event now required consideration of a new model for delivery. In the light of Mr Halsey's advice, members of the Cabinet supported Options 3 and 4 as set out in the report.

In response to questions from Members, Mr Halsey reported that since the 2008 event a series of debriefing events had been held with representatives of the Baishakhi Mela Trust (BMT) and whichever option was pursued, a framework would be developed for the Mela to continue to draw on the experience, expertise and involvement of the local community.

Councillor Rofique Ahmed, Lead Member for Culture, welcomed the report. He referred to the outstanding success of the Council's annual firework display and considered that the proposals in the report would establish the Mela, which was a hugely important cultural event in the borough, on a similarly sound footing. Cllr Ahmed also supported Options 3 and 4.

In **Moving** the motion below, the Chair commended the Lead Member, other colleagues and the officers for their work in progressing this matter. It was:-

Resolved:

That Options 3 and 4 as set out in the report (CAB 065/089) for future council support of this community festival be progressed as follows:-

- Option 3 – That the Council manage the Mela in 2009; and
- Option 4 – That a new community trust be established to deliver the Mela from 2010;

at a maximum cost of £350,000 over the two years, funded as detailed in paragraphs 1.2 – 1.4 of the report (CAB 065/089) from unallocated funding identified for one off service improvement growth in 2008/09 totalling £230,000 with the balance being provided from Council reserves.

10.2 Award of the Corporate Catering Contract (CAB 066/089)

At the request of the Chair, Mr Naylor, Corporate Director Resources, addressed the matters raised by the Overview and Scrutiny Committee on 4th November 2008 in relation to the report as previously tabled. He advised that the Council could not lawfully specify salary levels in the contract but was pleased to report that the prospective contractor had undertaken within the price quoted to move towards the London Living Wage alongside their further commitments in relation to the use of local suppliers and workers.

The Chair **Moved** and it was:-

Resolved:

1. That the Catering Contract be awarded to Pabulum commencing 1st December 2008 for a period of three years with an option of a one year extension. This contract will be monitored and can be terminated at the end of each year of the contract due to unsatisfactory performance;
2. That the award of the Contract be on the basis of the conclusions of the tender evaluation on the grounds that Pabulum have demonstrated that they meet:
 - (i) the needs of the Council as set out throughout the tendering process;
 - (ii) they have given a commitment to use local suppliers, in particular in relation to Asian cuisine;
 - (iii) they have a commitment to use local suppliers as subcontractors which will provide work for local residents; and
 - (iv) the “nil cost” arrangement for this service.

10.3 Disposal of Grenfell School Site, now known as the Madani School, Myrdle Street E1 (CAB 067/089)

Please note that the order of business was varied by resolution of the Cabinet earlier in the proceedings in order to allow this item to be considered following agenda item 5.1 "Overview and Scrutiny – Chair's Advice of Key Issues or Questions in relation to Unrestricted Business to be considered." However for ease of reference the deliberations of the Cabinet, and subsequent decisions taken, are set out in the order detailed in the agenda.

Councillor Ohid Ahmed, Councillor Sirajul Islam and Councillor Lutfur Rahman each declared a personal interest in Agenda item 10.3 "Disposal of Grenfell School Site, now known as the Madani School, Myrdle Street, E1" as they had each been involved in meetings with representatives of the school.

At the request of the Chair Mr Collins, Corporate Director Children's Services, addressed the matters raised by the Overview and Scrutiny Committee on 4th November 2008 in relation to the report as previously tabled, and also the matters raised by the deputation at agenda item 4.

In relation to the questions from the Overview and Scrutiny Committee, Mr Collins informed members of the Cabinet that:-

(i) The numbers of pupils from other boroughs were low and would fluctuate over time. For mainstream education of statutory age pupils there was no financial adjustment between the borough of residence and that of school attended and it was unlikely that other local authorities would consider it appropriate to contribute. Once the school achieved maintained status funding would flow via the local authority to the school in relation to each student enrolled; and

(ii) The Government issued guidance to local authorities and to promoters of new voluntary aided schools. There had been no specific consultation with the DCSF, LGA or OfSTED in respect of this proposal but the Council was seeking to protect the future use of the building by including a covenant for educational use in the disposal. This would be consistent with the building being held by the school's trustees for the purposes of the school.

Mr Collins briefly introduced the report, outlining the key issues and recommendations. The Madani Girls' School was a successful secondary Independent Girls' School currently operating as a charitable trust but moving, with the support of the local authority and the DCSF, towards becoming a mainstream Voluntary Aided School. The school had leased the property since 2001 on a seven year lease. In May 2004 Cabinet had agreed to sell the freehold of the property to the Madani Girls' School for £1.33m which represented the market value at that time. The proposed sale would be subject to a restriction limiting the building's use to education and conditions

would apply if the site were sold for non-educational use in the future. The sale was delayed due to the need for the school to raise funds. The school had now advised that it had the necessary funds and wished to proceed.

In response to questions from Members Mr Collins outlined the 11-stage process leading to voluntary aided status. The authority had had considerable discussion with the school on this matter and the resolution of the property issue represented the next significant step, following which a further stage of consultation would be undertaken. In due course a report would be submitted to the Cabinet inviting Members to consider whether to recommend to the DCSF that the school's application be agreed. Mr Collins went on to outline the benefits and obligations that were attached to voluntary aided status, and undertook to circulate further information on the process to members of the Cabinet after the meeting.

Members thanked the representatives of the School for their deputation and congratulated the school on its work and fundraising. They endorsed the proposals in the report as the implementation of a commitment previously made by the Cabinet.

Cabinet noted the information at paragraph 5.3 to the report regarding the period during which the current valuation of the building would remain valid and the date by which the sale should therefore be completed. Recommendation 2.1 to the report was agreed subject to these provisions.

The Chair **Moved** and it was:-

Resolved:

1. That the sale of the freehold interest in the former Grenfell School site, Myrdle Street E1, indicated on the map attached at Appendix A of the report (CAB 067/089), to Madani school for the sum of £1.33 million (representing an undervalue of £320,000) pursuant of the Council's well-being powers as set out in clauses 5 and 6 of the report (CAB 067/089) be approved subject to the sale being completed no later than 31st March 2009; and
2. That the Service Head Corporate Property be authorised in consultation with the Assistant Chief Executive (Legal) and the Lead Member for Resources and Performance to finalise all terms necessary to complete the sale.

[Note: Councillor Joshua Peck recorded his abstention from voting on the above resolutions.]

11. ANY OTHER UNRESTRICTED BUSINESS CONSIDERED TO BE URGENT

Nil Items.

12. UNRESTRICTED REPORTS FOR INFORMATION**12.1 Grouped Schools & Mulberry School PFI Contracts - Progress Report (CAB 068/089)**

Mr Collins, Corporate Director Children's Services, briefly introduced the report, outlining the key points in relation to progress of the grouped schools and Mulberry School PFI contracts.

The Chair **Moved** and it was:-

Resolved:

That the contents of the report (CAB 068/089) be noted.

13. EXCLUSION OF THE PRESS AND PUBLIC

Nil items.

14. EXEMPT / CONFIDENTIAL MINUTES

Nil Items.

15. OVERVIEW & SCRUTINY COMMITTEE**15.1 Chair's advice of Key Issues or Questions in relation to Exempt / Confidential Business to be considered.**

Nil items.

15.2 Any Exempt / Confidential Decisions "Called in" by the Overview & Scrutiny Committee

Nil items.

16. A GREAT PLACE TO LIVE

Nil Items.

17. A PROSPEROUS COMMUNITY

Nil Items.

18. A SAFE AND SUPPORTIVE COMMUNITY

Nil Items.

19. A HEALTHY COMMUNITY

Nil Items.

20. ONE TOWER HAMLETS

Nil Items.

21. ANY OTHER EXEMPT/ CONFIDENTIAL BUSINESS CONSIDERED TO BE URGENT

Nil Items.

22. EXEMPT / CONFIDENTIAL REPORTS FOR INFORMATION

Nil Items.

The meeting ended at 6.28 p.m.

Chair, Councillor Lutfur Rahman
Cabinet

Agenda Item 7.2

Committee: Cabinet	Date: 3 December 2008	Classification: Unrestricted	Report No:	Agenda Item:
Report of: Corporate Director Development and Renewal Originating officer(s) Aaron Cahill – Interim Housing Strategy Manager		Title: Local Homes Initiative – Pilot Project Wards Affected: All		

1. SUMMARY

- 1.1 The purpose of this report is to seek approval from Members for the proposed pilot project between the Council and Tower Hamlets Community Housing (THCH) that will help develop new affordable homes. The new homes developed will have a particular focus on creating large family accommodation for acutely overcrowded families and are intended to be targeted at current Tower Hamlets residents.

2. RECOMMENDATIONS

Cabinet is recommended to:-

- 2.1 Approve in principle the proposed arrangement between the Authority and Tower Hamlets Community Housing (THCH) to deliver affordable homes on small sites in the borough;
- 2.2 Note the schedule of sites proposed to be subject of the Local Homes Initiative pilot approach set out in Appendix A;
- 2.3 Agree that a further report be submitted for Cabinet consideration in March 2009 comprising detailed proposals for the delivery of affordable homes and addressing disposal, planning and development issues.

3. BACKGROUND

- 3.1 Tower Hamlets' urgent need for more large family accommodation for social rent is well known. Over 20,000 households are registered on Tower Hamlets' Common Housing Register, many of whom are known to be suffering from acute overcrowding. Despite Tower Hamlets delivering the most affordable housing in London in the last two years, the supply of social rent continues to fall short of demand. As much of the new supply of social rented homes is shared with other Boroughs in the East London Sub- Region – 41% if the registered social landlord is part of the Common Housing Register, or 66% if they are not.
- 3.2 The current decline in development being experienced in the housing industry is having a marginal impact on schemes that are led by housing associations; adequately supported by cash grant; and not dependent on cross-subsidy from private market sales. Given current housing market conditions, it is essential that public sector agencies maximize their efforts to ensure affordable housing development continues whilst private developer-led housing delivery is perceived to be slowing down.
- 3.3 Small individual sites tend, by default, to yield small unit numbers but taken together and organized as a programme, the sites can make a significant positive impact on supply. This is particularly where the focus is on increasing family housing delivery which small sites lend themselves more easily to. In addition, bringing back into use sites which are, for example, disused garages or vacant plots of land, can make a significant improvement to improving the public realm; removing anti social behaviour hotspots; and using land in an appropriate and effective way.

4. The Pilot Project

- 4.1 Tower Hamlets Community Housing (THCH) has approached the Council to work in partnership to bring forward sites for development set out in Annex A. These are sites that are known to be in the ownership of Council. Their proposals identify a possible total of forty five homes, all of which are for family purposes. These proposals have will need to be subjected to a review of the legal, planning and asset management review to ensure they are deliverable.
- 4.2 The Pilot Project is intended to deliver a substantial number of family homes on small sites. It is also intended to test the view that such sites in the council's ownership can be developed in an efficient and effective fashion. If the Pilot Project proves successful, this could significantly uplift the amount of family housing provided for targeting at Tower Hamlets families in need and reducing the number of homes given to other boroughs for nomination under the East London Sub Regional Protocol. Available homes will be let according to the Council's Lettings Policy via the Council's choice based lettings scheme.

4.3 This pilot scheme could help the Council, THCH and other housing stakeholders to learn lessons on how such sites could be brought together in an effective and efficient fashion. A particular focus for the future will be to examine which small to medium sites on Tower Hamlets Homes estates (i.e., owned by the Council) might usefully be brought forward in an organized way. Where sites identified in Annex A prove to be undeliverable, additional sites (and potentially different partners) will be identified to help ensure the current delivery target figure of forty five homes is maintained.

4.4 Key areas for learning are:

4.4.1 **Exploring financial mechanisms** that will help maximize private finance available to THCH; maximize the social, economic and environmental value from the council-owned land; seek best financial value for council owned land; and, consider other internal and external sources of funding and cross subsidy that will help 'gap fund' the overall package of development and ensure that nominations remain targeted at Tower Hamlets residents. The process will also explore how the funding of community facilities may be factored into the overall package.

4.4.2 **Planning and Development Briefs** that will ensure that there is an effective small area approach to developing small sites that are in keeping with the wider area and meet current and emerging design standards, eg, Code for Sustainable Homes; Lifetime Homes Standards (including wheelchair accessible where required); reasonable space standards; living facilities that meet communities' cultural requirements.

4.4.3 **Community Consultation** approaches that ensure existing residents are kept apprised of proposed developments and ideally reduce opposition to proposed development when schemes require planning approval.

4.4.4 **Increasing the Speed of Development** which has two components: firstly, shortening the period between inception and starting construction through a streamlined approach to the planning and development process. Secondly, by shortening the period of the physical development process itself through use of modern methods of construction, thereby reducing local disruption.

5. PROGRAMME

5.1 This report is seeking Members' approval for the pilot arrangement between the Council and Tower Hamlets Community Housing. The partnership principles will be set out in an exchange of letters and financial risks taken by Tower Hamlets Community Housing (THCH) will be borne by them as will be the case with the Council's own costs.

5.2 Further work will need to be undertaken with THCH on the development programme. In indicative terms, the timetable is likely to be as follows:

Key Milestones	Target Date
Cabinet Decision to Dispose of Sites and Agree Development Programme	March 2009
Planning Approval	Summer 2009
Start on Site	Spring 2010
Scheme Completion	Spring 2011

6. COMMENTS OF THE CHIEF FINANCIAL OFFICER

- 6.1 Cabinet is asked to authorise the development of a possible partnership arrangement with Tower Hamlets Community Housing to facilitate the delivery of a number of additional affordable homes on sites, currently owned by the Council. This is an in principle decision only, and a key consideration of the development work must be to seek best value in the utilisation of Council-owned land.
- 6.2 Key costs of development at this stage are officer time. However, there will be specific financial and procurement implications arising from disposal and redevelopment proposals which will be brought back to Cabinet for decision.

7. CONCURRENT REPORT OF THE ASSISTANT CHIEF EXECUTIVE (LEGAL)

- 7.1 Pursuant to Section 8 Housing Act 1985 the Council as housing authority is required to consider the needs of the borough with respect to the provision of further affordable accommodation. The Homelessness Act 2002 and the Housing Act 2004 also identify the need for housing authorities to address the issues of housing conditions, homelessness and the provision of suitable decent housing.
- 7.2 By virtue of Section 2 Local Government Act 2000 the Council has capacity to enter into arrangements with any person which is likely to improve the social well-being of its area.
- 7.3 Whilst there are no immediate legal implications at this juncture, there will be legal consequences in relation to formal partnership working, disposal and redevelopment of the land which will be considered in detail in the next report to Cabinet

8. ONE TOWER HAMLETS CONSIDERATIONS

- 8.1 Piloting of this initiative has significant potential to reduce inequalities. The lack of large family accommodation for social rent is well-evidenced and is causing significant harm to households that are currently living in substandard and/or temporary accommodation. By creating more decent and appropriately sized

accommodation, this presents an opportunity for household members – particularly children and young adults – to fully realise their personal potential, which is often constrained by a poor living environment.

- 8.2 The provision of more family accommodation for social rent has the potential to improve community cohesion, the Council needs to be mindful of, and tackle if necessary, any perception that one section of the community is gaining to the detriment of another.
- 8.3 The provision of more family rented social housing is a Local Area Agreement target which the Tower Hamlets Housing Partnership is responsible (along with the Community Plan itself) for providing leadership for. By delivering more accommodation of this type, the Partnership will be helping to improve the quality of life for a very vulnerable section of the community.

9. SUSTAINABLE ACTION FOR A GREENER ENVIRONMENT

- 9.1 The Council will be seeking to maximize the environmental performance of new homes constructed under the Local Homes Initiative Pilot Project. This will include delivering homes that meet Code for Sustainable Homes Level Four.

10. RISK MANAGEMENT IMPLICATIONS

- 10.1 The key risks associated with this project are associated with the financial scheme viability; gaining planning approval; and ensuring that each individual project contributes to housing and wider Community Plan objectives.

11. EFFICIENCY STATEMENT

- 11.1 The core purpose of this report is to facilitate a faster and more effective way of delivering affordable family housing on council-owned land. There are a number of issues to take account when considering such proposals. When working on a 'partnering' basis such as this one proposed, it can be difficult to assess value for money issues. The Council is keen to maximise the social value of sites through the development of family social rented homes accessible to local people. The Council also has a corporate need to maximise financial value from sites in order to fund other priorities that it wishes to see realised. The Council also needs to take that it does not unduly limit the development potential of sites by focusing too heavily on large low rise family accommodation for rent, when a higher density mixed tenure development may prove more financially viable and sustainable. These issues will ideally be addressed through an 'options appraisal' process which will assess in more detail what development might reasonably be hosted on an individual site. These and other issues highlighted above will be

covered in more detail in the Report that will be submitted to Cabinet in March 2009.

**Local Government Act, 1972 Section 100D (As amended)
List of “Background Papers” used in the preparation of this report**

Brief description of “back ground papers”	Name and telephone number of holder and address where open to inspection.
Local Homes Initiative File	Aaron Cahill, Interim Housing Strategy Manager; 0207 364 6149 LBTH, Development and Renewal Directorate, Anchorage House, 5 Clove Crescent, London E14

12. APPENDICES

Appendix A – Schedule of Proposed Site for Local Homes Initiative Approach

Appendix A – Schedule of Proposed Site for Local Homes Initiative Approach

Name of Site	Indicative Mix (subject to planning approval)
Bancroft Rd Garages Site 1, E1	5 x 4 Bedroom Houses
Bancroft Rd Garages Site 2, E1	10 x 3 Bedroom Maisonettes; 12 x 2 Bedroom Maisonettes
Boyton Close Sites	3 x 3 Bedroom / 4 Bedroom Houses (Wheelchair accessible)
Tranche Three of Street Property Disposal programme	4 x 3 Bedroom Houses; 1 x 4 Bedroom Houses; 4 x 2 Bedroom Houses.
Rhodeswell Rd, E14	8 x 4 Bedroom Houses
Head St (Aylward St Junction), E1	3 x 4 Bedroom Houses. Commercial Unit
Head St (Senrab St Junction) E1	2 x 4 Bedroom Houses
Head St (Commercial Rd end), E1	3 x 4 Bedroom Houses

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Agenda Item 7.3

Committee: Cabinet	Date:	Classification: Unrestricted	Report No:	Agenda Item No:
Report of: Corporate Directors of Development and Renewal and Communities Localities and Culture. Originating Officer(s): Owen Whalley and Jamie Blake			Title: Regeneration of 1-94 Cotall Street and Bartlett Park Ward(s) affected: Limehouse and East India and Lansbury	

1. SUMMARY

- 1.1 This report outlines a proposal to take forward a long-standing Council regeneration proposal in the Lansbury area in partnership with Poplar HARCA and East Thames Group (the Partnership).
- 1.2 The scheme would deliver a long-held vision to demolish 1-94 Cotall Street, develop new mixed tenure housing including substantial numbers of affordable rented homes and provide a new HARCA community access centre. The park would be extended northwards to the Limehouse Cut as part of a major park improvement scheme, bringing significant investment to this important amenity and achieving a net increase in open space along with better sports facilities and new changing rooms.
- 3.3 The report updates members on the progress to date, and seeks approval to the principle of the regeneration proposal and partnership working before more detailed feasibility work is undertaken by the Partnership. This approach will enable coherent, focused master-planning by the interested parties and different land owners.
- 1.4 It is anticipated that subject to a satisfactory outcome of the second stage feasibility work, a further report will be brought to Cabinet for consideration recommending disposal of three development sites to the Partnership.

2. RECOMMENDATIONS

Cabinet is recommended to:

- 2.1 Agree to proceed with the demolition of 1-94 Cotall Street.
- 2.2 Authorise the Corporate Director, Development and Renewal, after consultation with the Corporate Director, Communities, Localities and Culture, to progress work with the Poplar HARCA / East Thames Group Partnership which will carry out second stage feasibility work on regeneration proposals for future Cabinet consideration.

- 2.2 Agree in principle to the disposal of land required for development (described in paras 8.1 and 8.2) to the Partnership, on the basis that the final decision to dispose would be subject to a further report to Cabinet .
- 2.3 Note that any disposal of sites to the Partnership for development would form a negotiated disposal to a public sector partner in accordance with the Asset Management Strategy, where it can be demonstrated that additional benefits to the council are provided, as explained in paras 8.5.1 to 8.5.8.
- 2.4 Note the Key Project Requirements set out in paras 4.3.1 to 4.3.7.
- 2.5 Note that an extensive programme of community and stakeholder consultation will be carried out by the Partnership, in conjunction with council officers, as part of the detailed second stage feasibility study.

3. BACKGROUND

3.1 This report describes a long standing regeneration project to redevelop unfit housing and improve the Bartlett Park. There has been a long history of proposals to demolish 1-94 Cotall Street, to extend the park and provide new community and sports facilities, described in paras 4.1 to 4.7 .

3.2 The report proposes to progress these regeneration proposals by developing and confirming the existing Partnership, who will undertake further feasibility work to develop the proposals to a level where (if appropriate) a report can be brought back to Cabinet with a recommendation for land disposals necessary for the regeneration to proceed. Details of the Partnership and their involvement are provided in paras 3.9 to 3.18

3.3 The Regeneration of Bartlett Park

Bartlett Park is a "district park" and the most significant open space in the Lansbury area: it was laid out in the 1950s as part of the Festival of Britain development of Lansbury Estate. The park is just under 5 hectares in size and has a church and some 100 residential homes in the middle. Since its creation it has played a strong part in the build up of the local community and it is recognised as an important landmark and an important strategic site. The main area of the park is situated on the western side of Upper North Street, and currently includes two full sized football pitches and other green space for passive recreation. The south-eastern section of the park is located on the other side of Upper North Street, comprising a small under five play area and a children's' adventure park. The park is gated and the access points are quite difficult to find. Landscaping is basic and there is great potential for a more attractive and welcoming amenity.

3.4 It was always envisaged that the demolition of 1-94 Cotall Street would enable a land-swap arrangement, specifically to extend the park, achieve a small increase in open space and release land for the development of the proposed community centre. It is now proposed that the same principle will also enable the development of new homes, including substantial numbers of

additional affordable rented homes, subject to the Key Project Requirement that any scheme must produce an increase in public open space. The proposed redevelopment sites would collectively require a smaller land area than that made available for the extended park by the demolition of 1-94 Cotall Street and the stopping up of Cotall Street itself, which would allow the extension of the park northwards to the Limehouse Cut.

3.5 Demolition of 1-94 Cotall Street

1-94 Cotall Street is a six storey 1950s block of flats and maisonettes, situated on the northern boundary of Bartlett Park in Lansbury area. In November 2001, Policy and Implementation Committee (PIC) received a report that set out the findings of an independent survey of the residents of the block. PIC noted the survey's findings that a majority of the block's residents wanted the block demolished and that officers were working to establish a viable and affordable scheme to enable this to happen.

3.6 In April 2002 PIC approved decanting and demolition of the block and identified the involvement of Poplar HARCA and East Thames Housing Group as the delivery Partnership .

3.7 The 2002 PIC report stated that the 94 units (277 habitable rooms) in 1-94 Cotall Street were to be replaced by the Partnership, with new homes developed on a number of potential sites nearby. Fig 1 below shows that the target 94 replacement units for the Cotall Street Block have not only been met but significantly exceeded. Any affordable housing developed as part of the proposed Bartlett Park Regeneration will therefore now be additional new supply:

Site	Completed	Rented Units	Intermediate Units	Total Units	Total Habitable rooms
Cedar Wharf	May 2006	41	4	45	164
Abbotts Wharf	Sep 2005	44	56	100	288
Old Stainsby Road Garages	April 2005	22	21	43	134
TOTAL		107	81	188	586

Fig 1 - replacement housing developed by the East Thames Housing Group and Poplar HARCA Partnership

3.8 The decanting of secure tenants in 1-94 Cotall Street and leaseholder buy-backs took considerable time, with the final leaseholder moving out in January 2008. As flats became empty the Council made best use of the vacant flats as temporary housing for homeless families on Non-Secure Tenancies (NST's). There are currently 24 NST's remaining, who are expected to be decanted by April 2009 because the block is no longer fit for purpose.

3.9 The Delivery Partnership - Historic Involvement

Whilst regeneration of Bartlett Park has been a long-term vision, the Council currently has no provision within the Housing Investment Programme for the demolition and redevelopment of the block and the subsequent improvements.

- 3.10 The proposals set out in this report would pass the responsibility for preparing, funding and delivering the redevelopment scheme to the Partnership, which in turn would generate resources to enable CLC to commission and deliver the park improvements.
- 3.11 Both Poplar HARCA and East Thames are locally based Registered Social Landlords with established Partnership links to develop and regenerate housing and community facilities in Poplar. They have been involved in drawing up proposals for the renewal of the Lansbury area of Poplar for over ten years. HARCA's involvement is well documented in a 2002 report by Leaside Regeneration Ltd – the Council's appointed agent for delivery of SRB4 and SRB6 programmes - entitled "Lansbury Neighbourhood, Leaside, London: Planning and Regeneration Framework". In the chapter "Regeneration Context", Poplar HARCA's housing and community regeneration programme is cited as the main driver for change in the area:-

'Poplar HARCA was created to own, manage and renew a substantial part of the housing stock within Poplar as part of an integrated strategy which would also transform the community and environmental context of the areas in which it operates.... Thus in addition to their housing regeneration programme the HARCA proposes to regenerate Bartlett Park to provide active facilities for team sports and passive recreation, and to house the new Lansbury Centre as a multi function community and access centre; and (with Leaside Regeneration and British Waterways) to open up and upgrade the quality of the Limehouse Cut as a recreation and visual asset to Lansbury and neighbouring communities..... It is proposed to extend Bartlett Park to the Cut by demolishing 94 dwellings on Cotall Street and closing the road. The park would be extended down to the waters edge. A new Lansbury Centre would be located in the north eastern corner of the park where changing rooms and showers for the park would also be located'

- 3.12 Poplar HARCA and East Thames were partners and match-funders in delivering the SRB4 and SRB6 programmes. The council also part-funded the provision of community access centres for HARCA of the kind proposed for Bartlett Park, in partnership with East Thames, and these facilities have proven popular and effective.
- 3.13 SRB6 funding was provided in 2002-04 via Leaside Regeneration Ltd, for HARCA to carry out an earlier Bartlett Park Feasibility Study. Throughout this period and subsequently HARCA has provided administrative support to the "Friends of Bartlett Park", which was established by Leaside

Regeneration to provide a forum for stakeholder discussion about the future of Bartlett Park.

3.14 Existing Partnership Commitments

There remains an SRB6 match-funding requirement for Poplar HARCA to provide and fund a community facility in the park, along with new changing rooms. In paras 4.10-4.12 below it is explained that part of this contribution could be used as forward-funding to kick-start the park regeneration, by demolishing 1-94 Cotall Street.

3.15 There is further historic agreement for the park to be “repaid” some 635m² of public open space, which was used by East Thames to create a viable development site at the former Stainsby Road garages, as part of the re-provision of homes for 1-94 Cotall Street. It was envisaged when agreed that this could happen as part of the wider regeneration now proposed and this has been taken into account in calculating the overall projected increase in open space which these proposals would deliver.

3.16 East Thames has land-banked a key site at 88 Stainsby Road (formerly the Chinese take-away and car park) to facilitate development of “Site B” shown in Appendices 1 and 3. It is proposed that the inclusion of this site will add value to the scheme by bringing East Thames’ land into the wider regeneration of Bartlett Park.

3.17 HARCA’s private developer partner.

Poplar HARCA has selected Telford Homes as private sector Joint Venture Partner for the regeneration of Bartlett Park, following a two stage OJEU based competitive tendering process. Officers are satisfied that the prior selection of Telford Homes through an open and competitive OJEU tendering process will enable the Partnership to demonstrate value for money for this scheme which will be established on an open book basis, and independently assessed on behalf of the council.

3.18 Telford Homes has a track record of partnership working in the borough and delivering quality developments locally, for example at Abbots Wharf and Stainsby Road, both adjacent to the park, and have demonstrated a commitment to ‘open book’ financial arrangements which have been successful at Furze Green and British Street

4. CURRENT PROPOSALS AND “KEY PROJECT REQUIREMENTS”.

4.1 The Partnership has carried out some first stage work to assess the viability of a regeneration proposal for Bartlett Park. Approval is now sought to demolish 1-94 Cotall Street, subject to the scoping of a scheme with the proposed Partnership, via a second feasibility study stage. It is envisaged that following detailed feasibility work in Spring 2009, a further report to Cabinet will seek approval of the scheme and of disposal terms for the proposed development sites. More detailed design work and further consultation would then be carried out towards a planning submission.

- 4.2 Demolition of 1-94 Cotall Street will allow Bartlett Park to be extended over the site currently occupied by the block, and over the area now occupied by Cotall Street itself, up to the Limehouse Cut. This extension of the park will enable a 'land-swap' to release three sites in proposed locations currently identified as "A", "B" and "C" on the current perimeter of the park, for redevelopment. The existing block and the proposed new-build sites are identified in Appendix 1. This includes aerial photographs of the area as it is now. Appendix 2 provides two viability sketches to show where demolition and redevelopment on the park perimeter is proposed, including the provision of the new community centre and changing rooms, beneath a new mixed tenure residential block. It is stressed that these locations are only approximate at this stage and subject to the outcome of the proposed second stage feasibility work. The drawings are illustrative only and do not reflect the final design of the blocks or of the potential park improvements.
- 4.3 Release of these three sites for redevelopment will therefore allow the Council to achieve the following proposed **Key Project Requirements:-**
- 4.3.1 Coherent masterplanning for the Bartlett Park area, bringing together key interested parties and landowners with a shared regeneration objective.
- 4.3.2 Extension of Bartlett Park north to meet the Limehouse Cut entailing -
- Demolition of 1-94 Cotall Street
 - Stopping up of Cotall Street adjacent to the Limehouse Cut
- 4.3.2 A net increase in public open space.
- 4.3.3 Improvements to park and sports facilities.
- 4.3.4 Provision of a long awaited Community Access Centre ("Lansbury Centre") adjacent to the park.
- 4.3.5 New changing rooms as part of the Lansbury Centre, to replace those on Stainsby Road.
- 4.3.6 New mixed tenure residential development providing:-
- (i) A target of 50% (minimum 35%) additional affordable housing subject to the availability of grant and its aspirations for income generated through land values.
 - (ii) A minimum of 30% family housing across all tenures, through design which is compliant with the Council's planning policy on housing.
- 4.3.7 Generation of S106 contributions to finance improvements to the park and sports facilities, in addition to highways, health and education payments.

- 4.4 Site C on the corner of Cotall Street and Upper North Street has been identified as the optimum location for the new Lansbury Centre and changing rooms on lower levels, with residential units above. The development of the Lansbury Centre with housing above at this highly visible location, together with the additional public activity that will be generated, was described by Leaside Regeneration in their 'Planning and Regeneration Framework for Lansbury Neighbourhood' as 'an ideal opportunity to signal a gateway to Lansbury'.
- 4.5 Some first stage work was commissioned at risk by the Partnership to demonstrate the viability of the scheme in financial and planning terms. The indicative viability sketch in Appendix 2 shows a medium to high density scheme of around 240 dwellings. New residential development is shown on the site of the existing changing rooms on Stainsby Road (site A), at the corner of Stainsby Road and Cotall Street (site B) and above the Lansbury Centre at the corner of Cotall Street and Upper North Street (site C)
- 4.6 The viability sketch is included here simply to illustrate the scale of proposed development upon which the financial viability calculations are based, and does not indicate the Council's approval to the numbers of homes, densities or detail. These ideas from the Partnership are at an early stage and further second stage feasibility work to develop the proposals in further detail will be carried out in discussion with planners and local stakeholders. The second stage feasibility work is intended to inform a future Cabinet decision on disposal prior to a subsequent formal planning application.
- 4.7 A mixed tenure scheme is proposed with a target of 50% affordable housing, depending on the availability of grant funding. The affordable housing tenure will be split 80%:20% in favour of social rented in line with the Council's Housing Needs Survey and enshrined in the Interim Planning Guidance. 50% affordable housing is considered the maximum reasonably achievable in the interests of sustainability both in terms of financial viability and mixed and balanced communities. Cross subsidy derived from an element of private development is required in order to maintain the 'value for grant' levels expected by the Housing Corporation.
- 4.8 Demolition Proposal**
1-94 Cotall St has a significant number of structural defects and falls significantly below decent homes standards.
- 4.9 Neither the Council nor Tower Hamlets Homes has funding programmed either for works to this block or demolition. It was always intended that this would be paid for within a wider regeneration scheme, as the block already had decant status with an intention to demolish.
- 4.10 Demolition of the block is estimated to cost around £300,000 with further levelling, clearance and landscaping works to convert to lay the site out as park expected to cost an additional £ 300,000. Poplar HARCA has agreed to underwrite the costs of basic demolition and securing the site if, following feasibility work, Cabinet agrees that a wider scheme can proceed, subject to planning. Poplar HARCA has also agreed to explore options for limiting the

impact of construction work on residents, including the possibility of greening the cleared site earlier in the programme, and minimising the visual impact of site security so that residents can enjoy the additional area of open space and improved visual link to the Limehouse Cut before the construction works start.

- 4.11 This undertaking by Poplar HARCA is in compliance with an SRB6 match-funding requirement to build a community centre in Bartlett Park – subject to council approval – and would thus utilise part of the expenditure required in advance works to improve the park through the demolition of the block. This expenditure would be “at risk” by HARCA until the proposals gain planning consent, however it represents a saving for the Council, potentially enabling demolition early in 2009/10.
- 4.12 Early demolition is favoured if possible to minimize further deterioration of the block, the risk of squatting and significant security costs. The timetable in Appendix 5 shows that if officers are able to return to cabinet by mid-2009 with a positive outcome from the feasibility study, a scheme could be agreed, subject to planning. This would enable demolition of 1-94 Cotall Street by Autumn 2009.

5. PROPOSED IMPROVEMENTS TO THE PARK

- 5.1 Proposed improvements to the park will increase the amount of open space and extend the park to the Limehouse Cut. Additional landscaping to the extended and existing park areas is envisaged, along with better sports facilities, including improvements to football pitches and new changing rooms. The park improvements could be funded through Section 106 contributions from developments around the park.
- 5.2 Previous consultation by Poplar HARCA and Leaside Regeneration highlighted six strategic principles for improvements in the Bartlett Park Feasibility Study, dated November 2004:

5.2.1 Clearly define the park

- Adjust roads to clarify the extent of the park.
- Connect the park to Limehouse Cut.
- Integrate the new Lansbury Neighbourhood Centre.
- Make a new network of routes and entrance.

5.2.2 Make the park safer and more secure

- New developments increase overlooking and activity around the Park.
- Move the path network away from Bartlett Close.
- Improve fences and making gates vehicle-proof.
- Introduce a lighting strategy.
- Use CCTV at key points.
- Participate in the Dog Warden Scheme.

5.2.3 Reinforce what is already good about the park

- Improve the open green space.
 - Plant trees to reinforce the park edge.
- 5.2.4 **Improve and add facilities**
- New sports changing rooms in the proposed new Lansbury Centre.
 - New Canalside Walk.
 - New under-fives play area.
 - New all-weather games area.
 - Improve existing football pitches.
 - Make more places to sit.
- 5.2.5 **Establish a strategy for planting**
- Increase biodiversity with grasses and low maintenance planting.
 - New planting around the walls of Bartlett Close.
 - New tree planting.
- 5.2.6 **Create an identity for the park.**
- 'Narrative Path' with public art elements.
 - Landmark clump of trees.
- 5.3 The Director of Communities Localities and Culture (CLC) has been consulted in the development of this regeneration proposal and confirms the park improvements will, through a substantial S106 contribution, deliver improved sports facilities and changing rooms and produce a sports environment within the park targeted equally at adults and children. This will be complemented by sports and health focused projects delivered by HARCA from the proposed community centre.
- 5.4 If the wider regeneration scheme proceeds it is envisaged that it would be taken forward jointly by CLC and the Directorate of Development and Renewal. CLC will separately scope, commission and manage the parks and sports improvements elements of the project.
- 5.5 CLC will undertake consultation with the local community and key stakeholders as part of the proposed second stage feasibility work and will draw up proposals for major improvements to the park.
- 5.6 A Key Project Requirement of the proposals is the stopping up and closure of Cotall Street to allow the extension of the park. The Head of Transportation and Highways has noted that the junction of Cotall Street with Upper North Street is extremely dangerous due to the bridge parapets and road alignment combining to reduce visibility significantly below acceptable road safety standards. Hence the Council would welcome the closure of Cotall Street at this point as it would not only remove this traffic hazard, but also improve access to Bartlett Park and along Upper North Street for pedestrians from the north.
- 5.7 The closure of the entire section of Cotall Street alongside the canal would be feasible in traffic terms, provided that access to the services under the street

is maintained (being part of the park could allow this) and provided that any essential access for servicing or fire access is provided to all new developments. This would be subject to consultation as part of the wider regeneration proposal.

6. PROPOSED NEW “LANSBURY CENTRE”

- 6.1 Poplar HARCA has an unfulfilled commitment under the SRB6 programme (for which the council is the accountable body), to fully fund the cost of a new community facility and new changing rooms in Bartlett Park, including £300,000 towards related park regeneration. This was part of the vision for Bartlett Park when the decant of Cotall Street was agreed in 2002. Poplar HARCA is also required to establish an ongoing revenue stream to support the activities of the Lansbury Centre within their business plan for the scheme.
- 6.2 The proposed new Lansbury Centre will offer new opportunities to enrich the community life of Lansbury residents. Activities and services provided would be based upon new and historic consultation with the community, including some to be relocated from current accommodation nearby.
- 6.3 Some of the main themes are likely to include:
- 6.3.1 **Sports and healthy living** initiatives for all ages and sections of the community, to complement the improved sports infrastructure in the park help address local health priorities and needs. An existing Health Promotion Volunteers Project already works with Primary Care Trust and local GP services.
- 6.3.2 **Opportunities for schools** to utilise outdoor and indoor facilities, including Family Learning programmes. HARCA has links with the local Children’s Centre, managed by the Borough, and would host services for children and families at the new canalside Lansbury Centre, which could include a crèche, parent/toddler and speech / language sessions and family work with over 5’s, including crèche supported training courses for parents.
- 6.3.3 **Excellent facilities for youth delivery partners** to enable expansion of existing programmes. Aspects of the LBTH LAP 7 youth contract could be delivered at the new centre. HARCA’s youth and community teams would aim to provide youth sports and other activities, such as scouts and karate. Other activities would focus on local Bangladeshi residents, Somali community activities, women’s groups and new residents’ groups to address local needs.
- 6.3.4 Promotion of activities to encourage local people to be more involved with **local green spaces and the environment**, including programmes linking use of the Centre to the Park.

- 6.4 Poplar HARCA has strong links with the Tower Hamlets and Local Area Partnerships, and could involve the LAP 7 Neighbourhood Manager at the Canalside Centre. Links to the Cleaner, Greener, Safer agenda could also be strengthened, for example by relocating LAP 7 and LAP 8 litter pickers from the nearby base on Alton Street. Existing work between LBTH Adult Services and the Poplar HARCA Tenancy Sustainment Team to provide support for elderly residents could be enhanced.
- 6.5 **Employment projects** delivery through Poplar HARCA's Employment Team and partners, including the East London Business Alliance, Limehouse Project and the Bromley by Bow Centre: these could include a range of training and employment courses, advice and guidance and job search using on-site bank of PCs.

7. PLANNING POLICY REQUIREMENTS

- 7.1 The demolition at 1 -94 Cotall Street and the potential for residential and community development is considered acceptable in principle, subject to meeting planning policy requirements set out in the Unitary Development Plan (1998), London Plan (2008), and the councils Interim Planning Guidance (2006).
- 7.2 A summary of the main planning policy requirements and redevelopment principles that would apply to the Cotall Street site, and the wider regeneration of Bartlett Park, are provided in para. 7.3 below. It should be noted that this is not a definitive list of the council's requirements and is based on the advice of officers and current planning policy.

7.3 Cotall Street and Bartlett Park: Redevelopment Principles

- 7.3.1 Proposals should address the historic deficit of open space, provide additional open to support an increased residential population, and enhance the use of Bartlett Park with positive benefits for recreation, community facilities, environment, access links, and community cohesion.
- 7.3.2 Redevelopment provides the opportunity to extend the park to the canal side edge creating additional open space amenity.
- 7.3.3 New residential development following demolition of the existing block on Cotall Street should provide a minimum of 35% affordable housing in terms of habitable rooms, with a 80:20 mix social rented: intermediate housing for all additional housing provided.
- 7.3.4 Housing accommodation in new residential developments should include a sustainable mix to offer a diversity of housing types and

sizes to meet local needs, with a particular requirement for family housing.

- 7.3.5 New residential development is required to meet the minimum requirement for housing amenity standards per dwelling.
- 7.3.6 The Public Transport Accessibility Level (PTAL) of the area is '2 - poor' - and the site is within an 'urban' context meaning the appropriate density range is up to 450 habitable rooms per hectare. Increasing the residential density at the park should carefully consider the impacts on the surrounding neighbourhood and would require investment in social and physical infrastructure including transport and accessibility improvements.
- 7.3.7 Any tall building proposed in this location will be measured against the context of the surrounding environment and its impact upon the adjoining Bartlett Park open space and whether the siting of a building in the location is appropriate. Views across the park, impact on the area's character, relationship with the canal and the need for high quality design will be important planning considerations at application stage on the site.
- 7.3.8 A high standard of design for all new development is required to buildings of appropriate scale, bulk, mass and density to its surroundings, contributing positively to the area and ensuring development is both safe and accessible.
- 7.3.9 The inclusion of a new community centre within any redevelopment would require careful consideration in terms of the catchment the facility was to serve, the needs of the area and accessibility.
- 7.3.10 Redevelopment proposals should improve access and linkages to Bartlett Park from the north. The possibility of constructing a new bridge over the Limehouse Cut or upgrading the existing bridge - which is of poor quality, unsafe and not amenable to non vehicular road users - should be explored. Traffic calming measure on Upper North Street may also be required.
- 7.3.11 Sustainable transport measures should incorporated into a new development at Cotall Street to include pedestrian friendly places, car free agreements, cycle facilities, and green travel plans.
- 7.3.12 New residential development should meet high environmental sustainability standards, reaching code for Sustainable Homes rating of 4* (code 4) as a minimum to be achieved. Major developments are expected to achieve a reduction of carbon dioxide by 20% from on site renewable energy production.
- 7.3.13 With regard to environmental protection, new development should consider noise and air pollution, and potentially contaminated

land. All new development is also required to make sufficient provision for waste disposal and recycling facilities. It is recommended that an Environmental Impact Assessment (EIA) and screening request is submitted to the local planning authority the earliest opportunity.

7.3.14 Priorities for planning obligations will include affordable housing, open space and recreation improvements, transport and highways improvements, education, health and community facilities. Examples of specific contributions may, a new bridge over the Limehouse Cut for pedestrians as well as enhancements to Bartlett Park.

8. LAND OWNERSHIP AND DISPOSAL ARRANGEMENTS

- 8.1 Appendix 1 identifies the locations of three potential sites (A, B and C), where new residential development and the new Lansbury Centre are proposed. Appendix 4 shows the current land ownerships. The majority of the area to be included in the regeneration is owned by the Council, However as explained in para. 3.15, East Thames owns the majority of Site B having landbanked the Chinese takeaway and adjacent car park.
- 8.2 It is expected that in any disposal recommendation, the freehold interest of existing Council landholdings will remain with the Council: the area of 1-94 Cotall Street, to be converted after demolition to parkland, will remain in the Council's ownership, whilst the long leasehold interest in sites A and C, along with part of site B which is in council ownership, would be transferred to the Partnership, generating a receipt for the Council. The precise locations and boundaries of sites A, B and C will be subject to the outcome of the second stage feasibility work.
- 8.3 Subject to successful negotiation of provisional disposal terms and development of a second stage feasibility study which meets the Council's Key Project Requirements, a further report will be submitted to Cabinet seeking approval for the disposal of the proposed sites, in line with the Council's Asset Management Plan.
- 8.4 The Council's **Asset Management Plan 2008/9 – 2010/11** (updated 13 December 2007) contains a 'Disposals Protocol' at Appendix 3 which states that disposal of surplus property should normally require the open invitation of competitive bids, **unless** the Service Head Asset Strategy, Capital Delivery & Property Services, has the agreement of the Assistant Chief Executive (Legal Services) and Chief Finance Officer that an alternative method of disposal would be appropriate. Examples of possible exceptions listed include:-
- *Sale to an adjoining owner or sale of a part-interest in a property where amalgamation of interests could enable substantial "marriage value" to be realised.*
 - *Sale to a public body (eg a Housing Association or London Development Agency or English Partnerships) at less than market*

value, where other benefits are offered to the Council, provided that such sale is within the General Order (Statutory power), or receives Secretary of State's consent. (see paragraph 7 below).

8.5 Benefits of the proposed approach

It is envisaged that the proposed regeneration would entail disposal by negotiation with the Partnership, subject to statutory powers, which would constitute a disposal to a public sector partner at below market value, demonstrating that this will achieve a range of benefits to the Council, which add value and enhance the potential for additional new affordable homes. These include:-

- 8.5.1 Coherent masterplanning, design and delivery of the redevelopment and park improvement schemes by the key landowners and stakeholders, under a single umbrella, overseen by the Council; this will simplify the design, consultation and planning processes, and generate a larger "section106" contribution, part of which would pay for the wider regeneration of the park.
- 8.5.2 Inclusion of land owned at "site B" by East Thames.
- 8.5.3 Provision of council land at site C which will allow Poplar HARCA to discharge its long-standing SRB6 commitment to provide a new fully funded community facility, and new changing rooms, for the whole wider Lansbury area.
- 8.5.4 Relocation of the existing changing rooms on Stainsby Road creates the potential to release "site A" for redevelopment.
- 8.5.5 Forward funding at risk by the Partnership for a second stage feasibility design and consultation process, prior to obtaining cabinet approval to proceed with the scheme;
- 8.5.6 Early demolition of 1-94 Cotall Street once land disposals for the scheme are agreed by cabinet. Because the scheme would still be subject to planning at this stage, the demolition would be funded at risk by Poplar HARCA, representing a saving to the council in long-term void management and demolition costs;
- 8.5.7 Recovery to the park of the 653 m² 'land debt' owed by East Thames (explained in para 3.16) which can only be realised if 1-94 Cotall Street is demolished.
- 8.5.8 Close working on an open book basis with an established partnership, which collectively has a history of working locally on large scale regeneration initiatives, such as SRB4 (Teviot and Aberfeldy Estates) Lansbury / Chrisp Street, Abbott's Wharf and British Street Estate, to produce high quality built environments; HARCA and East Thames have previously consulted the local community about the future of Bartlett Park and the wider regeneration of the area, whilst Telfords /

East Thames built the lauded Abbott's Wharf development adjacent to the proposed scheme.

8.6 Business planning and arrangements for determining land value

The Partnership has provided indicative calculations of land value for the levels of development indicated in the viability sketches at Appendix 2.

8.7 This proposal is that the level of receipt (the land value) will be calculated by means of an open book financial model, and that the land value will be dependent on assumptions including the following:

- the quantum of development approved through the planning process
- market values for the private sale units
- build costs
- grant levels
- developer's overheads and profit
- the levels of S106 contributions required by the Council
- the percentage of affordable housing required by the Council (50% or 35%)

8.8 An indicative financial model and a methodology for calculating land values has been independently reviewed on behalf of the Council. The calculations have been deemed to be generally sound, subject to resolving the details and verification of variable costs and outturn values. Prior to a further report to Cabinet, which will detail the outcome of the second stage feasibility work and the negotiated disposal terms, a more detailed independent review of business planning methodology, costs and value assumptions will be commissioned to ensure that the land value obtained by the Council is fair and reasonable, and represents the best outcome to the Council.

8.9 Value for money in this process will be demonstrated through the competitive selection of Telford Homes as development partner through an OJEU competitive tendering process carried out by Poplar HARCA in 2006-7. This tendering process subjected certain variables, such as the developer's overheads and profit, to a competitive tendering process. Poplar HARCA has provided an open-book review of this process.

8.10 It is anticipated that there will be an overage arrangement so that any increase in outturn property values will be shared 50-50 between the Council and the Partnership, and further provisions ensuring that any savings made in construction costs will also be shared equally with the Council.

8.11 Where grant has been included, the assumption is that it would be available at £25,000 per person for affordable rented, and £12,500 per person for intermediate housing. These assumptions on grant levels are in line with current grant allocations and are deemed to be reasonable assumptions. Section 106 contributions have been assumed at £10,000 per dwelling, and this is expected to generate between £1,350,000 and £2,400,000.

8.12 It should be noted that these figures are indicative at this time and that the potential income from both land disposal and Section 106 contributions is

dependent on a number of factors, including the number of units in any approved scheme, the amount of affordable housing provided, and the availability of grant.

8.13 Facilitating Costs

More work will be done in the proposed feasibility stage to model the optimum scheme to achieve the Council's Key Project Requirements. Cabinet is being asked at this time to authorize liaison with the Partnership to undertake this work. The costs of the second stage feasibility study will be borne by the Partnership at risk, as would the cost of outline and detailed design if Cabinet subsequently approves the post-feasibility proposals and disposal of the land (subject to planning approval). It is estimated that the "at risk" costs to be incurred by Poplar HARCA and East Thames in bringing the proposals to planning approval stage, including the prior feasibility study, will be in the region of £510,000.

- 8.14 However although a sum for the council's potential legal costs has been factored into the business planning at this early stage, and will therefore be recoverable within the overall costs of the scheme, this report is proposing that legal work commences during the next feasibility stage, to draft provisional terms for the land disposals required to enable the proposed development. Provision would need to be made within Council funds for the legal fees incurred during the feasibility stage, which would be reimbursed at a later date if the scheme proceeds.

9. CONSULTATION

- 9.1 The regeneration of Bartlett Park and Cotall Street has been subject to a consultation process dating back to 2000. The council, HARCA and East Thames were closely involved in Leaside Regeneration's Development Framework for the area, published in 2002. This included intensive public consultation and formed the framework for the existing housing developments in the area (e.g. Abbotts Wharf and Stainsby Road). This has informed the proposed regeneration of the Park and Cotall Street.
- 9.2 Also key to this process has been ongoing work with Local Area Partnership (LAP7), the neighbourhood management vehicle for the area, and the Friends of Bartlett Park community group, which contributed to the Bartlett Park Feasibility Study produced in November 2004.
- 9.3 If Members agree that the proposals can be progressed to the next feasibility stage there will be an inclusive programme of community and stakeholder consultation with affected residents and other key stakeholders.

10. OUTLINE PROGRAMME

- 10.1 An outline programme at Appendix 5 provides likely timescales. A feasibility

period in early 2009 will enable officers to progress issues with the Partnership towards a formal offer framework, including as:-

- consultation and engagement with local people and other stakeholders, including affected council departments;
- pre-application planning discussions to better establish the potential for permissible development in terms of design, tenure mix, densities, and section 106 obligations;
- market research on sales values, construction budgeting and business planning to reduce risk;

10.2 Officers anticipate a further report to Cabinet in early summer 2009, for approval of the disposal of land to the Partnership. Once a land contract is exchanged, with completion 'subject to planning', the Partnership will have the security to be able to fund an expensive design and consultation process necessary to draw up a detailed planning submission.

10.3 Proposals for the park and sports facilities will be drawn up concurrently by Council officers within CLC. An initial programme of stakeholder consultation will build on the work already commissioned by Leaside Regeneration and published in the Bartlett Park Feasibility Report.

10.4 It is likely that Cotall Street would be stopped-up after planning approval for the wider scheme is granted, to create a combined development site for Sites B and C, accessed from a single point on Upper North Street. This access point would minimise incursion into the park during the redevelopment works. Construction of the Lansbury Centre could start (i.e. in the lower floor(s) of the proposed residential development on site B,). This would also trigger the payment of the Section 106 contribution, enabling the council to carry out Phase 1 of the park improvements.

10.5 Phase 2 of the park improvements, which will entail extension of the park of the site of 1-94 Cotall Street and the stopped up highway at Cotall Street itself, would form the final phase, after the developments at sites B and C are substantially completed and the hoarding can be removed. Initial estimates are that the entire scheme could be completed by the end of 2012.

11. COMMENTS OF THE HEAD OF CORPORATE PROPERTY SERVICES

11.1 The proposal to regenerate 1-94 Cotall Street and Bartlett Park is in partnership with two of the Council's existing strategic partners in Poplar HARCA and East Thames Housing Group. It appears that the comprehensive regeneration of this area could not be easily achieved without entering into the proposed partnership arrangement, particularly with East Thames as existing owners of adjoining land. The proposed scheme would also serve to achieve the delivery of HARCA's long standing obligation to provide a community facility in this location. The Service Head, Corporate Property, is of the opinion that the proposed partnership arrangement, in these

circumstances, is appropriate subject to the outcome of the feasibility study and appropriate terms being agreed.

- 11.2 Prior to proceeding with any proposed disposal, the Service Head, Corporate Property will need to be satisfied that the sale represents best consideration to the Council both in terms of the capital receipt and additional benefits to be derived.

12. COMMENTS OF THE CHIEF FINANCIAL OFFICER

- 12.1 At this stage, officers are seeking authority to progress the regeneration scheme at 1-94 Cotall Street and Bartlett Park, through a feasibility study, in order to bring back to Cabinet a fully worked up proposal for the regeneration of the area in partnership with Poplar HARCA and East Thames Group. Agreement to demolish 1-94 Cotall Street will be subject to a further report following completion of the feasibility study, as will the final decisions regarding disposal of the sites.
- 12.2 The costs of the feasibility study and the accompanying consultation will be borne by the East Thames / Poplar HARCA Partnership.
- 12.3 Twenty-four of the properties within Cotall Street are temporarily occupied by homeless families on non-secure tenancies. Alternative accommodation provision for these families will need to be identified which could have an impact on the Homeless Persons Division budget within the Adults Services Directorate.
- 12.4 The risk management section of the report outlines benefits relating to the proposed demolition and hoarding of 1-94 Cotall St to be funded by Poplar HARCA. This would be an estimated cost saving of approximately £600,000 to the Authority which would not have to finance the demolition costs.
- 12.5 It should be noted that if planning approval is subsequently not granted, the Council would need to incur costs estimated at £300,000 for landscaping and extending the park to the canalside, for which no Budget is currently available.
- 12.6 The impact of this proposal will need to be the subject of further consideration when the report on feasibility is presented to Cabinet.

13. CONCURRENT REPORT OF THE ASSISTANT CHIEF EXECUTIVE (LEGAL)

- 13.1 There are no immediate legal implications at this juncture, but there will be significant legal input in the regeneration discussions and legal consequences in relation to partnership working, disposal of land and redevelopment of the site which will be considered in detail in the next report to Cabinet.

14. ONE TOWER HAMLETS CONSIDERATIONS

- 14.1 One Tower Hamlets is an overarching theme of the refreshed Community Plan which describes the Council's commitment to reducing poverty and inequality, bringing local communities closer together and strengthening local leadership.

The table at Appendix 4 assesses the relevance of this proposal to these areas.

15. SUSTAINABLE ACTION FOR A GREENER ENVIRONMENT

- 15.1 Disposal to an RSL Partnership will enable the demolition of a run down block which has dominated the park for many years. The proposed redevelopment would be to a high standard, in accordance with the Housing Corporation's 'Design and Quality Standards' published in 2007, creating more green space, better facilities and enhance the appearance and use of the park as an attractive leisure and fitness amenity.
- 15.2 The design will include a number of measures to improve the fuel efficiency of the dwellings, such as better insulation and more efficient heating devices and homes will be expected to achieve eco homes "good" ratings.
- 15.3 Improvements to the park will see increased biodiversity, and the new community facilities and football pitches will encourage a healthier community with improved walking and cycling routes through the park.

16. RISK MANAGEMENT IMPLICATIONS

- 16.1 The risk of vandalism, squatting and ongoing security costs of the vacant flats at 1-94 Cotall Street will be removed as soon as the block is demolished. Poplar HARCA has agreed to commit £300,000 to achieve the demolition and hoarding of the site, subject to approval of the disposal of the proposed sites to the Partnership. This disposal consent by cabinet would be provisional upon the scheme subsequently receiving planning permission, so HARCA's payment for the demolition of the block would be "at risk" and represent a saving to the council.
- 16.2 The risk here is that the site will be cleared and hoarded following an early, HARCA-funded demolition, but should planning permission not be forthcoming for the three proposed sites, or similar sites, then the further finance required to prepare the ground and green the area will not be available unless the council considers an alternative approach to provide new homes and improve the park.
- 16.3 However it is argued that in a worst case scenario where no alternative approach can be established, CLC would still wish to carry out the work to landscape the additional park area and would need to identify funds to do so.

16.4 Approval for the proposed route in terms of actual disposals would depend upon feasibility testing of the project to establish a viable approach to design and business planning and to meet the key project requirements. This would be independently assessed to determine competitive pricing, in the context of the provision of prior developer selection by HARCA, on an open book basis. A legal disposals framework, including performance criteria, would also be submitted for consideration. Ultimately the land disposals agreed by cabinet would entail exchange of conditional contracts with completion subject to planning approval, providing added comfort on deliverability.

17. EFFICIENCY STATEMENT

17.1 Currently, the Council has ownership of a block of 94 flats in poor condition which are scheduled for demolition. There is no budget for either the demolition or refurbishment of the flats to meet current standards. The block is no longer considered suitable even as temporary accommodation, and the remaining 24 non-secure tenants are therefore in the process of being decanted.

17.2 The costs of maintaining security for the empty block plus legal and management costs associated with squatters, vandalism and fly-tipping which the vacant block is likely to attract would be substantial.

17.3 This proposal, through partnership working, achieves the demolition of the block major improvements to Bartlett Park, and a rarely possible increase in public open space, along with additional new affordable housing on three proposed sites A, B and C.

17.4 Approval of the proposals will further enable Poplar HARCA to meet it's commitment to provide a new Community Access Centre, and new changing rooms accessible to the park. The demolition of Cotall Street will allow a land swap releasing three proposed sites for residential development, and the resulting developments on these sites will generate Section 106 planning contributions which will contribute to funding improvements to the park and public realm.

18. APPENDICES

Appendix 1 - Proposed Sites A, B and C

Appendix 2 - First Stage Viability Sketch

Appendix 3 - Current Land Ownership (Colour version being circulated in conjunction with the Cabinet Pre Agenda Planning Report Pack)

Appendix 4 - One Tower Hamlets Considerations

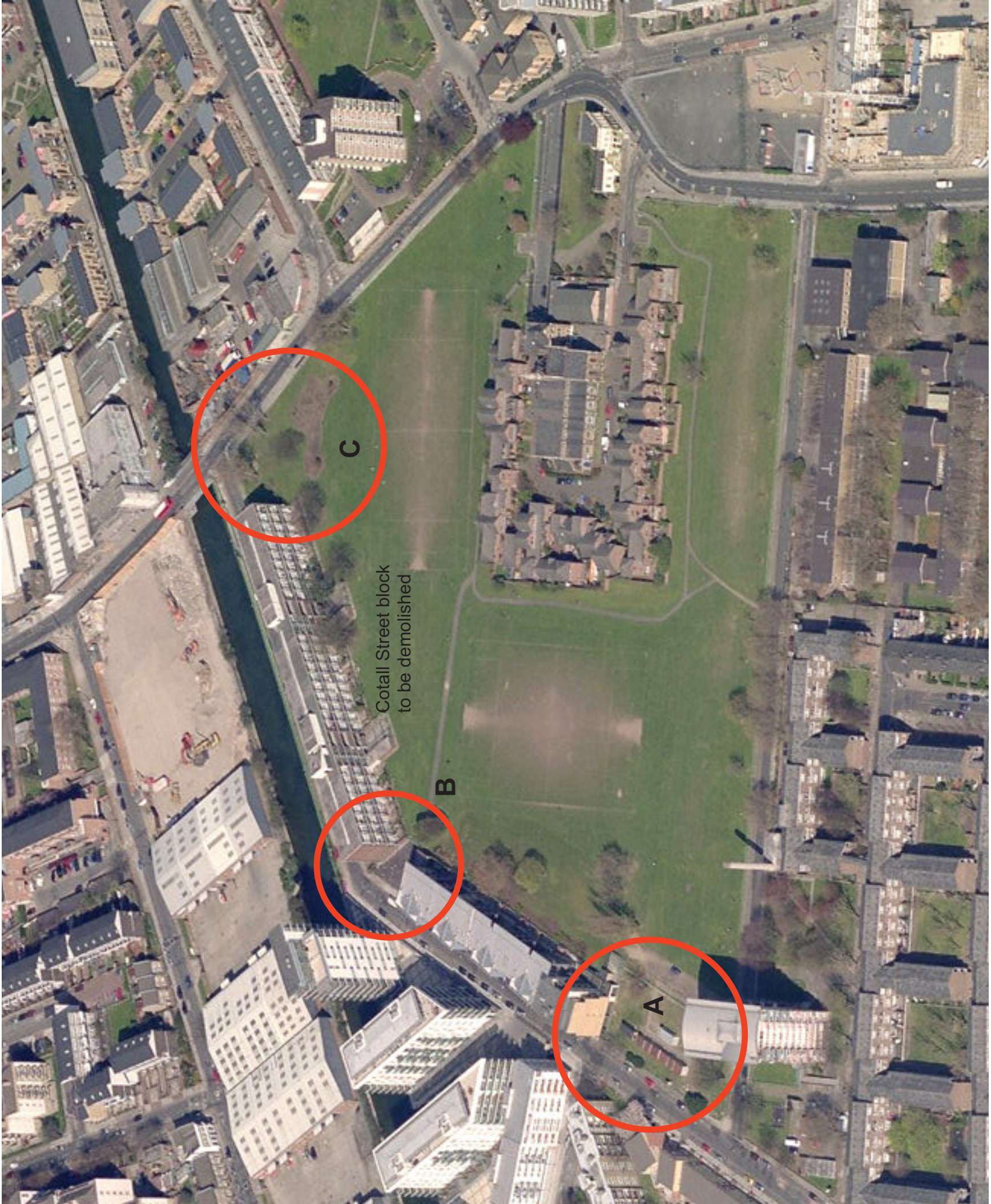
Appendix 5 - Outline Project Programme (Colour version being circulated in conjunction with the Cabinet Pre-Agenda Planning Report Pack)

Local Government Act, 1972 Section 100D (As amended)
List of “Background Papers” used in the preparation of this report

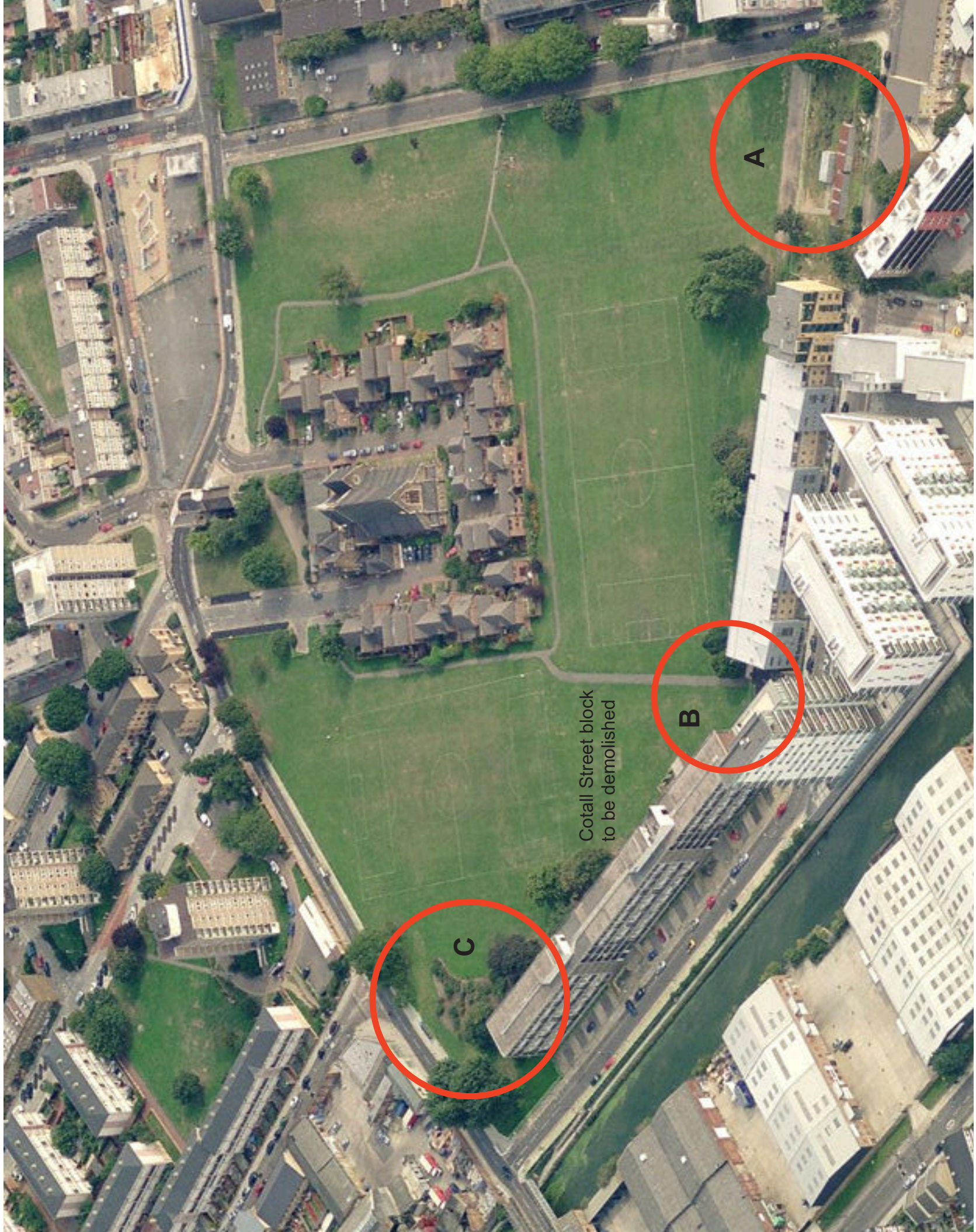
Brief description of “back ground papers”

Contact:
Niall McGowan 0207 364 2538
Anchorage House, 2 Clove Crescent
E14

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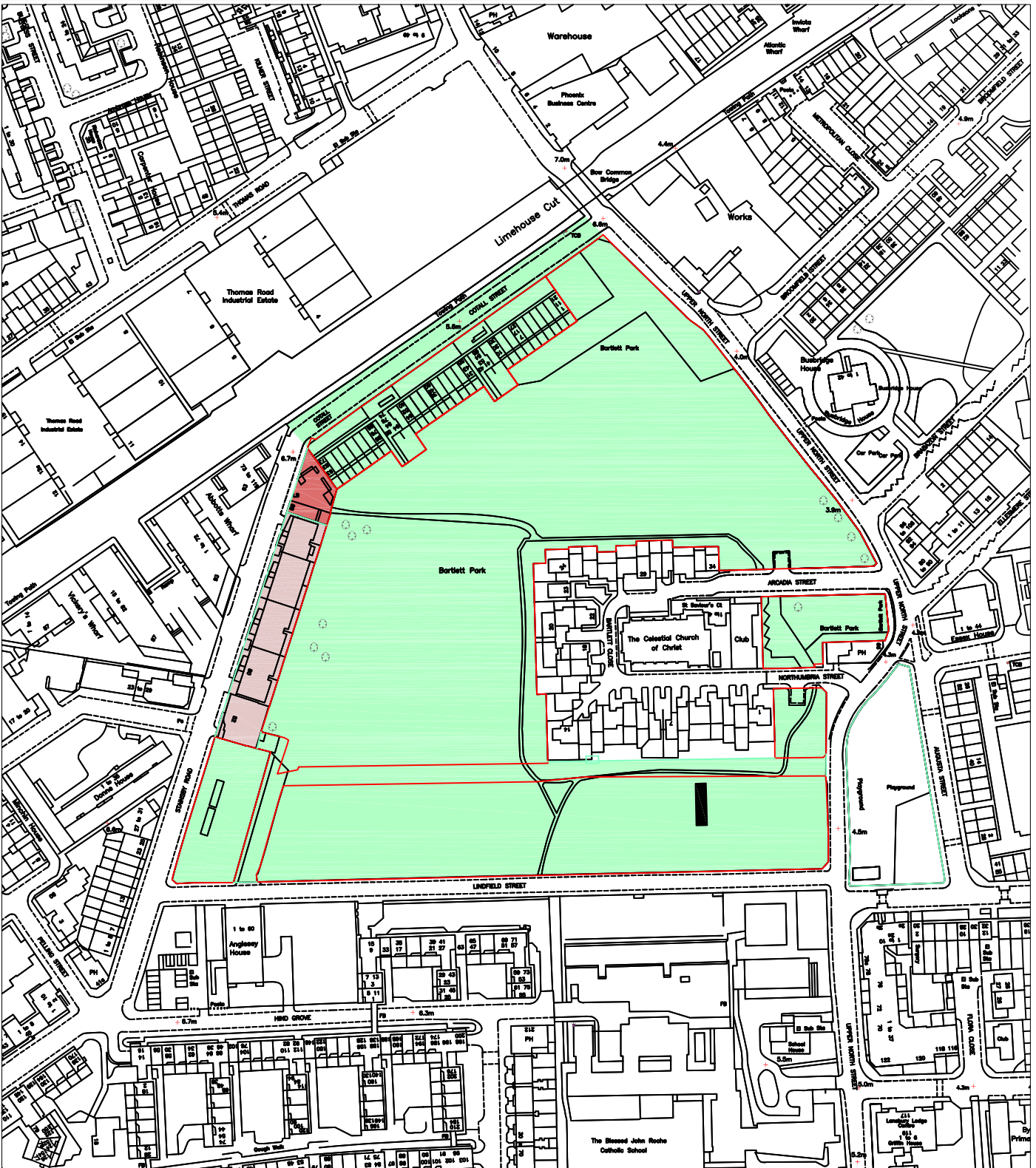


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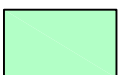


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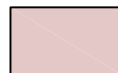
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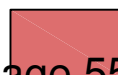
Legend:



Land in LB Tower Hamlets ownership



Land in East Thames Group ownership



Land in East Thames Group ownership
Development Site

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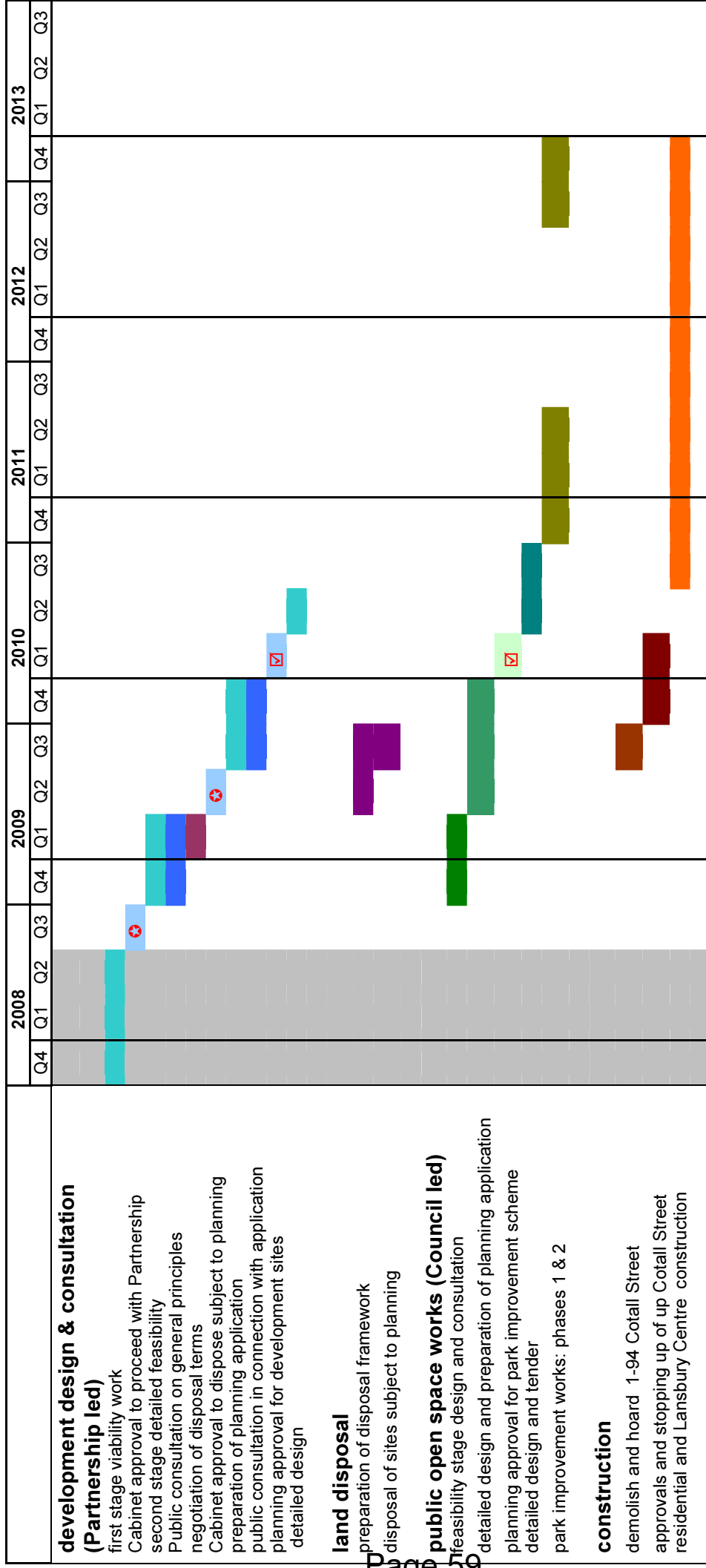
APPENDIX 4: One Tower Hamlets considerations

‘One Tower Hamlets’ is an overarching theme of the refreshed Community Plan and describes our commitment to: reducing poverty and inequality, bringing local communities closer together and strengthening local leadership. The table below examines the relevance of this proposal to these principles:

Priority	Triggers	Considerations
Reduce inequalities	<ul style="list-style-type: none"> - Provision of a new community Access Centre to be managed by Poplar HARCA with services provided directly to the public 	<p>There is potential in any new community facility that services provided may discourage participation from certain sectors of the community. Poplar HARCA will monitor uptake and work with the Council to ensure that services are accessible to all sections of the community, and respond to the needs of the local community</p>
Ensure strong community cohesion and community links	<ul style="list-style-type: none"> • This report may be considered to have high relevance to community cohesion as activities proposed include Major improvements to Public open space and sports facilities, and a new Community Access Centre (the Lansbury Centre). These activities may: <ul style="list-style-type: none"> ○ Increase contact between groups from different backgrounds ○ Have the potential to increase perception of unequal distribution of resources between groups from different backgrounds ○ Have the potential to cause conflict or tension between groups from different backgrounds 	<ul style="list-style-type: none"> • Where activities are likely to bring groups from different background together is there any history of conflict or tension between the groups? • The proposals will assist in fostering community cohesion through improvements to public space which will encourage better use and more interaction within the community • The Lansbury Centre will offer services and activities identified through a programme of public consultation. It will be managed by Poplar HARCA which has resident members of their management Board and estate steering groups. • Harca will establish a Steering Group to oversee the services and activities provided in the Lansbury Centre
Provision of strong leadership through Tower Hamlets Partnership	<ul style="list-style-type: none"> • Ensure community leaders and decision makers are visible and accessible to the community • Actively engage communities by providing opportunities for consultation, participation and involvement 	<p>There has already been extensive public consultation on the future of 1-94 Cotall Street and proposals for Bartlett Park.</p> <p>There will be further extensive stakeholder consultation on the emerging proposals through the establishment of a consultation group, family fun days and other consultation events throughout the process of development of the Regeneration Proposals covering:</p> <ul style="list-style-type: none"> • The wider regeneration • Detailed design • Community aspirations for the park and sports facilities • Opportunities for participation by local people and stakeholders in the implementation of the services provided in the new Lansbury Centre

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**APPENDIX 5
BARTLETT PARK REGENERATION Outline Project Programme**



Key:
 denotes Cabinet approval
 denotes planning approval

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Agenda Item 7.4

COMMITTEE	DATE	CLASSIFICATION	REPORT NO.	AGENDA ITEM
Cabinet	3 December 2008	Unrestricted		
REPORT OF: Paul Evans Interim Corporate Director Development & Renewal		TITLE: Local Development Framework Annual Monitoring Report 2007-2008		
ORIGINATING OFFICER(S): Clare Wall Strategic Planner		WARD(S) AFFECTED: All		

1. Summary

- 1.1 The Planning and Compulsory Purchase Act 2004 (the Act) requires every local planning authority produce an Annual Monitoring Report (AMR) and submit this to the Secretary of State. This should cover the implementation of the Local Development Scheme and the extent to which the policies set out in the Local Development Documents are being achieved. In Tower Hamlets the AMR monitors the policies of both the adopted Unitary Development Plan and the emerging Local Development Framework. The Annual Monitoring Report will be submitted by officers before 31 December 2008 to the Secretary of State.
- 1.2 London Borough of Tower Hamlets has now prepared its fourth Annual Monitoring Report based on the monitoring period 1 April 2007 to 31 March 2008 (attached at appendix A). Updated national core output indicators were introduced this year in response to research into the usefulness of the national indicator set and the experience of practitioners. This fourth report builds on ongoing good practice and reports on a range of indicators within the monitoring framework that is flexible to respond to the emerging Local Development Framework.
- 1.3 In July 2008, the Department for Communities and Local Government released updated core output indicators for monitoring Local Development Frameworks and Regional Spatial Strategies. These indicators form the basis of the report, along with contextual indicators, local output indicators and significant effects indicators. The current local output indicators and significant effects indicators are included in the Interim Planning Guidance Core Strategy and Development Plan. These indicators will be reviewed in the coming year to reflect changes in local development documents.
- 1.4 Section 4 of this report sets out some of the main messages highlighted by the AMR 07/08, as well as measures to address underperformance where necessary.

2. Recommendations

The Cabinet is recommended to:

- 2.1 note the contents of this report and the Annual Monitoring Report 2008 for the period April 2007-March 2008 attached at Appendix A.

2.2 note that the Annual Monitoring Report for the period April 2007-March 2008 will be submitted to the Secretary of State before 31 December 2008.

2.3 authorise the Interim Corporate Director of Development and Renewal to make minor amendments prior to submission to the Secretary of State relating to factual matters.

3. Background: The Annual Monitoring Report

3.1 In accordance with the Local Development Framework Monitoring Good Practice Guide, the Annual Monitoring Report should consider:

- (i) progress on the Local Development Scheme;*
- (ii) progress on meeting targets set out in the Local Development Framework;*
- (iii) the impact the policies are having in respect of national and regional targets;*
- (iv) what significant effects implementation of the policies is having on the social, environmental and economic objectives;*
- (v) whether the policies in the local development document need adjusting or replacing because they are not working as intended;*
- (vi) whether the policies need changing to reflect changes in national or regional policy;*
- (vii) the extent to which any local development order, where adopted, or simplified planning zone is achieving its purpose; and*
- (viii) if policies or proposals need changing, the actions needed to achieve this.*

3.2 The Annual Monitoring Report 2008 at Appendix A includes the information required by the Local Development Framework Monitoring Good Practice Guide.

3.3 Strong links between Annual Monitoring Reports and Community Plans are encouraged by government guidance through their baseline and monitoring requirements. The Annual Monitoring Report is linked with the Community Plan by reporting the indicators in themes that reflect the Core Strategy and Community Plan themes. A number of indicators are taken directly from the Community Plan monitoring programme. The Annual Monitoring Report also links with the National Indicators set and Local Area Agreement.

4. Issues and Actions

4.1 This section sets out Tower Hamlet's performance against the Local Development Scheme and policies in the adopted Unitary Development Plan and the Interim Planning Guidance. A summary of the findings is arranged by the type of indicators below:

Core Output Indicators

4.2 The Core Output Indicators set out specific indicators, against which all local planning authorities should monitor policy implementation. They primarily focus on levels of completed development in the borough.

- 4.3 There has been a reduction in total industrial floor space as it has been transferred to other uses, mainly residential, in accordance with local, regional and national planning policy priorities.
- 4.4 2,037 additional new homes were completed this year¹. This is lower than in 2006/07 and below the council's Housing Trajectory² which estimated 3,150 new homes per year in line with the 10-year London Plan target. The impact of the credit crunch and downturn in the economy over the past six months is likely to adversely affect building completion rates for several years to come. The Council is commissioning work to understand the full implications of the credit crunch on development viability and, consequently, the borough's Housing Trajectory.
- 4.5 For the first year the quality of residential design has been assessed in line with the Building for Life criteria, with a range of results across the borough. Developments at Candy Wharf and 43a Settles Street scored particularly well. Building for Life is the national standard for well-designed homes and neighbourhoods. This will act as a baseline on which to improve the quality of residential design in Tower Hamlets. Initial work has found that further desk-top analysis is required prior to assessment, and that links between planning advice, policy and monitoring should be strengthened.

Local Output Indicators

- 4.6 Local Output Indicators are designed to help monitor the effectiveness of policies in Tower Hamlets Local Development Framework and help determine whether we are achieving the spatial vision set out in our Core Strategy. There are targets associated with these in order to measure progress against the strategic objectives linked with the Community Plan.
- 4.7 **Creating and Sharing Prosperity** - There remain low vacancy levels in the Local Industrial Locations and Strategic Industrial Locations. Two new hotels have been completed in the City Fringe and Isle of Dogs indicating a growing visitor economy. Vacancy rates are low for most town centres with the exception of Roman Road East. A strategy to regenerate this area is currently being implemented and an overarching Town Centre Spatial Strategy is under development.
- 4.8 **Sustainable Urban Neighbourhoods** - Monitoring of housing data shows low levels of family housing provision across all sectors, but a significant increase in the number of social rented family homes completed. Open space provision is currently below the 1.2 ha per 1,000 population and significant work is required to address this deficiency. Financial contributions secured for health and education have increased significantly reflecting the increasing number of homes in the pipeline. These contributions are critical in areas identified as requiring new healthcare facilities and primary schools during the lifetime of the emerging Local Development Framework.

¹ Members should note there a number of large housing schemes that technically remain under construction, and so will be counted in the next monitoring year; however, this does not fully explain the downturn in overall housing completions.

² The Housing Trajectory is the expected level of housing development over the next 5 years and will be set out in Appendix 1 to the AMR.

- 4.9 **Sustainable Environment** - The indicators for household recycling levels have risen from 11.72% to 13.61% in the past year. There remains a total of 441.2 hectares designated and protected as Sites of Importance for Nature Conservation in the Borough; this includes the River Thames and Bow Creek which account for 180.44 hectares.
- 4.10 **A Well Connected Borough** - Satisfaction levels with public transport have improved to 69%. 39 car-free agreements were signed during the monitoring period between the Council and developers. Travel plans were secured for more major planning applications this year.
- 4.11 **A Well Designed Place for People** - Appraisals and management plans have now been prepared for all 50 of the boroughs Conservation Areas.

Significant Effects Indicators

- 4.12 Significant Effects Indicators are linked with the Sustainability Appraisal and measure the significant effects of implementing the policies in the Local Development Framework.
- 4.13 The percentage of affordable housing completions has decreased from 39% last year to 25% this year, while the number of non-decent local authority homes has decreased. The Tower Hamlets Primary Care Trust continues to deliver new and improved primary care facilities for local people. Visits to leisure centres, libraries and Idea Stores have increased and 97% of all new homes were built on previously developed land. The percentage of residents that feel they can influence decisions affecting their local area has increased.
- 4.14 Air quality is reported to be worse for the third year in succession. Actions in the Air Quality Action Plan will need to be implemented across the Council. The number of domestic burglaries per 1,000 population has fallen together with the number of racial incidents reported for a second year.

Local Development Scheme (LDS)

- 4.15 Tower Hamlets reviewed and revised its LDS which was approved by Government Office for London in December 2007. For the remainder of 2007-08 Tower Hamlets complied with the revised local development scheme by progressing with the Document Preparation and Production work on the Core Strategy, Site Allocation Development Plan Document and Development Management Development Plan Document. The Council has also made progress on the Fish Island and Hackney Wick joint masterplan.

5. Conclusions

- 5.1 This year's AMR has raised four significant planning issues that will need to be addressed in the development of new planning policies. There is an opportunity for these findings to inform the preparation of the revised Core Strategy.

Housing Delivery

- 5.2 The number of dwellings completed has fallen for the third year in a row. With the ambitious housing delivery target set by the London Plan to deliver an additional 31,500 homes by 2017, completion rates will need to be monitored carefully. Evidence suggests that housing development in Tower Hamlets remains at high levels compared with other London boroughs and areas outside of London. External indications from the current economic

downturn and the development industry suggest this trend is likely to continue at least in the short term.

- 5.3 It is suggested that quarterly housing monitoring reports are produced to help understand the changing nature of the housing market and to inform the development of planning policy. This will tie in with the Local Area Agreement indicator reporting programme and provide further detail on tenure, location and type of housing.

Family Housing

- 5.4 There was an increase in the percentage of family housing completed this year, but given the low overall delivery of new homes, fewer family homes were completed in real terms. While there was a significant increase in the percentage of social rented family homes, the number of market family homes completed decreased significantly.
- 5.5 A perceived lack of demand for family housing and policies in the London Plan requiring economic viability testing mean that policies requiring certain levels of family housing are not being achieved. Another factor is that not all locations are considered appropriate for family housing. This will need to be further researched through the emerging Housing Strategy and the Core Strategy.

Infrastructure Planning and Delivery

- 5.6 Tower Hamlets continues to experience a very high degree of development in terms of quantity and density. The result is a growing and changing population which is changing the patterns of demand for public and other services and infrastructure. The completion of two new health facilities and the improvement of two other health facilities is a positive step in meeting increased local need and improving the quality of public services for all. In order to ensure infrastructure keeps up with development demand, a Partnership-wide Infrastructure Plan is being developed for Tower Hamlets. This will be informed by ongoing work to predict population growth and change. A New Housing Development Survey was undertaken in 2008 which will contribute to our understanding of the needs new development brings.

Public Open Space

- 5.7 The overall level of public open space has increased, with the addition of new public open space at Meath Gardens, Royal Mint Square and Middleton Road, balanced by a small loss at Hardinge Lukin Street Play Area. The borough's policy position of 1.2 hectares per 1,000 population is proving challenging to maintain. A further recommendation is to continue to address the need for quality public open space in a quantitative sense. This could be achieved by exploring the funding sources available to secure additional public open space, including mechanisms such as planning obligations. This would enable a clearer status for such land and allow for an improved and more transparent monitoring process to account for these contributions. There will be a range of issues to consider around the identification, ownership and management of new public open space. In addition, there is a need for improved processes to collect and categorise open space information.
- 5.8 In order for this recommendation to be effective, an updated audit of public open space in Tower Hamlets will be required to feed into the planned review of the Open Spaces Strategy and the proposed Green Grid project. These

actions will help officers understand the current levels of public open space provision and identify potential areas and locations for new public open space. The review of the Open Spaces Strategy will need to consider new and innovative approaches to addressing the adequate provision of public open space. The forthcoming Planning Obligations Supplementary Planning Document should help ensure further financial resources are captured and directed to the acquisition of new public open space.

5.9 Further actions proposed include:

- Revising the Local Development Scheme by March 2009;
- Coordinate the Annual Monitoring Report programme with Local Area Agreement monitoring;
- Further work to understand the nature of development at Canary Wharf;
- Continue to monitor air quality indicators at sites throughout the borough; and
- Review the current Local Output Indicators and Significant Effects Indicators alongside the revision of the Core Strategy.

6. Comments of the Chief Financial Officer

6.1 The submission of an Annual Monitoring Report is a requirement of the plan-making system, and assesses progress in meeting the targets set out in the Local Development Framework.

6.2 This is the fourth Annual Monitoring Report completed by the Authority. The costs of collecting and collating the data are met from within existing Directorate resources. There are no other financial implications for the Authority arising from the recommendations in this report.

7. Comments of the Assistant Chief Executive (Legal)

7.1 The preparation of the annual monitoring report is a statutory requirement pursuant to Section 35 of the Planning and Compulsory Purchase Act 2004. The details must comply with Regulation 48 of the Town and Country Planning (Local Development) (England) Regulations 2004. This report fulfils the statutory requirements.

8. Equal Opportunities Implications

8.1 An Equalities Impact Assessment was completed for the Interim Planning Guidance which informed the drafting of all initial Development Plan Documents. The Annual Monitoring Report does not specifically monitor the impact of policies on groups or specific communities.

9. Anti-Poverty Implications

9.1 Tackling poverty and social exclusion is a key objective of the Local Development Framework and is central to the Borough's approach to promoting sustainable communities. Significant effects indicators in the Annual Monitoring Report include indicators relating to poverty.

10. Sustainable Action for a Greener Environment

10.1 A detailed Sustainability Appraisal was completed for the Interim Planning Guidance. The Sustainability Appraisal process informs the drafting of the

Development Plan Documents at every stage to ensure they are robust and will work to achieve sustainable development. The Annual Monitoring Report includes a range of indicators on the environment.

11. Risk Management Implications

11.1 None.

12. APPENDICES

A. Local Development Framework Annual Monitoring Report: April 2007 - March 2008

LOCAL GOVERNMENT ACT, 1972 SECTION 100D (AS AMENDED)
LIST OF BACKGROUND PAPERS USED IN PREPARATION OF THIS REPORT

Brief description of background paper	Name and telephone number of holder and address where open to inspection
NIL	

Appendix A

Local Development Framework Annual Monitoring Report: April 2007 - March 2008

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1. Introduction

- 1.1 This is the fourth Annual Monitoring Report which the London Borough of Tower Hamlets is required to make to the Secretary of State under section 35 of the Planning and Compulsory Purchase Act 2004, about the progress towards a Local Development Framework. The details of the report meet the requirements of regulation 48 of the Town and Country Planning (Local Development) (England) Regulations 2004. In preparing the Annual Monitoring Report the Council has referred to the Local Development Framework Monitoring: A Good Practice Guide, issued by the Office of the Deputy Prime Minister in March 2005.
- 1.2 The monitoring period for this Annual Monitoring Report runs from 1 April 2007 to 31 March 2008. Indicators are provided for this period unless otherwise stated.
- 1.3 The set of indicators used in the Annual Monitoring Report is flexible and will be updated over the coming year to reflect changes in local development documents. The indicators include:
- **Contextual Indicators** that provide an understanding of the Borough and the social, economic and environmental setting in which development occurs;
 - **Core Output Indicators (COI)** national indicators required by the Department for Communities and Local Government;
 - **Local Output Indicators (LOI)** designed to help monitor the effectiveness of policies in the Interim Planning Guidance and help determine whether we are achieving the spatial vision set out in the Core Strategy; and
 - **Significant Effects Indicators (SEI)** are linked with the Sustainability Appraisal to measure the significant effects of implementing the policies in the Interim Planning Guidance.
- 1.4 Monitoring has a key role in the planning and policy making process, in the *plan-monitor-manage* process. The Local Development Framework will be a 'live' set of documents that will be reviewed regularly by assessing whether the policies are meeting the strategic objectives. This Annual Monitoring Report provides the preliminary information required for undertaking such a review, as well as identifying key challenges and opportunities.
- 1.5 The Unitary Development Plan, with the London Plan, make up the statutory development plan for the London Borough of Tower Hamlets, for determining planning applications during the monitoring period. The policies in the Interim Planning Guidance have been allowed some weight as a material consideration in determining planning applications and guiding implementation during the monitoring period. The Annual

Monitoring Report reports on the indicators contained in the Interim Planning Guidance rather than indicators that specifically monitor the 'saved' policies in the Unitary Development Plan.

Structure of the Annual Monitoring Report

- 1.6 Section 2 presents what has been happening in Tower Hamlets over the last year and identifies some of the issues the borough faces. Section 3 explains the role of the Community Plan and how this relates to the emerging Local Development Framework. In section 4 there is an analysis of planning decisions in Tower Hamlets looking at planning applications and appeals. The role of the London Plan and the impact of the Olympic and Paralympic Games are also discussed.
- 1.7 This Annual Monitoring Report is structured in a way that reflects the structure of the Interim Planning Guidance. Section 5 reports on the performance of planning policy in Tower Hamlets with indicators that cover a range of national, regional and local planning policies. This section reports on the indicators collected under the headings below:
 - Creating and Sharing Prosperity** - economy and employment, shopping, learning and achievement
 - Sustainable Urban Neighbourhoods** - housing, open space, social and community facilities
 - Sustainable Environment** - the natural environment, climate change, environmental protection, flood management, waste management
 - A Well Connected Borough** - sustainable transport action and measures
 - A Well Designed Place for People** - design, urban design and conservation
- 1.8 Section 6 reports on progress on the delivery of the Local Development Framework and progress made against the Local Development Scheme and the current situation with the preparation of Development Plan Documents and Supplementary Planning Documents.
- 1.9 Section 7 considers the transition from the adopted Unitary Development Plan to the Local Development Framework in more detail.
- 1.10 Section 8 looks at the Statement of Community Involvement and how the council has been consulting with the communities in the borough.
- 1.11 The final section provides a summary of the issues arising from the monitoring process and the necessary actions to address these.
- 1.12 Appendix 4 contains a summary table of the indicators in this report.

2. This is Tower Hamlets

Contextual Indicators

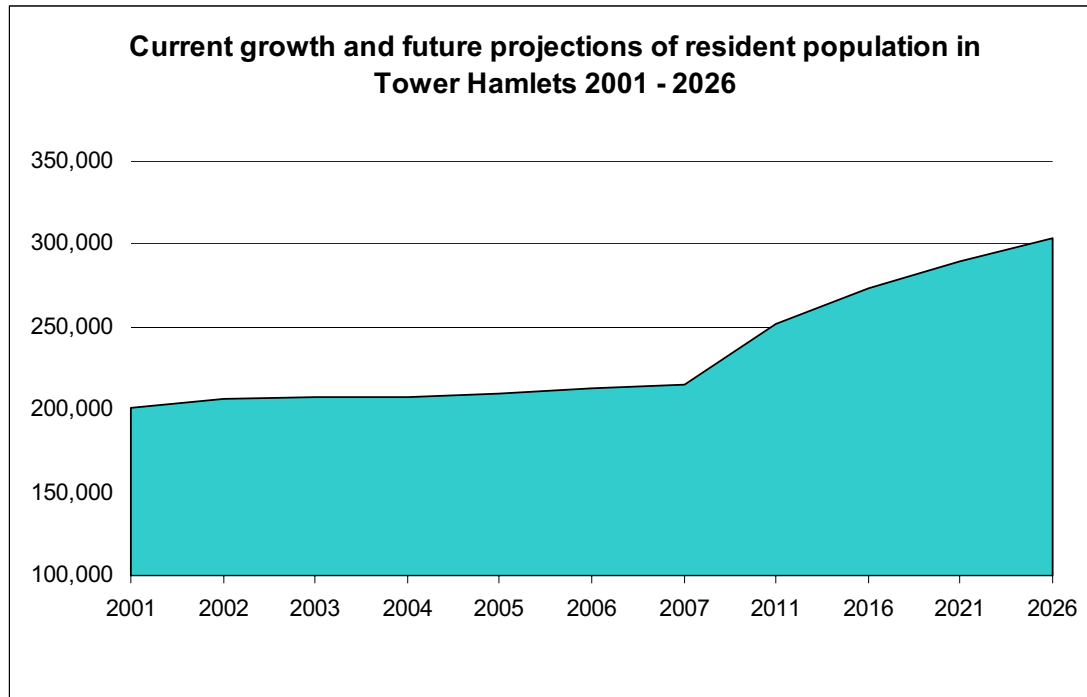
- 2.1 Tower Hamlets covers over 8 square miles (20.72 square kilometres) and is one of the smallest but most densely populated London Boroughs. It is a borough of marked contrasts which has experienced spectacular regeneration and economic growth but still has high levels of deprivation. Canary Wharf is the UK's second largest business district with more than 96,000 employees¹. Continued regeneration is also transforming the City Fringe and east of the Borough. During this period the borough continued to have one of the strongest economies in the country with 2 jobs for every economically active resident. The Council continues to harness benefits for local residents and businesses through major development opportunities. New key transport investments now underway will facilitate new investment in the borough. These include:
- the commencement of the north and south extension of the East London Line via Whitechapel in December 2007; and
 - the 3 car update of the DLR between Bank and Lewisham via the Isle of Dogs.
- 2.2 Tower Hamlets continues to experience high levels of development pressure and this is evidenced by the high volume and complexity of planning applications being considered by the Council.
- 2.3 The Council adopted its Regeneration Strategy in 2005. The four action plans; developing the economy, developing people, developing places, and developing marketing; provide specific actions against clear objectives. The Government published its Review of Sub-Regional Economic Development and Regeneration in July 2007 which proposed that there should be a duty on local authorities to produce an economic assessment of their areas. The Council expects to commence this task of producing the economic assessment in 2009, this will align the objectives and priorities with the emerging Community Plan and Core Strategy.
- 2.4 The Council continues to implement the priorities set out in its 2012 Olympic Legacy Strategy. As one of the host boroughs, Tower Hamlets seeks to ensure that all Olympic planning applications and the Legacy Masterplan Framework deliver lasting benefits for local people.

¹ Canary Wharf Estate - 2008

Population

- 2.5 Tower Hamlets continues to have one of the fastest growing populations in London. Population estimates published by the Office for National Statistics (ONS) in August 2008 confirm this trend. The 2007 population was estimated to be 215,300. However, population projections for 2007 published by the GLA estimate the Borough population to be 224,950, increasing to 301,456 by 2016.

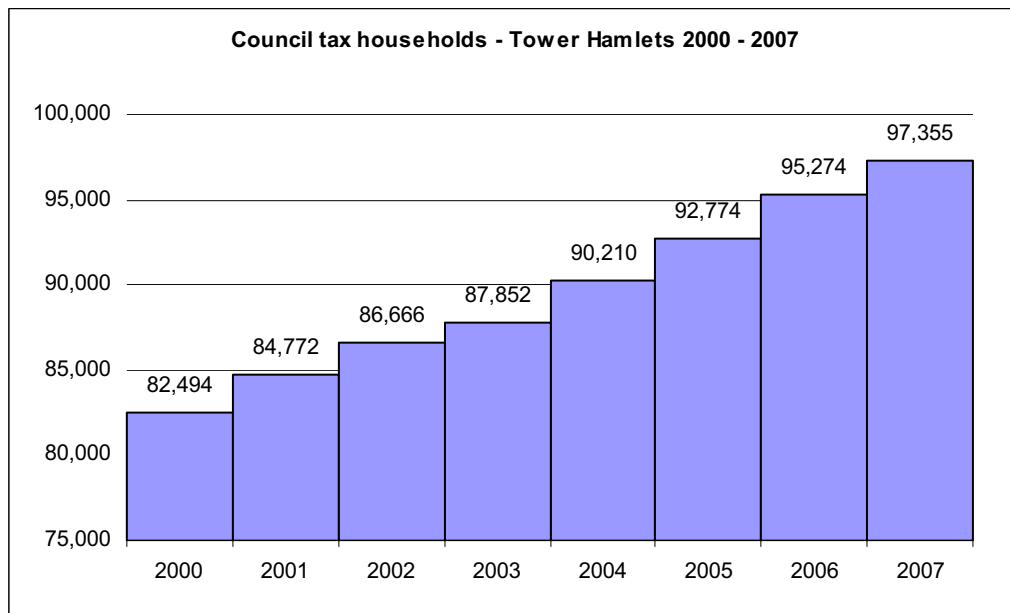
Chart 1: Current and future resident population in Tower Hamlets



(Source: ONS Midyear estimate & GLA revision / Data 2007 onwards are GLA Population Projections, Scenario 7 (low))

- 2.6 In terms of households, since 2000 the number of households has increased by 14.9%. Council tax records for 2007 confirm that there are more than 97,000 households in the borough. Communities and Local Government (CLG) household projections estimate around 84,000 households in 2006 not taking into account recent housing developments in the borough.

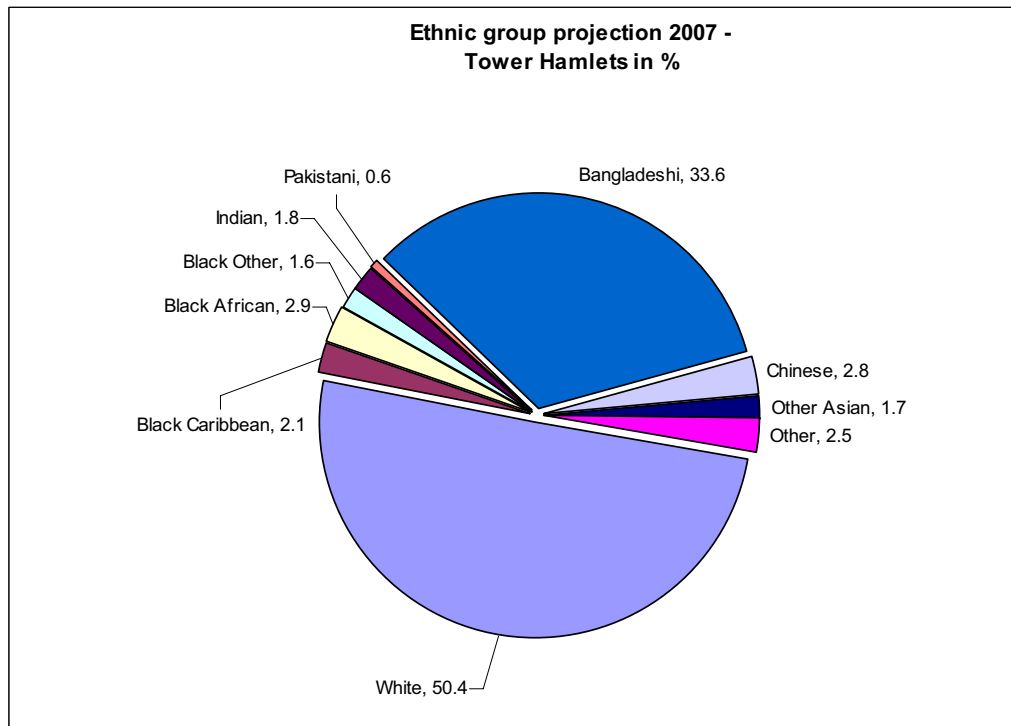
Chart 2: Council tax households LB Tower Hamlets



(Source: Tower Hamlets Resources Directorate; Council Tax and Income, 2008)

2.7 In terms of ethnic groups in Tower Hamlets, GLA Ethnic Group Projections published in 2007, confirm that BME communities are now 49.6% of the borough's population, the largest of which continues to be the Bangladeshi community. By 2026, the GLA projections indicate Tower Hamlets will be one of 8 London boroughs where the BME population will represent more than 50% of the total population. Another dynamic of the borough's population is that a high percentage of the under -16 age group are from BME groups.

Chart 3: Ethnic Group Projections



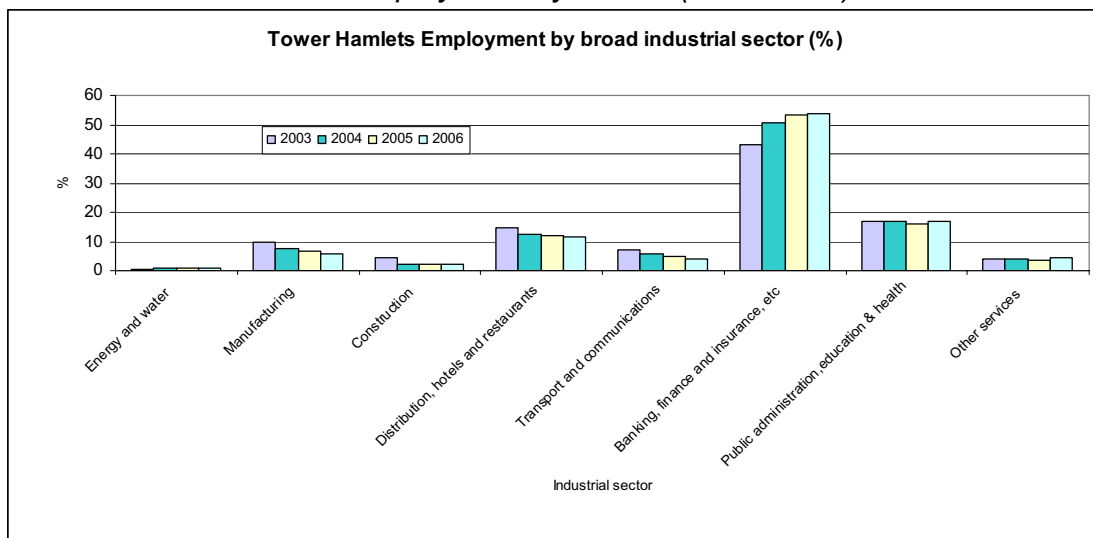
(Source GLA 2008 Round Ethnic Group Population Projections, 2007)

Deprivation

2.8 The Indices of Multiple Deprivation, published in 2007, ranks Tower Hamlets as the third most deprived local authority area in the country on its 'Extent of Deprivation Scale'. In 2004 Tower Hamlets was ranked second. There are areas in which there are small pockets of more severe deprivation but, whereas most local authorities have just one or two deprived areas, levels of deprivation in Tower Hamlets is found in every ward. 55.4% of Tower Hamlets super output areas are in the 10% most deprived cluster.

Economy and Employment

Chart 4: Tower Hamlets Employment by Sector (2003-2006)



(Source: Annual Business Inquiry Data, NOMIS 2007 Excluding Agriculture and fishing)

- 2.9 Results from the 2006 Annual Business Inquiry (ABI), the most up to date data for this monitoring period, confirm that employment in the borough continued to grow in line with the GLA's employment projections. In 2006 there were approximately 192,600 jobs in the borough. This is broadly in line with the GLA's employment projections which estimated that by 2006 there would be approximately 191,000 jobs in the borough. The number of jobs increased by 5.2% since 2005 compared to an increase of almost 16% between 2003 and 2004.
- 2.10 The banking and financial services sector is the largest sector in the borough providing 53.9% of employment, compared to 32.7% in Greater London. This sector has continued to expand in the Borough increasing by almost 11% since 2004. The public sector (public administration, education and health) is the second largest sector providing more than 33,000 jobs (17.1%) of all employment in the Borough. Distribution, restaurants and hotels provide 22,100 jobs (11.5%).

- 2.11 Despite the considerable level of construction in the borough, according to the ABI data, this sector only provided 4,500 jobs (2.6% of employment) in 2006. Indeed there has been a decline in this sector since 2003 when the construction industry provided 4.6% of employment.
- 2.12 The decline in the manufacturing sector is now being reflected in the Tower Hamlets economy. In 2006 manufacturing provided 6.0% of employment (11,600 jobs), compared to 9.6% (13,500 jobs) in 2003.

Labour Market Characteristics

- 2.13 The local working age population is growing in Tower Hamlets. The population is growing at a faster rate (13%) than Inner London (8%) or the whole of London (5%) in 2001 – 2007 creating a strong demand for local jobs. Despite strong evidence of economic growth there continues to be structural issues in the borough's labour market. Although there are now twice as many jobs for every economically active resident, we continue to have the lowest employment rate in the country. For the period January 2007 to December 2007 the employment rate for the working age population was 56.9%, compared with London's 69.8% and a UK employment rate of 74.3%. This represents an increase in the borough's employment rate of more than 4 percentage points since 2006.
- 2.14 Amongst the borough's BME working age population (the third highest proportion in the country) there also continues to be low levels of employment. The employment rate for non-white working age residents is 46%.
- 2.15 Unemployment and levels of economic inactivity continue to be considerably higher than the London average. Using the model-based unemployment estimates published by ONS, for the period January 2007 to December 2007, Tower Hamlets had an unemployment rate of 11.6%, the second highest in the country. Between 2006 and 2007 there has been some positive change as the APS unemployment rate dropped from 14.3% (2006) to 11.6% (2007) in Tower Hamlets.
- 2.16 Tower Hamlets is one of 3 boroughs with the highest economic inactivity rate in the country. 53,300 (35.6%) of the borough's working age people are economically inactive in Tower Hamlets compared to 25% in London and 21.6% in the UK. Similarly, our borough also has the highest rate of female inactivity running at 48.6% nearly double the rate for GB (26.5%) or male inactivity 23.9.
- 2.17 Addressing the imbalance between the continued high levels of unemployment and the growing number of local jobs is a key strategic priority for the Council and the Tower Hamlets Partnership (LSP). This is reflected in the borough's Regeneration Strategy and the key outcomes sought through the Local Area Agreement. The council and

its partners have a number of key initiatives in place which seek to provide local residents with the support and skills they require to access local job opportunities. These initiatives include providing outreach services at our Idea Stores, Schools and Parental Engagement Pilot and the Skillsmatch Experience - bi-monthly event which targets third sector organisations. Our award-winning job brokerage service, Skillsmatch, supported 585 unemployed residents into work. Skillsmatch also continues to deliver pre-employment construction training, funded via the Local Employment Training Framework for the Olympics. This training programme continues to be very popular and during this financial year more than 447 local residents were trained.

- 2.18 The business plan for East and South East London City Strategy Partnership has now been approved by the council and its partners, which include the other four host boroughs, Jobcentre Plus (JCP), the LDA, GLA, East London Business Alliance, London Organising Authority for the Olympic Games, Olympic Delivery Authority and Southern and Eastern Region TUC. The Consortium aims to increase the employment rate across the 5 boroughs and reduce child poverty. The City Strategy aims to make a difference by joining up services for worklessness families and piloting new packages of support for parents. The vision is to reduce and prevent worklessness and child poverty in the 5 Host Boroughs by making a step change in the effectiveness of publicly funded delivery.
- 2.19 East London Business Place, the supply chain programme which works across 10 local authorities - the 5 host boroughs, Barking and Dagenham, Bexley, Lewisham, Redbridge, and Havering - was launched in January 2008. A partnership of private and public organisations led by Canary Wharf PLC, East London Business Alliance and the LDA, East London Business Place in 2007/8 secured more than £6m worth of contracts for local SMEs.
- 2.20 The Financial Services Authority Academy was launched in March 2008. Located in the heart of the Borough, it is lead by Tower Hamlets College and will focus on creating more pathways into the financial services sector.

Earnings

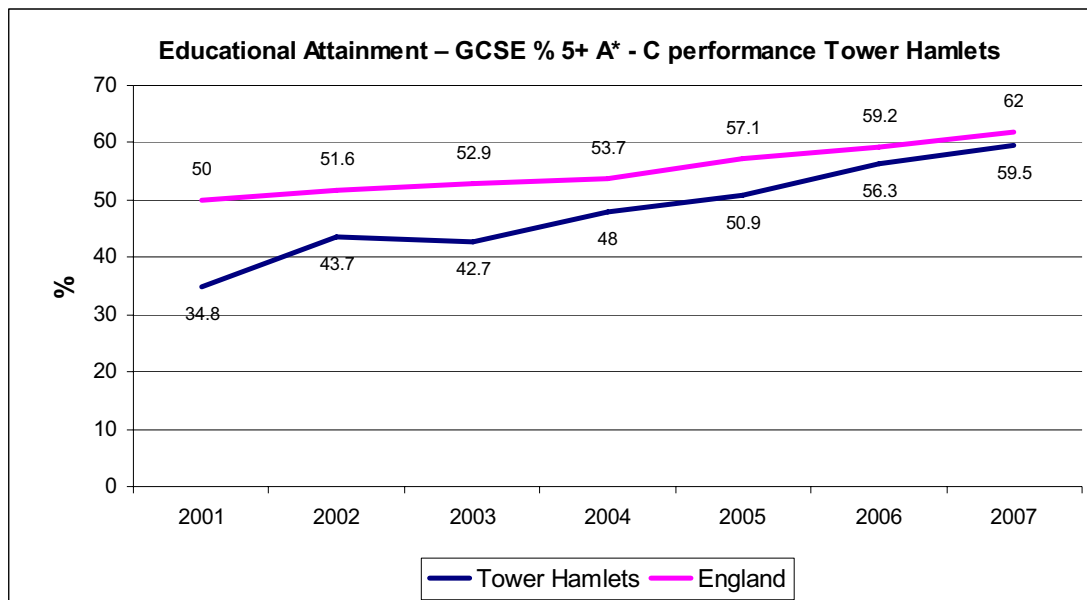
- 2.21 Information in relation to earnings, unless otherwise stated, is provided by CACI Pay check data 2008. The median (i.e. the middle) income, not the mean (average) household income in Tower Hamlets Borough is £ 32,200. This is just below the London median of £33,700 and Inner London median of £33,800. Still, the Tower Hamlets median is above the Great Britain median of £28,700
- 2.22 15.2% of all households in Tower Hamlets have an income of less than £15,000 a year. This is a total number of approximately 14,000

households in the borough. The rate of households with less than £15,000 a year is above the Inner London and London rates. The highest number of household below 15k can be found in East India and Lansbury, Bromley-by-Bow, Mile End and Globe Town, Mile End East and St Dunstan's and Stepney Green.

2.23 Tower Hamlets resident earnings compared to workplace earnings show a substantial gap between the two. The median annual pay of a Full time worker living in Tower Hamlets (£32,000) is about £8,500 below a fulltime worker working in Tower Hamlets but not living here. This data underlines that a considerable amount of well paid jobs are taken up by a non-resident workforce. (Source: Annual Survey of hours and Earnings, 2007)

Education & Qualification levels

Chart 5: Educational Attainment



(Source Department for Children, Schools and Families, Performance tables 2008)

2.24 There continues to be significant improvement in the educational attainment of pupils in Tower Hamlets as the borough moves very close to the national target of 60% pass rate. In 2007 59.5% of pupils achieved 5 A* to C grades at GCSE level, compared with the national average of 62%. This represents an improvement of 3.2 percentage points on the previous year (2006). Around 80% of the borough's schools are meeting their Key Stage 3 targets for English.² In 2003 only 20% of schools were achieving their targets of 50% or more of pupils reached level 5 Key stage 3.

² Data refers to 2006/07

2.25 Despite improvements in the education attainment of pupils in the borough's schools, a high proportion of the working-age population have no qualifications or lack basic skills. Around 19% of all working age residents in Tower Hamlets are without qualification. This equates to approximately 28,000 people. Out of those 21,300 are aged 16-49 years. One reason why residents can not access jobs in Tower Hamlets' growth industries is the lack of NVQ3 / NVQ4+ qualification. Even so NVQ 4+ levels in the borough are above the Great Britain average. Tower Hamlets lags behind Inner London and London as a whole. This means that many of our residents are not adequately qualified to access the jobs in the knowledge economy.

Housing and Affordability

2.26 There are more than 91,000 dwellings in the borough. While the borough continues to have the largest proportion of social housing in the country, 58% of the borough housing stock is now in the market sector, compared with 36% in 1995.

2.27 The need for affordable housing continues to be driven by high cost of market housing. The average house price in Tower Hamlets in August 2008 was approximately £371,152 compared with the London average of £336,620. Average house prices in Tower Hamlets are above average in August 2007 but are falling over the last 5 months since April 2008.

Table 1: House Price Index Comparison for Tower Hamlets and London

	Tower Hamlets		London	
	Average Price (£)	Annual Change %	Average Price (£)	Annual Change %
August 2001	212,518	-	197,514	-
August 2002	243,890	14.8	233,093	18
August 2003	259,568	6.4	251,277	7.8
August 2004	274,552	5.8	274,002	9
August 2005	275,181	0.2	274,815	0.3
August 2006	298,440	8.5	297,639	8.3
August 2007	354,564	18.8	347,796	16.9
August 2008	371,152	4.7	336,620	-3.2

(Source: House Price Index, Land Registry, 2008)

Health

2.28 Life expectancy is one of the measures of local health inequality. Life expectancy is an estimate of the average number of years an individual, born today, would be expected to live if current mortality rates continue to apply. The most up to date data available is for 2004-6 which showed that Tower Hamlets, as for the previous period, had the worst life expectancy for men in the whole country. Life expectancy was 75.2 for men (compared to 73.9 for 2002-4) and 80.2 for women (compared to 79.2 for 2002-4). In contrast, the best life expectancy was 82.2 years for men and 86.2 years for women in Kensington and Chelsea.

Table 2: Life Expectancy at Birth (Years)

	2001-03	2002-04	2003-05	2004-06
Tower Hamlets Male	72.9	73.8	74.8	75.2
England Male	76.2	76.5	76.9	77.3
Tower Hamlets Female	78.9	79.2	79.9	80.2
England female	80.7	80.9	81.1	81.6

(Source: CLG Floor targets Local Authorities and National)

2.29 The Tower Hamlets Public Health Report, published by the Primary Care Trust shows that there were a total of 1,181 deaths, 557 of which were in those aged less than 75 in 2006. These “premature” deaths are important, as they represent deaths that are potentially preventable. The standardised mortality rate for Tower Hamlets between 2004-06 was 723.2 per 100,000 population, which was significantly higher than the England or London average. Mortality rates vary between wards, with Bow East and East India and Lansbury having the highest rates and the wards bordering the river St Katherine's & Wapping, Blackwall & Cubitt Town and Millwall having the lowest.

Crime

- 2.30 According to the British Crime Survey Tower Hamlets had the 6th highest crime rate in London 2006/2007. However, the crime rate has fallen from 96.9 in 2005/06, to 80.7 offences per 1,000 population in 2006/7, representing a fall of almost 17%.
- 2.31 Reducing the burglary rate is a component part of the National Target to reduce crime by 15% and further in high crime areas by 2007/2008. In 2006/2007 the burglary rate in Tower Hamlets fell from 23.4 in 2005/06 to 19.5, representing a fall of almost 17%. Between 2005/06 and 2006/07 Tower Hamlets fell from having the 8th highest burglary rate in London to having the 18th lowest burglary rate in London.

3. The Community Plan

- 3.1 The planning process offers local communities real opportunities to influence how they want their areas to develop.
- 3.2 Government guidance states that local authorities should align and coordinate the Core Strategy of the Local Development Framework with the Community Plan. The Core Strategy should act as the spatial vision of the Community Plan.
- 3.3 The Community Plan and the Local Development Framework will work together to progress the same vision for sustainable development in Tower Hamlets. The policies in the Local Development Framework will be linked with the Community Plan and the Strategic Plan for Tower Hamlets. Many of the targets and indicators will be shared by both the Community Plan and the Local Development Framework.
- 3.4 The Tower Hamlets Partnership began the process of updating the Community Plan in 2007, due to the shift in national and local policy. The Community Plan was reviewed to reflect:
 - the 2012 Olympic and Paralympic Games;
 - increasing development in the Thames Gateway area;
 - changing government legislation including the White Paper on Strong and Prosperous communities and the comprehensive Spending Review 2007; and
 - the increasing importance of community cohesion and sustainable communities.
- 3.5 A cross partnership working group was established to develop the new Community Plan and Local Area Agreement as well as inform the emerging Local Development Framework. This working group will also inform the work which will commence in 2009/10 on the borough-wide economic assessment. This work will include a strategic needs analysis of Tower Hamlets and a comprehensive consultation and engagement programme with partner organisations and stakeholders.
- 3.6 More than 400 local residents and interest groups such as the Interfaith Forum and the Disabled Access Panel took part in the Partnership's extensive consultation programme. There was also additional consultation work with young and older people in the borough. These stakeholders will continue to be engaged in producing the Local Development Framework Core Strategy.

4. Planning in Tower Hamlets

- 4.1 There were a total of 2,015 planning applications received by the London Borough of Tower Hamlets during the monitoring period. This was higher than that recorded for the two preceding monitoring periods. Table 3 below provides a breakdown by type. A major application is defined as 10 residential units and above, or 1,000 sqm or above. Minor applications include applications below these thresholds (defined for major) and that do not feature in the other categories. This shows a consistent level of applications lodged however; there has been a reduction in the number of major applications.

Table 3: Planning Applications lodged April 2007 - March 2008

Type of Application	2005-06	2006-07	2007-08
Major	116	136	104
Minor	668	658	575
Change of Use	165	115	88
Householder Application	175	163	207
Advertisement	121	96	158
Listed Building, etc	248	151	145
Other	467	463	696
Conservation Area Consent	-	-	42
Total	1960	1782	2015

- 4.2 During the monitoring period 31 appeals were decided by the Planning Inspectorate relating to decisions made by the London Borough of Tower Hamlets.
- 4.3 Of these 10 were allowed and 21 were dismissed by the Planning Inspectorate. The appeals are summarised in Table 4 below:

Table 4: Planning Appeals decided April 2007 - March 2008

Issue	Dismissed	Allowed	Number of Appeals
Amenity/Conservation	18	8	26
Opening Hours	-	1	1
Other	3	1	4
Total	21	10	31

- 4.4 The appeals that were allowed involved the following issues:
- Loss of daylight / sunlight and privacy
 - Contribution to character and appearance of building and/or area
 - Non-determination

- 4.5 The above cases are examples of how planning decisions have been questioned. In most of these appeal cases, the policy itself was not found to be necessarily unsound, but there have been issues relating to interpretation and application of policy and procedural matters that led to a decision being appealed.

The London Plan

- 4.6 The London Plan, the Mayor's Spatial Development Strategy, was published in February 2004. It is the strategic plan for London which sets out an integrated social, economic and environmental framework for the future development of London to 2020.
- 4.7 In October 2005 the Mayor published Early Alterations, to address pressing housing provision, waste and minerals issues. He subsequently undertook Further Alterations, which are based on his Statement of Intent, published in December 2005, to review the plan.
- 4.8 In light of Examination in Public Panel Report on the Further Alterations published in October 2007, the Mayor incorporated both the Early and Further Alterations in the London Plan. This has formed the current iteration of the London Plan, "The London Plan - consolidated with Alterations since 2004", which was published in February 2008.
- 4.9 Policies in the borough's new Local Development Framework are drafted having regard to the current iteration of the London Plan.
- 4.10 In addition, further guidance has been published during the monitoring period, including:
- Supplementary Planning Guidance: London View Management Framework, July 2007
 - Best Practice Guidance: Wheelchair Accessible Housing, September 2007
 - Supplementary Planning Guidance: Planning for Equality and Diversity in London, October 2007
 - Supplementary Planning Guidance: East London Green Grid, February 2008
 - National Planning Policy Requirements for a 15-year Housing Land Supply and Strategic Housing Market Assessments
 - Supplementary Planning Guidance: Industrial Capacity, March 2008
 - City Fringe Opportunity Area Planning Framework, March 2008
 - Planning for a Better London, July 2008
 - Open Space Strategies - Best Practice Guidance Draft, September 2008

2012 Olympic and Paralympic Games

- 4.11 As one of the five host boroughs for the 2012 Games, Tower Hamlets Council continues to work with the Olympic Delivery Authority on planning matters relating to the development of the Olympic Park, as well as issues arising from the impacts of the ongoing construction of the Olympic Park and venues.
- 4.12 The Council's 2012 Unit led the host boroughs' contribution to the development of After the Games, the first multi-agency vision statement for the Olympic Park in legacy, and remains fully engaged in the LDA-led Olympic Park Legacy Masterplan Framework process which emerged from these negotiations. The 2012 Unit promotes coordination with the adjacent Hackney Wick/Fish Island masterplanning work to ensure that the planning policy documents are mutually complementary and maximise benefits for local communities.
- 4.13 Work has begun on the preparation of a vision study for High Street 2012, which will deliver regeneration along the A11 corridor through the centre of the borough as a legacy of the Games. The vision study will provide a framework for public realm improvements along the route and detailed briefs for projects at Altab Ali Park, Whitechapel Market, Mile End Waste, Ocean Green and Bow flyover.
- 4.14 The Council's 2012 legacy programme, emerging from the Olympic Legacy Strategy that was agreed by cabinet in December 2006, set a framework for delivering wider legacy benefits from the Games in order to maximise the potential of the Games to catalyse socioeconomic as well as physical regeneration.

5. Progress against Local Development Framework Themes

5.0.1 The following section reports of the performance of planning policy in Tower Hamlets with indicators that cover a range of national, regional and local planning policies. Where there are clear links with local policies in the Interim Planning Guidance, these are provided.

5.1 Creating and Sharing Prosperity

Employment

5.1.1 According to the most recent figures from the Annual Business Inquiry there were 10,300 new jobs created in the borough (for 2005-06) (LOI 2). This was up from the previous Annual Business Inquiry figure of 8,106 for 2004-05.

5.1.2 61% of residents work outside of the borough (LOI 3), while 39% of residents work within the borough (SEI 13). This is just above the London-average of 38.9%. These figures are from the 2001 Census so therefore remain unchanged from previous years.

5.1.3 Small businesses (of 1-49 employees) make an important contribution to the local economy and their numbers are monitored by the Annual Business Inquiry. There were around 10,373 small businesses in the Borough in 2005-06, up from 2004-05 by an additional 235 new small businesses (LOI 5), resulting in an increase of 2.3%. This trend is consistent with direction of current planning policy (Interim Planning Guidance Policy CP9) which seeks to promote workspace for small businesses and prevent their loss in order to meet local demand.

Employment Land

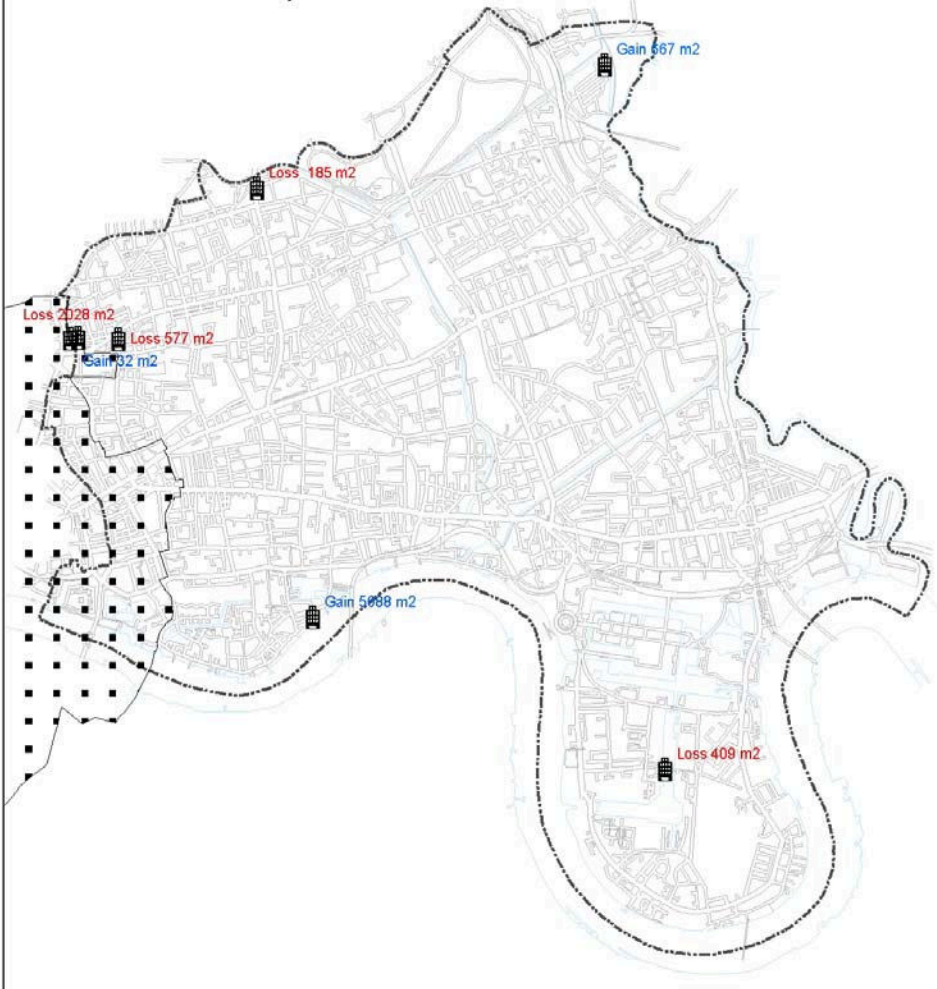
5.1.4 Land available for employment uses is made up of designated employment sites (Local and Strategic Industrial Locations), sites allocated in the Interim Planning Guidance and sites for which planning permission has been granted for B1 (a), (b) and (c), B2 and B8 uses but not yet completed. The total employment land available increased from 117.28 ha in 2006 to 121.67 ha in 2007 but has now fallen to 104.64 ha in 2008 (COI BD3). This reflects the trend away from industrial activities towards knowledge-based economic activity. Over the past five years there has been a clear transfer of land from industrial uses to other uses including other employment uses and housing. Interim Planning Guidance Policy CP10 seeks to protect key locations to remain in industrial use.



5.1.5 All floorspace developed for employment uses in the borough was on previously developed land (COI BD2).

Office Development

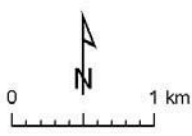
- 5.1.6 Total completed B1(a) office floorspace was 7,211 sq m in 2006-07 compared with 7,855 in 2007-08. Almost 5,700sqm of this floorspace is attributed to the Metropolitan Wharf development, which saw the refurbishment and change of use to B1(a) of the 6-storey building.
- 5.1.7 It should be noted that the Canary Wharf Estate has experienced significant office development in the last financial year. This is not captured by these figures as planning permission is not required in many cases. The monitoring team are looking for better ways to monitor this data.
- 5.1.8 Map 1 shows changes in office floorspace in the Borough (excluding Canary Wharf Estate) during the monitoring period. This also makes reference to the Central Activities Zone (CAZ) which is an area designated in the London Plan and local planning policy (Interim Planning Guidance Policy CP8) as making an important contribution to regional employment growth. CAZ uses are primarily commercial office and associated business and the Council promotes the expansion of these uses in local planning policy. The map shows that while there was a loss of 3,835 sq m across the borough for 2007-08, the 7,211 sq m of new office floorspace completed in the same period means a net gain of 4,020 sq m overall.

Map 1 - Loss and Gain in Office Floorspace



-  Office Floorspace Completed 07/08
-  Central Activities Zone - Policy CP8 (Interim Planning Guidance)

Note that the Canary Wharf Estate had office development in the last financial year. This however is not captured by these figures as planning permission is not required



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Industrial uses

5.1.9 The only industrial development completed in use classes B1(b), B1(c), B2 or B8 was 85 sq m of B1(c) representing the conversion of underground car park to provide caretakers accommodation and truck/equipment store area. Table 5 below shows the overall loss and gain of business floorspace by type, including office and industrial development (COI BD1).

Table 5: Additional Business Floorspace 2007-08

Use Class	Loss (sq m)	Gain (sq m)	Net Gain (sq m)
B1(a)	3,835	7,855	4,020
B1(b)	0	0	0
B1(c)	541	86	-455
B2	3,617	0	-3,617
B8	25,757	0	-25,757
Total	33,750	7,941	-25,809

5.1.10 It should be noted that Interim Planning Guidance Policy CP10 identifies three industrial sites in the borough as Strategic Industrial Locations and removed employment designations from the remaining sites in the borough, to make them available for other uses as determined by the market. This was part of a process to ensure the most efficient use of sites.

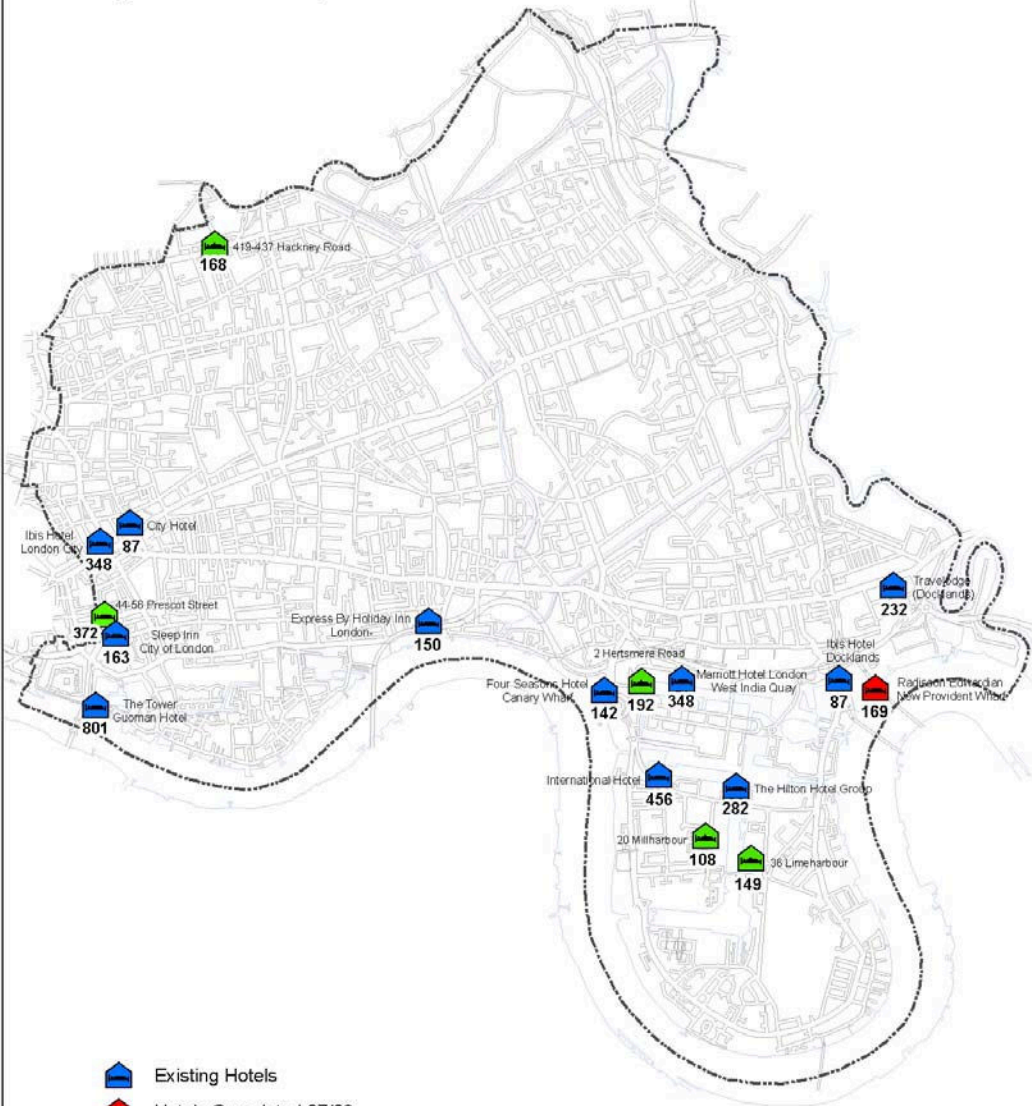
5.1.11 Local Industrial Locations (LIL) and Strategic Industrial Locations (SIL) are policy designations in local planning policy to retain, expand and intensify industrial employment (B1(c), B2, B8) and associated industrial activities. Some vacancies were recorded for Fish Island SIL, and Gillender Street SIL, while no vacancies were recorded for Empson Street/St. Andrew's Way SIL, and Poplar Business Park LIL (LOI 6). This information will be used in a review of employment land in the borough which will inform the emerging Core Strategy and Site Allocations Development Plan Document.

Hotel development

5.1.12 In the monitoring period 2 new hotels were completed, the Radisson Edwardian in New Providence Wharf, with 169 bedrooms and the Travelodge Hotel at Aldgate with 69 rooms (LOI 7). There are now more than 3,300 hotel bedrooms in Tower Hamlets. The completion figure for 2007/08 exceeds the policy target of 100 rooms per year in local planning policy (Interim Planning Guidance Policy CP13). Map 2 shows the location of existing hotels, new hotels completed in the monitoring period, together with those given planning approval in the monitoring period.

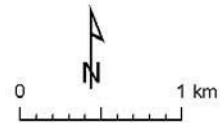


Map 2 - Hotel Development



- Existing Hotels
- Hotels Completed 07/08
- Hotel Applications Approved
- 100** Number of Rooms

Please note :-
Hotels with less than 80 rooms
are not shown on the map



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Retail, Office and Leisure uses

5.1.13 Table 6 shows the amount of completed floorspace for town centre uses in the Borough and in town centres during the monitoring period (COI BD4). There was 9,214 sq m completed in the borough in 2007-08 (of which 1,407 sq m was in town centres). This compares with 10,288 sqm completed in the borough in 2006-07 (of which 632 sqm was in town centres).

5.1.14 Town centres refer to those designated on the adopted Proposals Map. In 2008 the Council commissioned a Town Centre Spatial Strategy for the borough. This project is looking into the pattern of retail development in the borough and will provide recommendations on how this can be managed to ensure all town centres in Tower Hamlets remain vital and viable. Interim Planning Guidance Policy CP16 seeks to direct new retail development to occur in major, district and neighbourhood centres.

Table 6: Completed floorspace for town centre uses in 2007-08

Use Class	Loss	Gross	Net Gain in Borough	Net Gain in Town Centres
A1	1,238	5,827	4,589	1,407
A2	0	0	0	0
B1a	3,835	7,855	4,020	0
D2	0	605	605	0
Total	5,073	14,287	9,214	1,407

5.1.15 Vacancy levels in the Borough's district centres are summarised in Table 7 below (LOI 8).

Table 7: Town centre vacancy levels for 2007-08

Town Centre	Number of vacant units	Total no of units	Vacancy rate %
Canary Wharf	4	215	1.9%
Bethnal Green	4	267	1.5%
Chrisp Street	4	81	4.9%
Crossharbour	0	9	0.0%
Roman Road East	32	228	14.0%
Roman Road West	7	107	6.5%
Watney Market	2	34	5.9%
Whitechapel	6	81	7.4%

*does not include Canary Riverside and West India Quay

5.1.16 Vacancy rates indicate good occupancy levels for all district centres, with the exception of Roman Road East, which has a vacancy rate of 14.0%. The Town Centre Spatial Strategy will provide recommendations on how to manage the performance of this and the other centres. Alongside

this, there is a specific implementation plan in progress for Roman Road in order to improve the vitality and viability of this town centre.

5.1.17 There were 15 applications approved for changes of use to A3, A4 and A5 uses (LOI 9). This compares with 17 in the previous monitoring period. Nine of these applications were from A1 uses. This is perhaps reflective of a slow down in demand for A3, A4 and A5 uses.

5.1.18 This trend will need to be monitored in spatial terms to ensure that these changes are occurring in appropriate locations and levels of concentration to enhance the vitality and liveability of localities rather than have a detrimental impact. Interim Planning Guidance Policy CP15 seeks to protect convenience shops where they serve local needs and are of special value to the community. This trend should be carefully analysed to ensure that the change of use from A1 is not occurring in designated town centres which would be contrary to policy position. The Town Centre Spatial Strategy will also seek to understand the implications of this continuing trend.

Improving education and skills

5.1.19 18.8% of the population aged 16-74 had no formal educational qualifications (LOI 19); this figure has reduced from 25.6% the previous year, showing a smaller percentage of the population holding no formal qualifications.

5.1.20 The number of people aged 16-18 not in education, employment or training has decreased from 12% last year to 10.4% this year (LOI 20). This decrease can be attributed to the work of Employment Solutions, which is a partnership including the Council's job brokerage service, Skillsmatch, Job Centre Plus, and Tower Hamlets College. This partnership seeks to address the issue of high levels of unemployment in the Borough.

5.1.21 Enrolments on adult education courses have decreased from 75 in 2006-07 to 55 (per 1,000 adult population) in 2007-08 (LOI 21).

Household income

5.1.22 There has been a decrease in the percentage of residents claiming employment related benefits from 8.6% to 7.4% (SEI 11). Approximately 66% of children in the borough live in households receiving benefits (SEI 12).

5.2 Sustainable Urban Neighbourhoods

Residential Development

5.2.1 Tower Hamlets has experienced significant growth in residential development over the previous five years. Table 8 below shows the net additional dwellings completed over the previous five years (COI H2(a)).

Table 8: Net additional dwellings 2002-2007

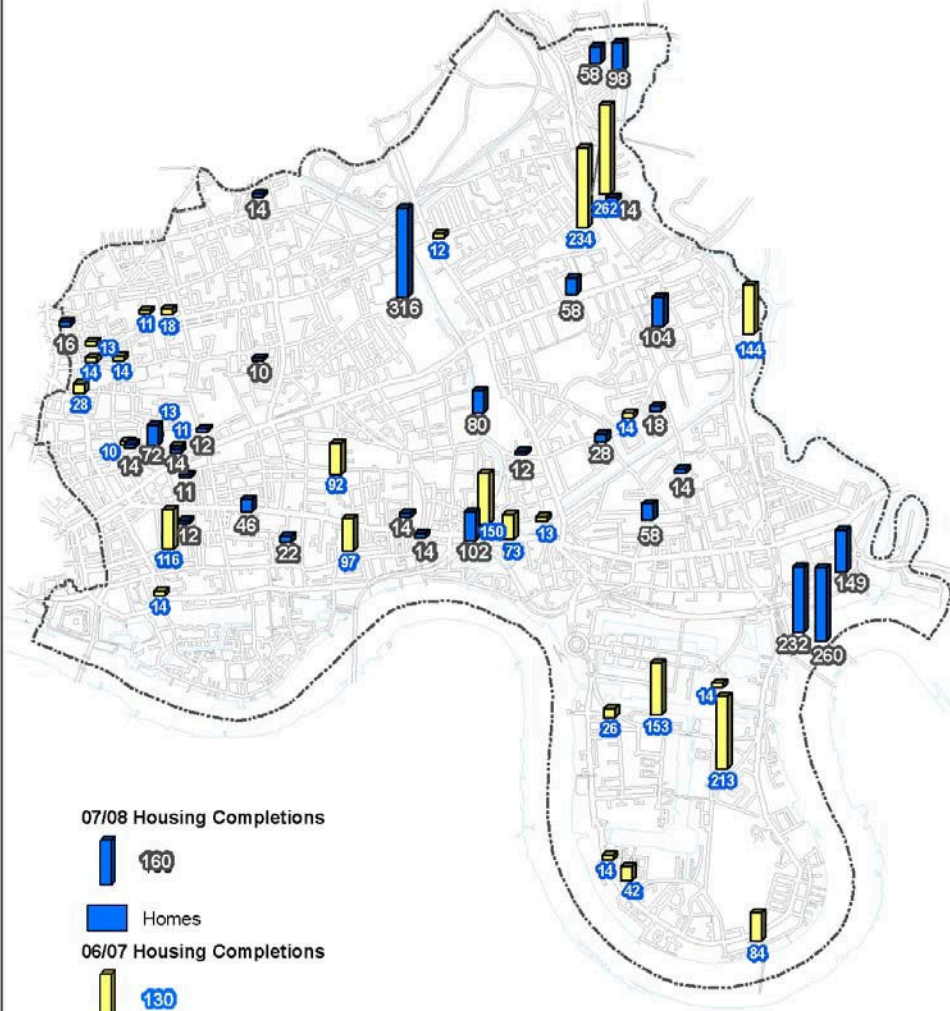
Financial year	Net additional dwellings
2002-2003	1,179
2003-2004	2,992
2004-2005	2,465
2005-2006	2,575
2006-2007	2,370
Total	11,581

5.2.2 This year 2,115 new dwellings were completed, with a loss of 78 dwellings. This represents a net gain of 2,037 new dwellings (COI H2(b)). In addition, 25 vacant dwellings were brought back into use and 386 non self-contained dwellings were completed. Map 3 shows the distribution of new dwellings and the number of dwellings in each location. Appendix 2 - Housing Completions contains a table of the relevant planning applications and the sites on which these dwellings were delivered. Appendix 3 - Housing Pipeline 2008 shows current planning permissions approved but not yet completed. This shows a total of 15,703. This will contribute to Tower Hamlets 5 year supply of housing.

5.2.3 The London Plan (Consolidated with Alterations since 2004) introduced a new housing delivery target of 31,500 new homes in Tower Hamlets, in the period 2007-2017 (COI H1). When broken down to an annual figure, this equates to 3,150 new homes which is an increase on the previous annual delivery target of 2,070. Chart 5 shows housing delivery from 2002-2008, with the London Plan delivery target. Although there have been fewer additional dwellings completed this year, the Housing Pipeline indicates that Tower Hamlets remains on track to meet the London Plan target over the whole plan period. The Council is working to ensure that new homes are developed together with the right kinds of infrastructure to make sure our communities are sustainable.



Map 3 - Housing Completions



07/08 Housing Completions



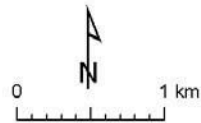
Homes

06/07 Housing Completions



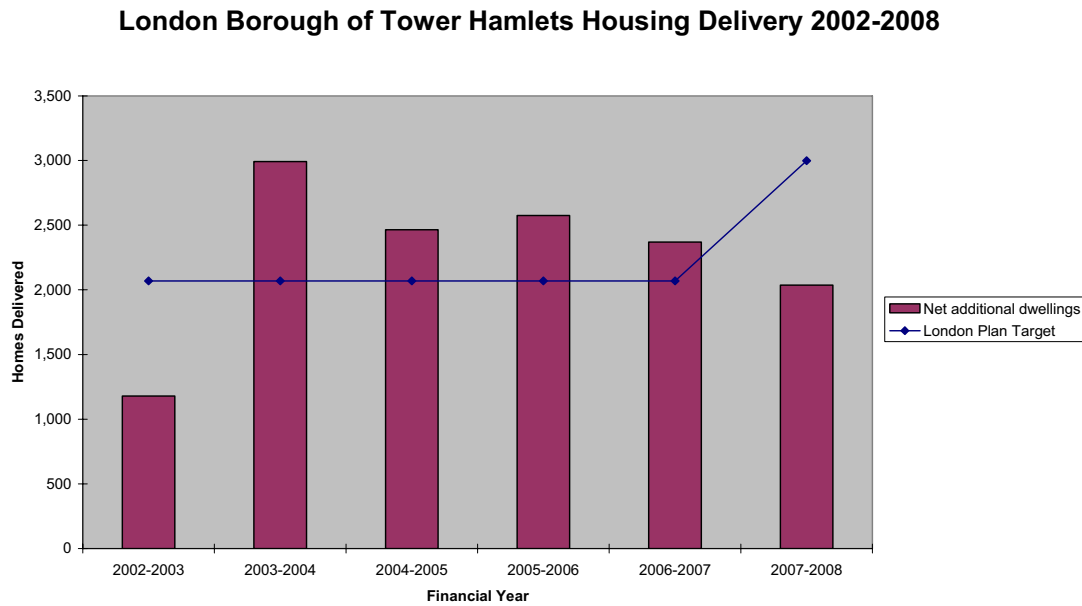
Homes

Note - Developments of less than 9 units
have been excluded from this map.



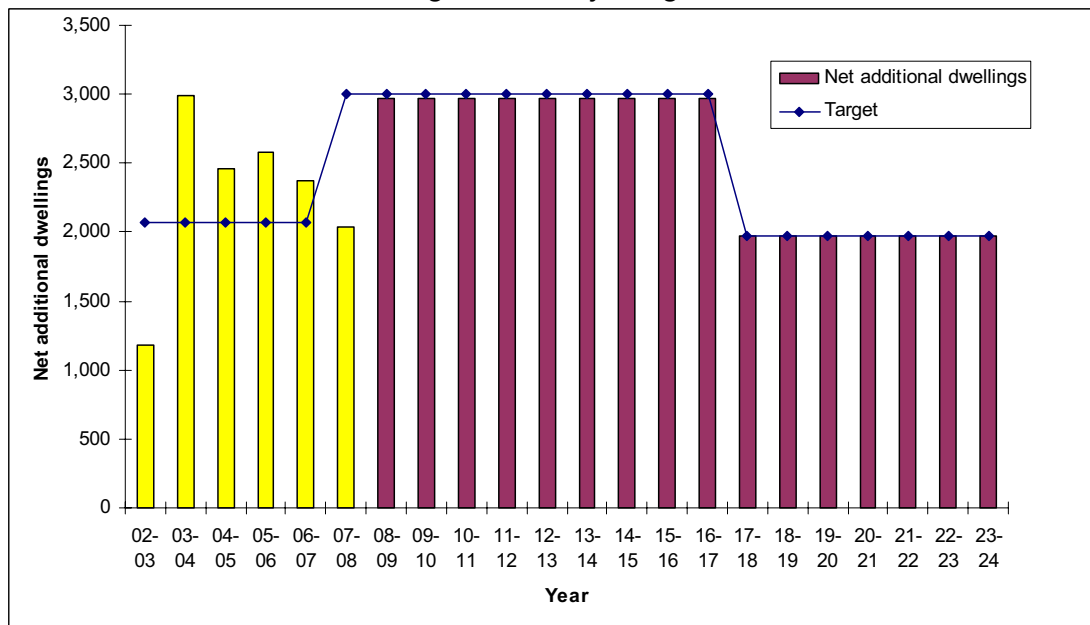
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Chart 5: Tower Hamlets Housing Delivery 2002-2008



5.2.4 Chart 7 shows the Managed Delivery Target (COI H2(d)). This presents the likely levels of future housing that are expected to come forward taking into account previous years performance.

Chart 7: Tower Hamlets Managed Delivery Target



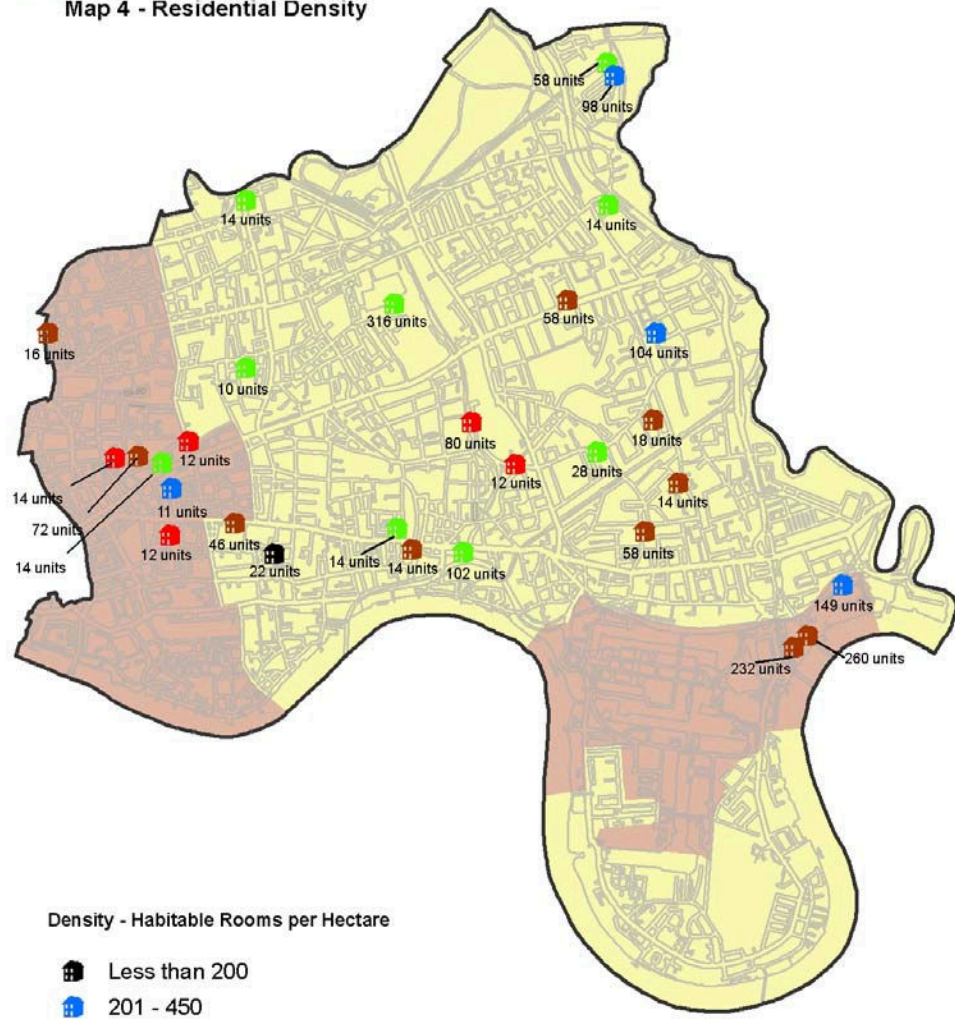
5.2.5 97% of all residential development in the Borough was on previously developed land (COI H3, SEI 7). This is due to an estate regeneration programme at Crossways Estate building new homes on open space and a small residential development in Bow building homes on a former playground site.

- 5.2.6 A total of 78 dwellings were lost in the monitoring period (LOI 14). However, there has been no overall loss of housing and all of these were entirely replaced by the same development scheme.

Housing Density

- 5.2.7 Almost all residential development was completed at a density of above 50 dwellings per hectare, the equivalent of 150 habitable rooms per hectare (hr/ha).
- 5.2.8 The average density of new development in the borough is 528 hr/ha, lower than 570 hr/ha in the 2006-07 monitoring period. Map 4 shows the density of developments of over 5 units that were completed in the monitoring period. The map also distinguishes between areas of the borough that are central and urban in character, with central areas allowing for higher densities.
- 5.2.9 Interim Planning Guidance Policy CP20 requires development schemes to maximise densities on individual sites while considering a range of other factors. While this is consistent with the London Plan, the emphasis needs to remain on working towards creating sustainable communities.

Map 4 - Residential Density



Density - Habitable Rooms per Hectare

- Less than 200
- 201 - 450
- 451 - 650
- 651 - 1100
- Greater than 1100

- Urban
- Central

Note - Developments of 9 units or less have been excluded from this map.



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Affordable Housing

5.2.11 534 affordable residential dwellings were completed during the monitoring period (COI H5). This represents 29%, when calculated by habitable rooms (LOI 12) or 25% when calculated by total dwellings completed (SEI 2). The breakdown of affordable housing completions, shows 11% in the intermediate sector (LOI 13), with 89% in the social rented sector, calculated by habitable rooms. This compares with the requirement of Interim Planning Guidance Policy CP22 for 20% intermediate housing.

5.2.12 Planning obligations secured a potential 1,489 affordable dwellings during the monitoring period (LOI 41). This is a significant increase on the 550 secured in 2006-07.

Housing Quality

5.2.13 59% of Tower Hamlets homes were reported as being non-decent at 1 April 2008 (SEI 3). This is a slight drop from last year's figure of 62%.

5.2.14 This year Building for Life Assessments were carried out for 12 of the new build housing sites delivered in 2007-08. The results of these are reported in section 5.5 of this report.

Family Housing

5.2.15 This year the Council achieved 25.5% family housing in the social rented sector (based on the number of units completed) compared with 17.5% last year. Family housing in the market sector was only 2.5% of the total completed. Table 9 below shows the amount and percentage of family housing completed during the monitoring period (LOI 10, LOI 11).

5.2.16 The figures in Table 9 show the borough is not achieving the policy requirement in any of the housing sectors. Interim Planning Guidance Policy CP21 requires all new housing to contribute to creating mixed communities with housing choice, including a mix of dwelling sizes, family housing and accessible homes.

Table 9: Family housing provision

Sector	Number of family dwellings	Total dwellings completed	Percentage of family housing	Interim Planning Guidance
Social Rented	120	471	25.5%	45%
Intermediate	10	63	15.9%	25%
Market	40	1581	2.5%	25%
Total	170	2115	8.0%	

5.2.17 The new 1APP form will allow us to monitor the delivery of wheelchair accessible homes in the future.

Gypsy and Traveller Sites

5.2.18 There are currently 19 designated pitches in the borough for gypsies and travellers. There have been no additional pitches delivered in 2007-08 (COI H4). These are all located at Eleanor Street at the existing designated gypsy and traveller site.

Public Open Space

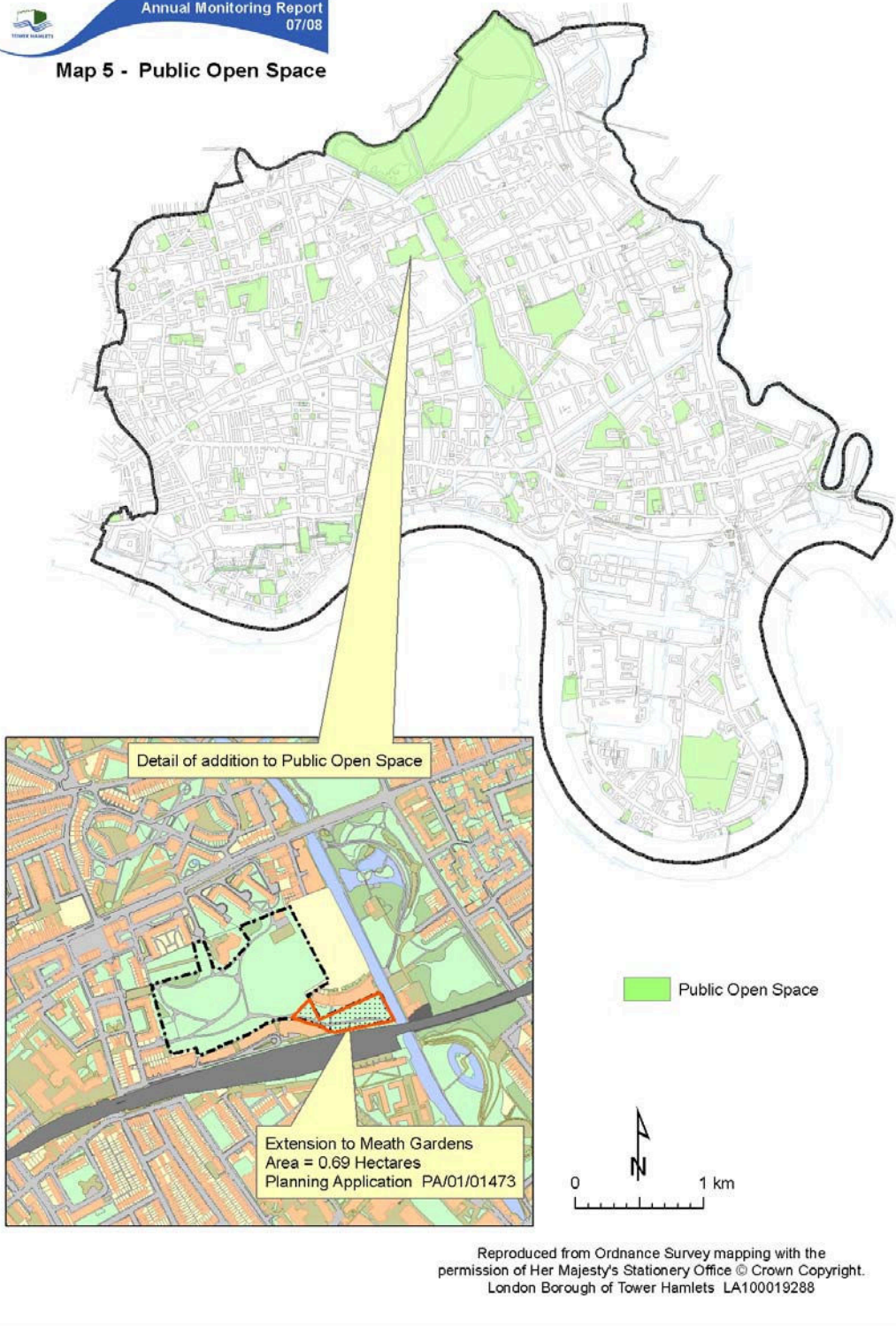
5.2.19 There is a total of 246 ha of designated public open space in the borough (LOI 22), this is an increase from the 244 ha reported last year. This equates to 1.14 ha per 1,000 population, based on ONS estimates for 2007 of 215,300. This has dropped slightly from the level of 1.15 last year. This is below the Tower Hamlets target for public open space of 1.2 ha per 1,000 population. Over the last year there have been a number of new public open spaces acquired, including Royal Mint Square, Middleton Road and an extension to Meath Gardens. In addition, the Hardinge Lukin Street Play Area was disposed of by the Council during the monitoring period. The Open Spaces Strategy defines public open space as including the categories of major parks, local parks, squares or gardens, playgrounds, burial grounds, allotments and city farms. Map 5 shows the additional public open space at Meath Gardens.

5.2.20 The Council is working with local delivery agencies and the London Thames Gateway Development Corporation to regenerate land for parks (e.g. at Aldgate and Leven Road) and to seek planning obligations requiring public open space from new development or where this is not possible, financial contributions for public open space. In addition, the Council is working with partners to deliver the East London Green Grid Programme and to ensure access to the Olympic Park for local residents after the 2012 Olympic and Paralympic Games.

5.2.21 In 2008, six parks in the Borough were awarded the Green Flag Award. These included Island Gardens, King Edward Memorial Park, Mile End Park, Millwall Park, Trinity Square Gardens and Weavers Fields (LOI 15). This represents a third of the Borough's open space. Green Flag Awards visibly demonstrate a clear improvement to parks and green spaces and rely on independent verification. This indicator shows there has been consistent improvement in the quality of Tower Hamlet's parks, with an additional park meeting the standard each year.



Map 5 - Public Open Space



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Community Facilities

5.2.22 There were 9,711 physical visits to public libraries and Idea Stores recorded per 1,000 population, an increase from 9,182 last year (SEI 5). This shows that more people are visiting public libraries and Idea Stores with more services offered which include books, music, lifelong learning programmes, reference and information services as well activities for children and families.

5.2.23 Visits to Leisure Centres also increased from 1,451,307 to 1,704,587 (SEI 6). This may be related to advertising campaigns run by Greenwich Leisure Limited (GLL), a social enterprise that operates the boroughs leisure centres. 46% of respondents were satisfied with sports and leisure facilities (LOI 16).

5.2.24 Planning obligations secured a total of £969 per residential unit for education purposes (LOI 40), a significant increase on the £588 per residential unit achieved last year.

Healthy Living

5.2.26 Life expectancy for people in Tower Hamlets is improving and is now just over 75 for males and 80 for females (Period 2004-2006) (SEI 1). This is based on life expectancy at birth and indicates that the gap between Tower Hamlets and the England average is closing.

5.2.27 67.9% of the population of Tower Hamlets aged under 75 reported good health accordingly to the 2001 Census (LOI 18). Tower Hamlets has 58 whole time GPs per 100,000 patients (LOI 17), the national average is 57 per 100,000 patients.

5.2.28 Planning obligations secured a total of £2,957 per residential unit for health purposes (LOI 42). This is over twice the level secured in the last monitoring period.

5.2.29 Four new and redeveloped health facilities opened during the monitoring period (SEI 4). These included the new Barkantine Health and Well-Being Centre on the Isle of Dogs, the new Pinchin Street Surgery (part of the Whitechapel Health Centre), the expansion of the Albion Health Centre and the St Peter's Centre in Wapping refurbishment involving major improvements.

5.2.30 The PCT also reduced its CO2 production by 380,000 tonnes at Mile End Hospital during 2007-08 through decommissioning its main boiler. The buildings are now heated by individual gas boilers providing more efficient and effective controls over energy usage.

Community Participation

5.2.31 48% of residents feel they can influence decisions affecting their local area (SEI 21). This is a significant increase from last year's figure of 41%.

5.3 Sustainable Environment

Waste Management

5.3.1 Although there was an increase in recycling levels from 11.72% (2006-07) to 13.61% (2007-08) (LOI 27, SEI 17), most waste in the borough is still sent to landfill. Table 10 below shows the amount of household waste arising and how it is managed (W2).

Table 10: Waste management in Tower Hamlets

Type	Percentage
Recycling	13.61%
Composting or treatment by anaerobic digestion	0.12%
Used to recover heat, power and other energy sources	0.00%
Landfill	85.62%
Other	0.65%
Total	100.00%

5.3.2 There were no new waste management facilities developed in the Borough in the last year (W1). The Strategic Planning team is working with the Waste Management team to consider long term sustainable waste management options including opportunities to turn waste products into energy.

Flood Risk and River Quality

5.3.3 In 2007-08 there were three planning permissions granted contrary to the advice of the Environment Agency, either on flood defence grounds or water quality (COI E1). One of these decisions was taken by the London Thames Gateway Development Corporation, and in the other two cases it was unclear how the issues raised had been addressed by the applicant or through the use of conditions.

5.3.4 Data for biological water quality of rivers in Tower Hamlets is not currently available from the Department for Environment, Food and Rural Affairs (LOI 26).

5.3.5 Monitoring the number of Sustainable Urban Drainage Systems (SUDs) (SEI 18) has proved difficult; the new 1APP planning application form will help to address this issue.

Open Space

5.3.6 Table 11 below shows the area of Local Nature Reserves, Sites of Importance for Nature Conservation, and Green Chains in the Borough (LOI 23, LOI 24, LOI 25). There has been no loss to any of these during the monitoring period.

Table 11: Open space

Open space category	Hectares
Local Nature Reserves	24.8
Sites of Importance for Nature Conservation	441.2
Green Chains	16.8

(Note: These categories are not mutually exclusive)

Biodiversity

5.3.7 Tower Hamlets Biodiversity Action Plan was produced by Tower Habitats in 2004. The plan identifies habitats and species which are especially important in Tower Hamlets.

5.3.8 Tower Hamlets has a total of 440 ha designated as Sites of Importance for Nature Conservation. Table 12 below indicates the number of sites and how they are categorised. There has been no change in the number or area of these sites from last year (COI E2). Map 6 shows the location of these Sites of Importance for Nature Conservation and areas of deficiency.

Table 12: Sites of Importance for Nature Conservation

Category	Number of Sites	Area (hectares)
Sites of Metropolitan Importance	5	231.41
Sites of Borough Importance	13	164.62
Sites of Local Importance	28	43.73
Total	46	439.76

Renewable Energy and Energy Efficiency

5.3.9 Full information on renewable energy capacity installed by type (COI E3) is not yet adequately recorded and available, but steps have been taken so that this information is easier to collect and report on. Three wind turbines (12,000 kWh/annum) and photovoltaic modules (4,993 kWh/annum) have been installed as part of the Elektron Development on Aspen Way, with the ability to generate 16,993 kWh/annum, together reducing the site's CO2 emissions by 1.4%.

5.3.10 In terms of energy efficiency, there is a national target to achieve a 30% reduction in domestic energy consumption by 2010 from 1996 levels. This has been achieved through a number of methods including the Council's energy efficiency unit providing tailored energy advice to residents. All new housing will be required to be zero-carbon by 2016.

Air Quality

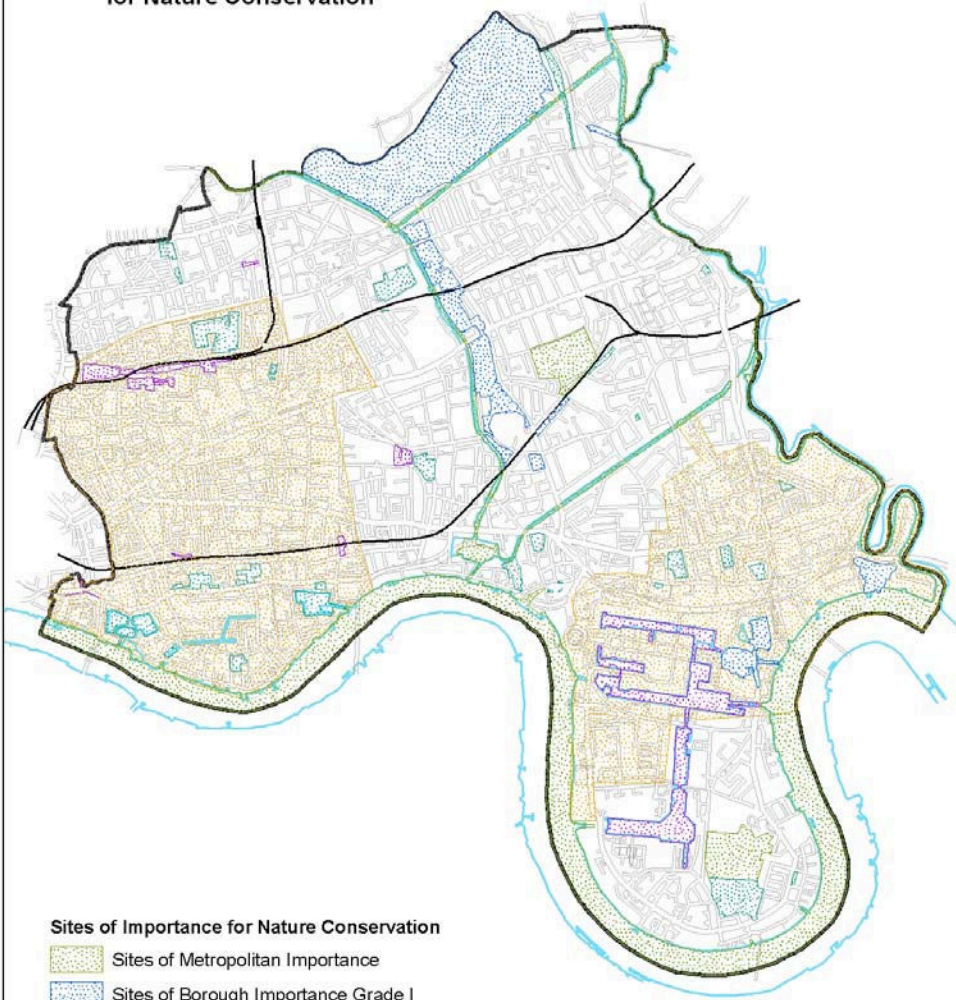
5.3.11 A key air quality indicator is the level of particulate matter present. Particulate matter or PM₁₀ has been measured in terms of the number of days where levels are high or moderate. In the monitoring period there were 10 days at the Poplar site and 10 days at the Bethnal Green site that recorded moderate or high levels (SEI 14). This indicates an increase in the number of days from 2006-07 with 10 days at Poplar and 9 at Bethnal Green.

Noise






5.3.12 There has been an increase in the number of noise-related complaints, from 3,917 in 2006-07 to 7,074 in 2007-8 (SEI 15). The large number recorded in this monitoring period may be due to increased publicity of the service, high levels of construction and extended hours of service of the complaints service.

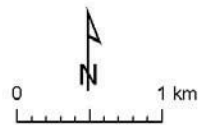


Map 6 - Sites of Importance for Nature Conservation



Sites of Importance for Nature Conservation

-  Sites of Metropolitan Importance
-  Sites of Borough Importance Grade I
-  Sites of Borough Importance Grade II
-  Sites of Local Importance
-  Areas of Deficiency



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5.4 A Well Connected Borough

Car-free Development

5.4.1 83% of all major residential applications approved during the monitoring period had a car-free agreement (LOI 28). Map 7 shows the location of these developments. Car-free agreements help to tackle climate change and promote healthier, less car dependent lifestyles and greener-city living. This demonstrates that Interim Planning Guidance Policy CP40 is being successfully implemented.

Accessibility

5.4.2 In terms of travel to work, 39% of residents work within the borough (SEI 13). This means there is a significant amount of people commuting within the borough, making shorter journeys.

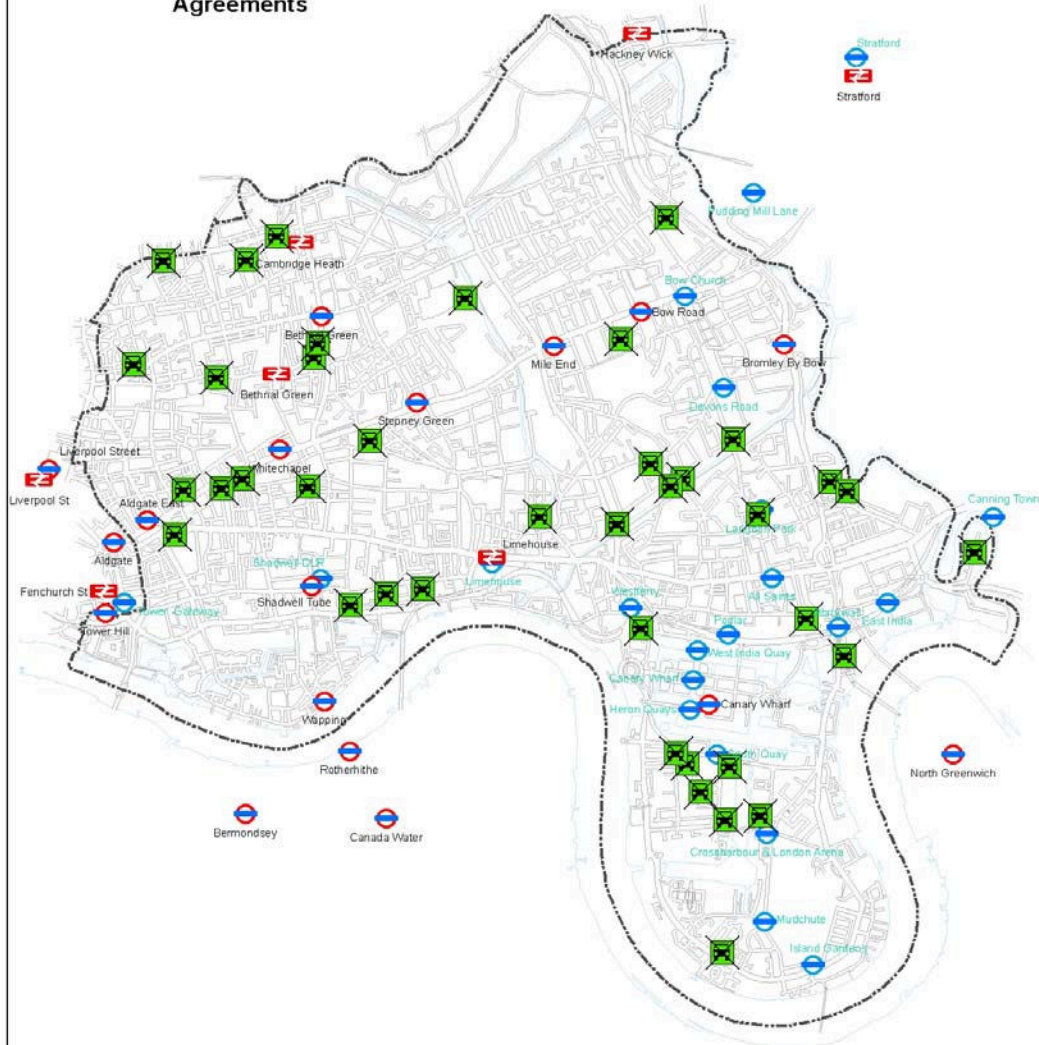
5.4.3 The distance of dedicated pedestrian and cycle routes have not changed since the last AMR with 32.5 km of pedestrian walkways, made up of strategic riverside walkways and green chain, and 68.2 km of cycle routes (LOI 30). These figures have not changed since the last AMR, and reflect the total distance of pedestrian and cycle routes at March 2008.

Public Transport

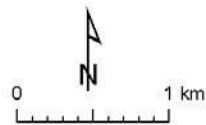
5.4.4 69% of respondents to the Annual Residents Survey thought public transport was good or better (LOI 31). This shows a marked improvement from 65% last year.

5.4.5 5.71% of all major applications approved were submitted with a Travel Plan (LOI 29). This is more than the 4.76% achieved last year. It should be noted that a significant number of developments are required, through legal agreements, to submit a travel plan to the Council after commencement. This indicator will be revised to reflect this anomaly.

Map 7 - Residential Car Free Agreements



- Residential Car Free Agreements signed 07/08
- Underground Station
- National Rail Station
- DLR Station



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A Well Designed Place for People

The Built Environment

5.5.1 The level of satisfaction with the built environment was 61% as sourced from the Annual Residents Survey (LOI 1). This shows a decrease from 66% last year. Map 8 shows the levels of satisfaction with the built environment by Local Area Partnership.

Building for Life Assessment

5.5.2 The quality of residential design has been assessed in line with the Building for Life criteria. Building for Life is the national standard for well-designed homes and neighbourhoods. Planning officers completed 12 assessments of residential developments completed in the monitoring period, the results are shown in Table 13 and 14 below (COI H6). Initial work has found that further desk-top analysis is required prior to assessment, and that links between planning advice, policy and monitoring should be strengthened. Map 9 shows the location of the residential developments assessed with some photographs provided.

Table 13: Building for Life Assessment Results 2007/08

Very Good	1	16 - 20	Candy Wharf (Copperfield Road)
Good	1	14 - 15.75	43a Settles Street
Average	5	10 - 13.75	260-278 Cambridge Heath Road Crown Wharf (Roach Road) Elektron (Aspen Way) New Providence Wharf Site B Flora Close
Poor	5	Less than 10	Royal Mail Depot (Greatorex Street) Meath Gardens (Warley Street) Zenith Apartments (Commercial Road) Lemon Tree House (Bow) Guildford Arms (Godalming Road)

Table 14: Detailed analysis of Building for Life assessment

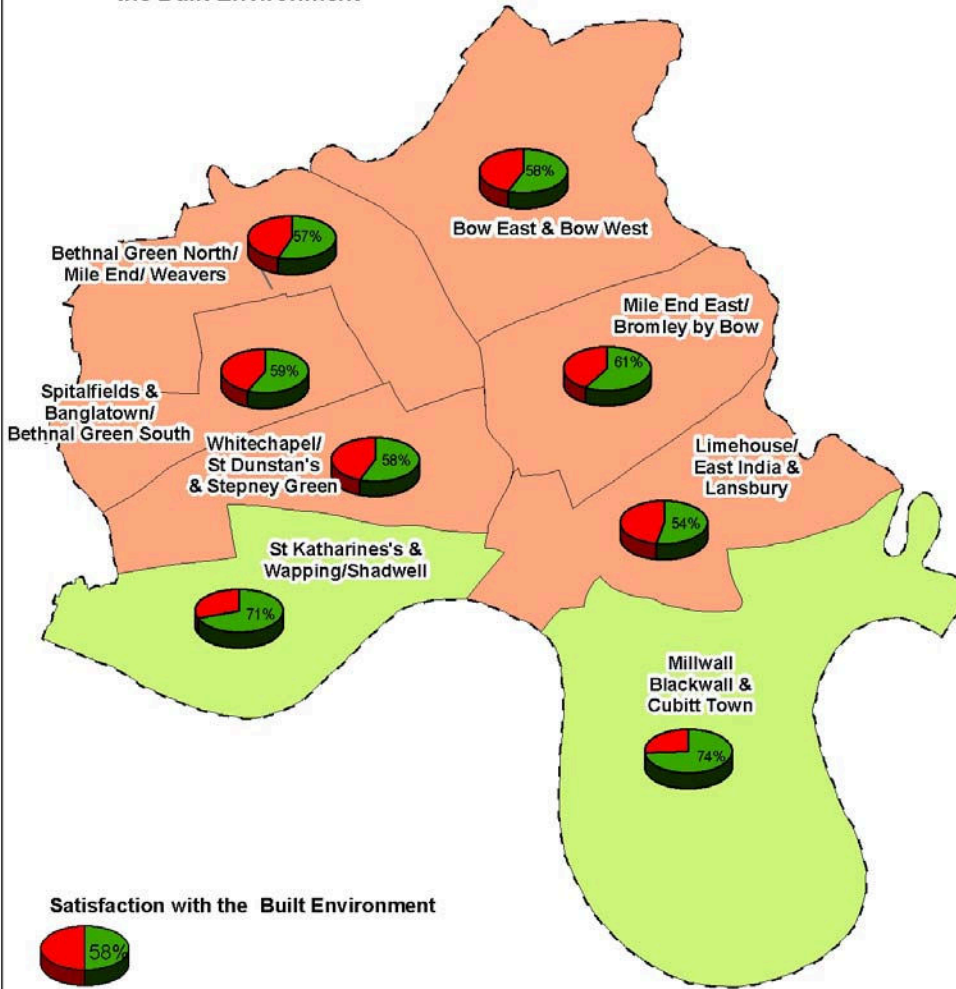
Number of sites with a BfL assessment of 16 or more	1
Number of dwellings on those sites	80
% of dwellings of 16 or more	6.6%
Number of sites with a BfL assessment of 14 to 15	1
Number of dwellings on those sites	11
% of dwellings of 14 to 15	0.9%
Number of sites with a BfL assessment of 10 to 14	5
Number of dwellings on those sites	551
% of dwellings of 10 to 14	45.8%
Number of sites with a BfL assessment of less than 10	5
Number of dwellings on those sites	562
% of dwellings of less than 10	46.7%

Accessibility and Inclusive Design

5.5.3 All development should consider access needs of the whole population. To ensure this happens, the Council employs an Access Officer to provide input into the plan-making and decision making processes. During the monitoring period the Access Officer considered and commented on 40% of all major applications lodged with the Council (excluding those withdrawn) (LOI 33). In this monitoring period the Access Officer's role was reviewed to focus on large applications and drafting guidance.

5.5.4 In 2007-08, London Borough of Tower Hamlets had 63% of its buildings with all public space suitable and accessible to disabled people (LOI 32). This is a significant improvement from 2006-07 (54%).

Map 8 -Satisfaction with the Built Environment

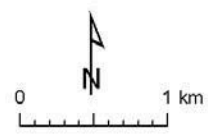


Satisfaction with the Built Environment

■ Satisfied Response
■ Unsatisfied Response

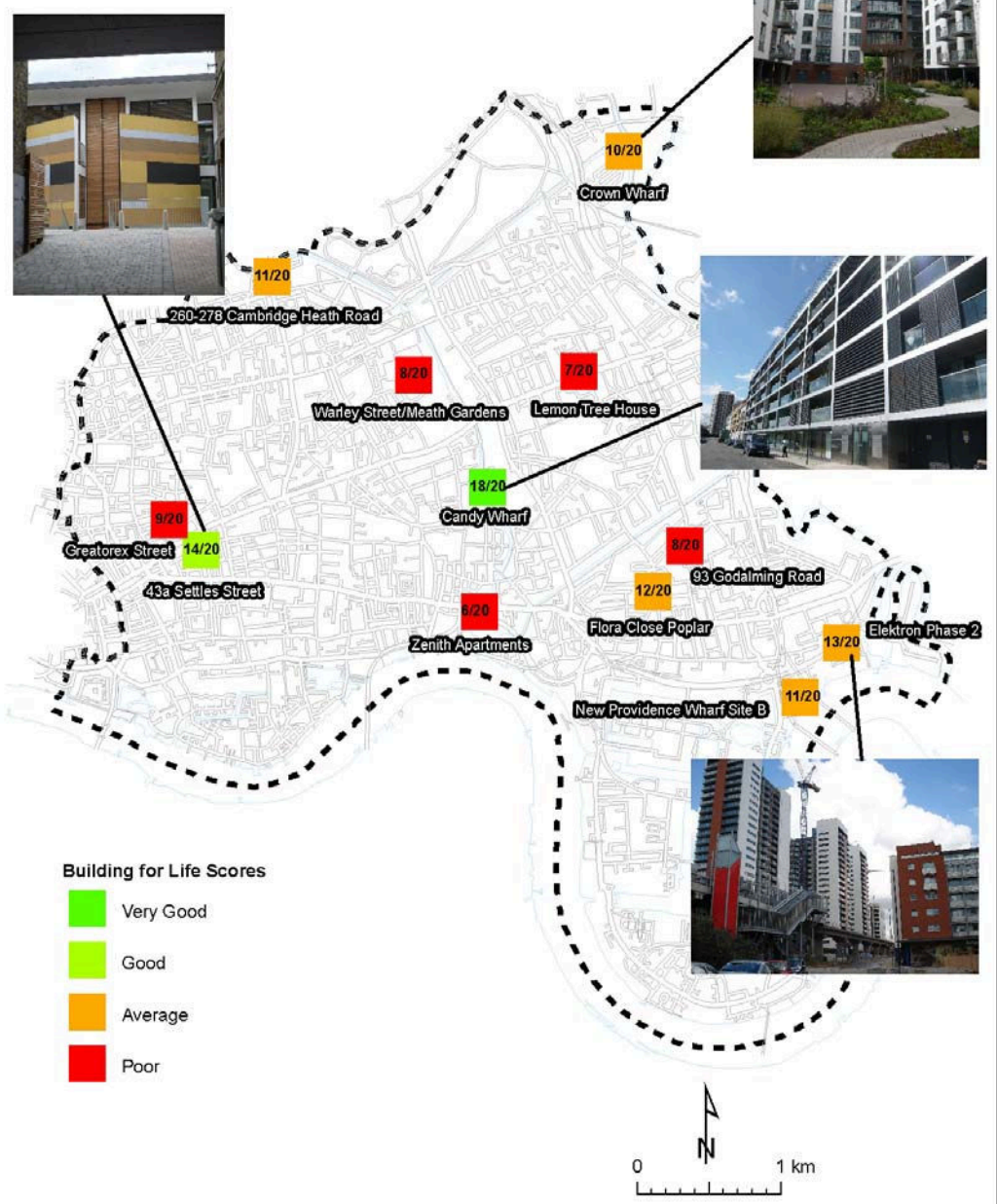
% Change from 06/07 to 07/08

- Satisfied Response lower than previous year
- Satisfied Response higher than previous year
- Local Area Partnership (LAP) Boundaries



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Map 9 - Building for Life Assessment



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Conservation

- 5.5.6 There are a total of 50 Conservation Areas in the Borough (LOI 36). Character appraisals and management guidelines have each been prepared for all Conservation Areas in the Borough and were adopted in March 2007 (LOI 37, LOI 38). The Council has recently agreed to seven new Conservation Areas and 18 revisions to existing Conservation Areas.
- 5.5.7 English Heritage keeps a Buildings at Risk Register that includes listed buildings and Scheduled Ancient Monuments known to English Heritage to be 'at risk' through neglect and decay, or vulnerable to becoming so. The 2007 register included 30 buildings in Tower Hamlets whereas in 2008 the figure was 39 buildings (LOI 39). 13 buildings were added to the register, with 4 buildings being removed. One success story involves a row of Grade II listed houses on Walden Street located close to the Royal London Hospital in Whitechapel. Over the last three years these buildings have been restored under the guidance of the Spitalfields Trust to provide eight family homes.

Public Safety

- 5.5.8 The number of domestic burglaries and racial incidents recorded has continued to drop. The number of domestic burglaries recorded per 1,000 households decreased from 17 in 2006-07 to 16 in 2007-08 (SEI 9, LOI 35). The number of racial incidents per 100,000 population also decreased from 227 in 2006-07 to 147 in 2007-08 (SEI 10).
- 5.5.9 An indicator (LOI 34) relating to people's perception of safety is being developed in partnership with the Community Safety team and will be reported in the next Annual Monitoring Report. The built environment is a major factor in the perception of safety.

6. Masterplan Implementation and Delivery

6.1 Masterplans set out a commitment to monitor development and progress on delivering key infrastructure within their boundaries. This section reports on key implementation projects identified in each of the masterplan areas. Map 10 shows these together with other key projects outside of the masterplan boundaries.

Aldgate

Housing	21 new homes completed 302 new homes approved
Employment	None
Transport and movement	Detailed design for Aldgate gyratory completed New entrance to Aldgate East underground station completed
Education provision	-
Health provision	-
Public Open Space	Improvements to Altab Ali Park Consultation on design for new Braham Street Open Space
Infrastructure, services and waste	-

6.2 Funds were successfully secured for the improvement of Mallon Gardens through the Bishops Square S106 agreement. In addition funds for the Art and Culture Trail were also secured through the Bishops Square S106 agreement.

Millennium Quarter

Housing	9 new homes completed 1,953 new homes approved
Employment	Loss of 409 sq m Office floorspace
Transport and movement	Bus Route 135 introduced
Education provision	-
Health provision	-
Public Open Space	The Millennium Quarter Public Realm Guidance Manual was published
Infrastructure, services and waste	

6.3 The Millennium Quarter Liaison Group continues to meet quarterly.

Whitechapel

Housing	22 new homes completed 19 new homes approved
Employment	None
Transport and movement	Approval of pedestrian crossing across Whitechapel Road Feasibility studies for the redevelopment of the Whitechapel Crossrail site
Education provision	-
Health provision	Completion of the expansion of the Albion Health Centre
Public Open Space	-
Infrastructure, services and waste	-

- 6.4 Tower Hamlets took a petition for DDA improvements to Whitechapel underground station to the House of Lords.

Bromley-by-Bow

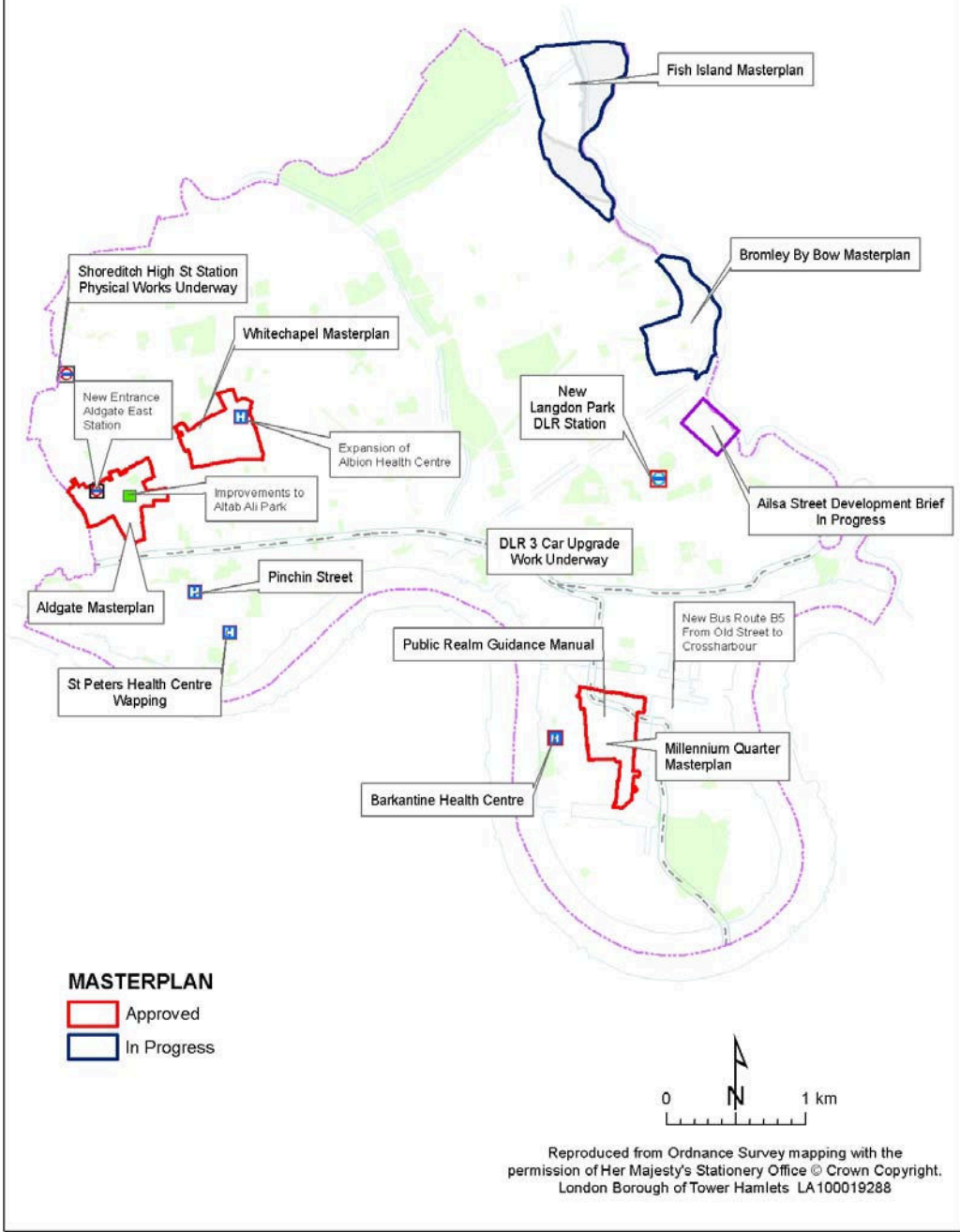
- 6.5 The Council intends to consolidate the additional work currently underway within the Masterplan and present an updated draft to Cabinet in 2009. This includes the Bromley-by-Bow Land Use and Design Brief, being prepared with the London Thames Gateway Development Corporation. The masterplan will then be subject to further public consultation.

Fish Island

- 6.6 Since preliminary (informal) consultation in May the Borough has been working with the London Borough of Hackney (LBH), the London Thames Gateway Development Corporation and the consultants EDAW to progress the development of a draft Masterplan. The Masterplan will be subject to 12 week period of formal public consultation jointly with LBH (including presentations to the Council's Cabinet). This is expected to take place in 2009.



Map 10 - Masterplans and Implementation



7. Progress on the Local Development Framework

Compliance with 2006 Local Development Scheme

- 7.1 It was anticipated that Tower Hamlets Core Strategy and Development Control Development Plan Document would be subject to examination in July 2007. However, the government raised key issues about the Core Strategy in their final representation about the structure and style of the document. Consequently, the Council decided to seek to withdraw the Core Strategy. In withdrawing the Core Strategy the Council was also required to withdraw the related area action plans. This triggered a revision of the Local Development Scheme (LDS).
- 7.2 Tower Hamlets subsequently reviewed and revised its LDS which was approved by Government Office for London in December 2007. For the remainder of 2007-08 Tower Hamlets complied with the revised local development scheme by progressing with the Document Preparation and Production work on the Core Strategy, Site Allocation Development Plan Document and Development Management Development Plan Document. The council has also made progress on the Fish Island and Hackney Wick joint masterplan. Table 15 shows a summary of the progress made with the local development scheme.

Future Revision of the Local Development Scheme

- 7.3 Changes to the national plan making process (as set out in a revised Planning Policy Statement 12 and revised regulations) affects the timetable for production of the Tower Hamlets Core Strategy and other development plan documents. The local development scheme will need to be updated to reflect the changes in the regulations. This is likely to have an impact on all development plan documents and the Statement of Community Involvement. A full review of the LDS should take place following completion of the Core Strategy Options phase I in early 2009. This should respond to the implementation priorities identified in the Core Strategy. Some of the supplementary planning documents necessary to implement the Core Strategy include Bishopsgate Goodsyard Masterplan, Bromley-by-Bow Design Brief and the Planning Obligations SPD.

Table 15: Progress on the Local Development Scheme

Document	Status
Statement of Community Involvement	Examination held 10 October 2007 Adopted by Council 11 February 2008
Core Strategy DPD	In preparation and production phase - on track
Development Management DPD	Preparatory work underway - on track
Site Allocations DPD	Preparatory work underway - on track
Whitechapel Masterplan	Cabinet approved draft 6 December Approved as Interim Planning Guidance by Cabinet on 4 July 2007
Aldgate Masterplan	Cabinet approved draft 6 December Approved as Interim Planning Guidance by Cabinet on 4 July 2007
Bromley-by-Bow Masterplan	Cabinet approved draft 6 December Approval as Interim Planning Guidance postponed
Fish Island and Hackney Wick Masterplan	Preparatory work underway - on track

8. Adopted Unitary Development Plan 1998

- 8.1 When the Planning and Compulsory Purchase Act 2004 came into force on 28 September 2004, it enabled Local Planning Authorities to automatically save the policies in adopted Unitary Development Plans (UDPs) for a period of 3 years or until the Authority adopted its Local Development Framework Core Strategy. If Local Planning Authorities need to save policies beyond the three year period then they needed to seek approval from the Secretary of State.
- 8.2 In order to ensure the Council retains appropriate, robust, local planning policies to manage sustainable development, an assessment of the UDP policies was undertaken. As a result of this assessment, recommendations were made to the Council to retain and delete certain policies. These recommendations were based upon the relevance to the national, regional and local policy context and an explanation as to why a policy is to be retained or deleted.
- 8.3 The policies named in the Direction on Saving UDP have been saved as of 27 September 2007. All other UDP policies have been deleted and will not be considered in planning decisions.
- 8.4 The Tower Hamlets Unitary Development Plan (UDP) 1998 is the adopted plan which provides the basis for planning decisions in the borough. This, along with the Mayor's London Plan, makes up the Tower Hamlets Development Plan.

9. Monitoring the Statement of Community Involvement

9.1 A Statement of Community Involvement (SCI) is required by planning legislation and sets out the Council's consultation framework and standards for all planning matters. The Council submitted its Statement of Community Involvement to the Secretary of State in November 2006. Following its Independent Examination in public in October 2007, the Statement of Community Involvement was adopted by the Council in February 2008. It includes:

- The objectives of the SCI and how the Council will ensure that all communities have a say;
- How it relates to the LDF;
- Provides a portrait of the borough's communities;
- How and when communities can get involved in the planning process, either the LDF or planning applications;
- the types of consultation methods which the Council may use; and
- how your views will be incorporated into development plan documents and in relation to planning applications.

9.2 No statutory planning documents were consulted on in the monitoring period. With the emerging Core Strategy Development Plan Document officers are exploring more effective ways of consulting with members of the community and key stakeholders. These findings will be reported in the next Annual Monitoring Report.

9.3 It has been noted that the Statement of Community Involvement has encouraged more applicants, particularly on larger applications, to submit statements of community involvement undertaken prior to submitting planning applications. This will be monitored and reported in next year's AMR.

10. Issues and Actions

- 10.1 This year's AMR has raised four significant planning issues that will need to be addressed in the development of new planning policies. There is an opportunity for these findings to inform the preparation of the revised Core Strategy.

Housing Delivery

- 10.2 The number of dwellings completed has fallen for the third year in a row. With the ambitious housing delivery target set by the London Plan to deliver an additional 31,500 homes by 2017, completion rates will need to be monitored carefully. Evidence suggests that housing development in Tower Hamlets remains at high levels compared with other London boroughs and areas outside of London. External indications from the current economic downturn and the development industry suggest this trend is likely to continue at least in the short term.
- 10.3 It is suggested that quarterly housing monitoring reports are produced to help understand the changing nature of the housing market and to inform the development of planning policy. This will tie in with the Local Area Agreement indicator reporting programme and provide further detail on tenure, location and type of housing.

Family Housing

- 10.4 There was an increase in the percentage of family housing completed this year, but given the low overall delivery of new homes, fewer family homes were completed in real terms. While there was a significant increase in the percentage of social rented family homes, the number of market family homes completed decreased significantly.
- 10.5 A perceived lack of demand for family housing and policies in the London Plan requiring economic viability testing mean that policies requiring certain levels of family housing are not being achieved. Another factor is that not all locations are considered appropriate for family housing. This will need to be further researched through the emerging Housing Strategy and the Core Strategy.

Infrastructure Planning and Delivery

- 10.6 Tower Hamlets continues to experience a very high degree of development in terms of quantity and density. The result is a growing and changing population which is changing the patterns of demand for public and other services and infrastructure. The completion of two new health facilities and the improvement of two other health facilities is a positive step in meeting increased local need and improving the quality of public services for all. In order to ensure infrastructure keeps up with development demand, a Partnership-wide Infrastructure Plan is being developed for Tower Hamlets. This will be informed by ongoing

work to predict population growth and change. A New Housing Development Survey was undertaken in 2008 which will contribute to our understanding of the needs new development brings.

Public Open Space

- 10.7 The overall level of public open space has increased, with the addition of new public open space at Meath Gardens, Royal Mint Square and Middleton Road, balanced by a small loss at Hardinge Lukin Street Play Area. The borough's policy position of 1.2 hectares per 1,000 population is proving challenging to maintain. A further recommendation is to continue to address the need for quality public open space in a quantitative sense. This could be achieved by exploring the funding sources available to secure additional public open space, including mechanisms such as planning obligations. This would enable a clearer status for such land and allow for an improved and more transparent monitoring process to account for these contributions. There will be a range of issues to consider around the identification, ownership and management of new public open space. In addition, there is a need for improved processes to collect and categorise open space information.
- 10.8 In order for this recommendation to be effective, an updated audit of public open space in Tower Hamlets will be required to feed into the planned review of the Open Spaces Strategy and the proposed Green Grid project. These actions will help officers understand the current levels of public open space provision and identify potential areas and locations for new public open space. The review of the Open Spaces Strategy will need to consider new and innovative approaches to addressing the adequate provision of public open space. The forthcoming Planning Obligations Supplementary Planning Document should help ensure further financial resources are captured and directed to the acquisition of new public open space.

Additional actions proposed

- 10.9 Further actions proposed include:
- Revising the Local Development Scheme by March 2009;
 - Coordinate the Annual Monitoring Report programme with Local Area Agreement monitoring;
 - Further work to understand the nature of development at Canary Wharf;
 - Continue to monitor air quality indicators at sites throughout the borough; and
 - Review the current Local Output Indicators and Significant Effects Indicators alongside the revision of the Core Strategy.

To be added in November

Reference	Address	Description	Completed Date	Net Gain
PA/00/00004	43-47 Raven Row	Construction of third floor & mansard roof extensions to provide 3 no. 1 bedroom and 2 no. 2 bedroom flats.	28/09/2007	5
PA/00/00548	50 Cannon Street Road	fTo form two self contained flats and a mansard roof, take down and rebuild front elevation wall.	01/09/2007	1
PA/00/00599	23 New Road	Conversion to form 5 flats.	16/10/2007	5
PA/00/00737	Perseverance Public House, 125 Gosset Street	Conversion into three x 2 bed houses, including additional floor.	10/10/2007	3
PA/00/00875	60 Settles Street	Change of use from one, six bedroom dwelling providing supported needs accommodation to two, three bedroom flats for people with supported needs, with ancillary office facility within the first floor area.	24/09/2007	2
PA/00/01003	152 Hackney Road	Erection of a new second floor plus the change of use of and alterations to first floor to create two 2-bedroom flats.	07/02/2008	2
PA/00/01341	82 Commercial Street	Demolition of existing ground floor rear extension and construction of new ground floor extension (already carried out) and additional first and second floor rear extensions. Use of the premises as an art gallery (retail) on ground and basement floors and creation of a self-contained maisonette above.	07/12/2007	1
PA/00/01534	74 Whitechapel High Street	Change of use from retail A1 to A3 restaurant in basement and ground floor along with the conversion of the first, second and third floors from storage to three bedsit flats.	30/11/2007	3
PA/01/00078	50 Cannon Street Road	Change of use of the ground floor and basement to a self-contained one bedroom flat.	01/09/2007	1

PA/01/00919	Land At Rear Of 87 - 88 Whitechapel High Street	Erection of a four storey building comprising a ground floor commercial unit ('A1' retail or 'A2' financial and professional services) and two x two bedroom and four x one bedroom flats above. (Includes partially covered roof terrace and escape stair serving property at 87 Whitechapel High Street.)	03/12/2007	6
PA/01/01039	5 Boulcott Street	In outline, demolition of existing single storey motor vehicle repair workshop and re-development by erection of part 5, part 7 storey building to form 4 x 1 bedroom flats, 10 x 2 bedroom flats, including 5 car parking spaces.	31/05/2007	14
PA/01/01104	132a-134 St Pauls Way	Erection of two 4 storey blocks to provide 28 flats plus bin store and parking for 10 cars.	20/03/2008	24
PA/01/01418	163-167 And Land Rear Of 159a-161 St Leonards Road	Erection of three, three storey, four bedroom terraced houses fronting St. Leonards Road and one, three storey, four bedroom detached house fronting Bright Street.	11/05/2007	1
PA/01/01473	Former Goods Yard/Warley St	a) Housing development two to eleven storeys high, on western part of the site, comprising 316 dwellings (private and 'social') with underground car parking and associated landscaping, roads and footpaths.b) Extension to Meath Gardens Public Open Space on land at eastern part of the site (zoned for this purpose in the Unitary Development Plan) with provision for public pedestrian links, east via a anal bridge to Mile End Park and south along the canal side.	17/12/2007	316
PA/01/01789	226-228 Commercial Road	Erection of two, 5 storey buildings with retail, 4 car parking spaces and an unloading bay at ground floor level plus 34 one & two bedroom flats and an additional 12 one bedroom units of Affordable Housing.	20/02/2008	46

PA/01/01820	Former Council Depot Flora Close	Erection of one, three bedroom wheelchair users flat and two, one bedroom flats in a two storey development. (Details following outline application permission granted on 29/1/01 ref PA/00/1622).	01/06/2007	3
PA/02/00046	71 Redmans Road	Demolition of the existing Public House and redevelopment of the site by the erection of a part four, part five storey building comprising seven self contained residential flats (one x three bedroom; four x two bedroom and two x one bedroom flats.	20/08/2007	7
PA/02/00075	91a Whitechapel High Street	Conversion of first to third floors to form three self-contained flats including first floor rear balcony and an additional flat in new fourth floor with front balcony.	15/06/2007	4
PA/02/00263	Land Adjacent To 27 Voss Street And Rear of 201 Valance Road	Erection of a part two-storey and three-storey building for residential use with rear terrace on the second floor.	28/06/2007	1
PA/02/00963	22 to 32 Copperfield Road	Erection of a basement and seven storey building and associated works in connection with the use of the basement as 35 parking spaces, the ground floor as 2 commercial units (755m ² of Class A1, A2, A3 or B1 accommodation), 10 motorcycle spaces plus cycle parking, and the upper floors as 80 residential units (8 x 3 bed, 48 x 2 bed and 24 x 1 bed units) - revised application 25/11/02.	24/05/2007	80
PA/02/01049	Site B, Charringtons Wharf, Blackwall Way E14	Erection of a 19,590 sq.m building up to 11 storeys high to provide 232 residential units, 245 sq.m of retail, 655 sq.m of community uses and a health centre. (Amendment to scheme PA/00/267 approved 22/06/01).	25/09/2007	232
PA/02/01587	9 Chicksand Street	Demolition of existing building and creation of a 5-storey building comprising of nine 1 bedroom, four 2 bedroom and one 3 bedroom apartments.	07/08/2007	14

PA/02/01648	Jeremiah House Jeremiah Street	Refurbishment works to the existing two-storey building, in connection with its use as 9 self contained flats with 24 hour on-site support, for occupation by young people leaving care.	13/02/2008	3
PA/02/01818	2 - 3 Island Row, 4 Mill Place	Refurbishment and change of use/conversion of light industrial building at 4 Mill Place plus the erection of a mansard addition spanning 2 & 3 Island Row and 4 Mill Place to create a one bedroom live work accommodation plus six self contained (four x two bedroom and two x one bedroom) flats.	07/08/2007	7
PA/03/00188	22 Hessel Street	Erection of a new second floor extension to form 1 x 1 bedroom maisonette on the first and second floors with new access in Amazon Street, E1.	11/09/2007	1
PA/03/00204	2 Fashion Street	Erection of basement plus four-storey building, comprising of retail shop (A1 use class) at basement and ground floor and one residential unit at 1st, 2nd and 3rd floors.	01/11/2007	3
PA/03/00601	Bernhard Baron House, 71 Henriques Street	Alterations and extension of existing 4th floor roof level and new set-back 5th floor extension to create 12 new residential flats with associated roof terrace amenity space. Construction of covered areas of stacked parking at ground/basement level and associated alterations including raising boundary wall, new gates, excavation of light well, re-location of bin store and reducing size of ground floor windows.	31/12/2007	12
PA/03/00620	51-55 Bow Rd, E3 2AD	Demolition of existing building and redevelopment of site to provide a mixed use scheme of between 3 and 7 storeys in height comprising of three A1, A2 or B1 units and 49 residential units.	20/10/2007	58
PA/03/00892	471 Roman Road	Addition of second storey for a 1 bed flat and associated works.	24/05/2007	1

PA/03/00930	24-30 Vallance Road	Extensions to the side and rear across all floors, construction of an additional storey on top of the existing building and conversion to twelve 2-bedroom flats above ground floor commercial uses.	31/07/2007	4
PA/03/01054	43 Commercial Street	Change of use of first, second and third floors from warehouse to 6 x 7 bedroom flats for sharers. External alterations including re-construction and enlargement of mansard roof as per previous permitted scheme PA/02/0163 dated 01 August 2002.	04/12/2007	6
PA/03/01236	43a Settles St	Demolition of existing covered car park and workshop, and redevelopment to provide x 5 two-bedroom houses and x 6 one-bedroom flats on three floors together with landscaping of site.	15/10/2007	11
PA/03/01283	Units 1 To 4 And 17 Roach Works, Roach Road	Removal of existing single storey structure and the erection of a part 6 and part 7 storey building to accommodate 58 live/work units (6100 sq.m) and 6 B1 units (850 sq.m), with riverside walkway, associated car parking/servicing and landscaping.	07/08/2007	58
PA/03/01352	271 - 275 Bethnal Green Road	Demolition of the existing rear extension and the construction of a new first and second floor rear extension together with a mansard-style roof extension to create 7 flats.	10/05/2007	5
PA/03/01758	Colet Arms Public House, 94 White Horse Road	Conversion of existing public house and change of use to residential use comprising four self contained flats (two x one bedroom flats at ground floor and within part of the basement plus two x two bedroom flat at first and second floor) plus demolition of two single storey outbuildings at rear, creation of a stair well and provision of amenity area.	30/06/2007	3

PA/04/00278	210-214 And 214a Brick Lane	Alterations to rear at first and second floor levels and change of use of first, second and third floors from light industrial use (B1) to residential (C3) to create eight flats (4 x 2bedroom and 4 x 1bedroom flats).	20/08/2007	8
PA/04/00429	606 - 608 Roman Road	Conversion of building to provide three 1 bed flats on first floor and addition of second floor to provide two 2 bed flats plus minor alterations to ground floor and rear extension and alterations to shop front.	29/11/2007	4
PA/04/00466	Foresters Public House, 253 St Leonard's Road	Conversion and extension of public house to create 6 residential units, 4 one bedroom and 2 two bedroom flats, involving a roof extension to provide an additional storey with dormer windows and rooflights on the front and rear roof slopes.	09/11/2007	6
PA/04/00848	25 St Pauls Way	Demolition of existing buildings on site. Erection of 6 storey block and its use as 12 residential flats (7 one bedroom and 5 two bedroom units).	04/12/2007	12
PA/04/00948	35 Wentworth Street	Change and conversion of use of the upper floors from storage into two self contained flats (a studio flat and a two bedroom unit), together with alterations to the rear of the property to create a separate means of access to the upper floors.	23/10/2007	2
PA/04/00973	Aspen Way - Tower 1	Demolition of the Electrical Switch House and the erection of a 25-storey building (81.55 metres AOD) plus two 22-storey buildings (73.3 metres AOD) to provide 437 one and two bedroom residential units and 229 sq.m of commercial floorspace.	11/01/2008	149

PA/04/01007	31 - 39 Redchurch Street 11 - 15a Chance Street	Redchurch Street: Extensions to create new third floor and first floor office extension. Change of use and conversion of second and third floors to provide 3 no. new residential units. Installation of new windows to the Redchurch Street elevation.	16/01/2008	6
PA/04/01107	718 - 720 Wick Lane	Erection of a mixed use development consisting of A1 or A2 or B1 on ground floor and 14 residential units (1 three bed, 7 two bed, 5 one bed units and one studio unit) on the upper 3 floors together with parking facilities; creation of vehicular access across pavement.	24/07/2007	14
PA/04/01131	Crossways Estate Rainhill Way	Construction of buildings ranging from three to six storeys to provide 104 dwellings.	30/06/2007	104
PA/04/01136	253 - 257 Westferry Road	Site clearance and construction of buildings up to three storeys to provide 14 flats with associated parking, access and landscaping.	31/08/2007	12
PA/04/01473	75 - 79 Wentworth Street	Conversion of existing storage areas on first and second floors plus construction of a new mansard roof level, to provide 2no. two bedroom flats and 4no. one bedroom flats.	24/05/2007	6
PA/04/01738	1-24 Flora Close (land bounded by Ricardo St, Upper Nth St & Cordelia St	Demolition of existing buildings and construction of part four, part five storey building for social housing comprising 58 flats (7 x 1 bedroom, 34 x 2 bedroom, 12 x 3 bedroom & 5 x 4 bedroom).	31/01/2008	34

PA/04/01753	Tarling Estate East Tarling Street	(1) Construction of five storey buildings to the north of Dean and Brinsley Houses to provide twenty flats (10 x 1 bed & 10 x 2 bed flats). (2) The construction of two, three bedroom houses to south of Foley and Robert Sutton Houses. (3) Refurbishment works to Foley, Robert Sutton, Dean and Brinsley Houses including the erection of a new pitched roof to Robert Sutton House together with remodelling of car parking and environmental improvement works.	31/08/2007	22
PA/04/01835	Imperial Crown Public House, 50 St Leonards Street	Demolition of existing single-storey rear extension and conversion of vacant public house to provide x1 shop unit, x3 two-bedroom flats and x4 one-bedroom flats, including construction of an additional floor and a three storey rear extension.	31/07/2007	9
PA/04/01858	New Providence Wharf Blackwall Way	Erection of a 36,552 sq.m tower and podium building 111.95 m AOD to provide a 14,106 sq. m 169 bedroom hotel, a 605 sq. m health club, a 36 sq. m A1/A2/A3/B1 unit, 45 car parking spaces, landscaping and means of access.	20/05/2007	260
PA/05/00296	Greatorex St	Demolition of the existing building and erection of 3 to 6 storey buildings to provide 72 residential units (10 studios, 17 one bedroom, 36 two bedroom, 5 three bedroom and 4 four bedroom flats), a 93 sq. metre Class B1(Business) unit and a 123 sq. metre unit for Class A1 (Shop) or Class A2 (Financial and professional services).	14/11/2007	72
PA/05/00376	Mudchute Park And Farm, Pier Street	Conversion of existing Wardens House into separate ground & first floor flats with the erection of a external timber and steel access deck and stairs.	10/09/2007	1

PA/05/00380	466 - 468 Roman Road	Part demolition to rear in connection with alterations and erection of a single storey rear extension and new second storey mansard extension to form ground floor retail unit with one, one bedroom flat and three, two bedroom flats above.	05/11/2007	3
PA/05/00404	445-447 Roman Road	Partial demolition, the conversion of the 1st floor together with the construction of a 2nd floor extension to provide 4 one bedroom flats and the erection of 2 three bedroom dwellinghouses.	21/11/2007	5
PA/05/00427	15 - 17 Wentworth Street	Conversion of upper floors into 3 x self contained two-bedroom residential units and new separate entrance for residential units. In addition, the rear walled-in yard to be covered with a flat roof.	04/01/2008	3
PA/05/00459	93 Godalming Road, E14 6BJ	The demolition of a disused public house and the erection of a part 3/part 4 storey building containing 14 self-contained flats (1 x one bed, 12 x two bed and 1 x three bed).	07/08/2007	13
PA/05/00462	42-44 Glaucus Street	Demolition of existing building, change of use of site and erection of 5 storey building to provide 18 flats (sixteen 2 bedroom flats and two 3 bedroom flats) with associated bin store, meter stores, cycle store and railings etc.	07/09/2007	17
PA/05/00528	Braybrooke Stepney Way	Alteration during the course of construction of 92 residential units (Planning permission ref: PA/04/14) to convert the ground floor pump room to 1 x one-bedroom residential unit.	11/09/2007	1
PA/05/00810	Studio 8, Block B, 1 Fawe Street	Conversion of one live-work unit on two floors to provide two live-work units (sui generis use) plus the creation of new dormer windows and doors at roof level on east and west elevation of building.	21/02/2008	1

PA/05/01092	2-6 Minerva Street	Conversion of 3 storey building and demolition of 2 storey building. Addition of rooms on the roof accessing roof terraces on the retained building and construction of a 3-4 storey new building, also with roof terraces. Scheme to comprise 1 office (B1) unit and 3 shop/service/art gallery (A1/A2/D1) units on ground floor and 9 residential units above (6 x1 bedroom, 3 x 2 bedroom).	30/06/2007	9
PA/05/01223	170a Swaton Road	Erection of a new two-storey two-bedroom dwelling.	25/06/2007	1
PA/05/01316	260-278 Cambridge Heath Rd	Erection of a four storey building fronting onto Cambridge Heath Road, consisting of ground floor commercial with 14 x residential units above (3 x 1-bed, 10 x 2-bed & 1 x 3-bed).	31/08/2007	8
PA/05/01415	4 - 6 Davenant Street	Erection of a rear third floor and fourth floor extensions, the change of use of the existing commercial building to provide 8 Class B1 (Business) units on the ground and first floors, with 14 flats residential on the 2nd to 4th floors (11 x 2 bedroom and 3 x 3 bedroom) with the provision of 15 bicycle racks.	11/03/2008	14
PA/05/01512	Wellington Arms Public House, 145 St Leonards Road	Conversion of public house to form six flats; rear ground floor extension and additional storey over entire building.	18/10/2007	6
PA/05/02130	Roach Rd, E3 2PA	Redevelopment to provide 98 live / work units & 2255m ² of A1, A3, A4 & B1 uses. (REVISED SCHEME)	02/11/2007	98
PA/06/00223	502 Roman Road	Proposed erection of a part first floor rear extension and additional second floor extension to provide 2x1 bedroom and two studio flats.	29/05/2007	2
PA/06/00228	Playground Site, Site At Rear Of 60 Lefevre Walk	Erection of a part three, part four-storey residential building comprising 2 four-bedroom houses and 4 two-bedroom flats with associated landscaping.	13/04/2007	6

PA/06/00378	Site At North East Junction Of Tomlins Grove And Arnold Road	Conversion of a redundant former electrical transformer house into 9 No. new residential units, involving removing existing roof and replacement of roof, new windows in existing or new openings, new entrance and internal parts and general upgrade and refurbishment.	07/09/2007	9
PA/06/00752	Flats 84, 85, 88, 89 & 90 Cudworth Street	Conversion of 5 x 4 bed (cluster) flats into 10 x 1 bedroom flats for use by single homeless and rough sleepers (Sui Generis - Hostel Use).	10/12/2007	5
PA/06/00791	Staten Building Fairfield Road	Conversion of the additional floor recently constructed above existing flat into a separate self-contained one-bedroom studio flat.	05/04/2007	1
PA/06/00975	2 - 4 Ford Street	Conversion of an existing garage into a two bedroom flat and associated works, together with replacement of windows to existing flats.	29/05/2007	1
PA/06/01109	4 Westport Street	Amendments to the original planning permission PA/05/401 dated 6th October 2005 for the demolition of existing building and construction of a four storey building consisting of 14 residential units (12 x 1 - bed and 2 x 3 - bed) and the removal of trees including proposed landscaping.	11/03/2008	14
PA/06/01413	43 Settles Street	Conversion of existing 6 bedroom maisonette unit into 3 flats consisting of 1 studio flat each at ground and first floors with 1 x 2 bedroom maisonette unit at second and third floors plus retention of approved basement 1 bedroom flat.	28/11/2007	3
PA/06/01717	128-129 Whitechapel High Street	Conversion of upper floors to create 5 x 1 bedroom flats and 3 x 2 bedroom flats. Roof extensions and alterations to the rear facades. Alterations to shopfront.	28/02/2008	8
PA/06/01916	Estate Office Block L, Peabody Estate John Fisher Street	Conversion of existing ancillary estate office to 1x 2-bed residential unit.	04/10/2007	1

PA/06/01962	9 Campbell Road	Conversion of semi-detached property into 2 x 3bed flats together with the erection of a two storey rear extension.	23/10/2007	2
PA/07/01439	11 Tredegar Terrace	Erection of 5 x 3 bedroom terraced houses with private amenity areas and 2 x 2 bedroom detached houses with terraces.	29/11/2007	7
PA/07/01515	10 - 14 And 17 Pepper Street	Change of use from offices (Class B1) to residential use (Class C3) by retention of 9 apartments consisting of (1 x studio, 4 x 1 bedroom and 4 x 2 bedrooms). Proposed provision of waste storage at ground floor.	01/08/2007	9
PA/07/01961	487B Hackney Road	Certificate of Lawfulness for the established use of property as a one bedroom self contained flat at rear ground floor level.	24/09/2007	1
PA/07/01962	487C Hackney Road	Certificate of Lawfulness for the existing use of property as a one bedroom self-contained flat at ground floor and basement levels.	24/09/2007	0
PA/07/02035	32 Lancaster Drive	Conversion of ground floor living/sleeping area into studio flat to convert property into studio flat on ground floor and three bedroom flat on first floor (Retrospective Application).	09/11/2007	1
PA/07/02070	246 Bethnal Green Road	Retrospective application to retain 3no. bedsits, 1no. one-bedroom flat and 1no. two-bedroom flat (total of 5 flats) at first to third floor level.	26/10/2007	2
PA/07/02187	102 Teesdale Street	Application for Certificate of Lawfulness in respect of the use of the property as a residential flat.	12/11/2007	1
PA/07/02258	Taverners Court, 30 Grove Road	Application for Certificate of Lawfulness in respect of existing use of roofspace as a two bedroom apartment.	29/10/2007	1
PA/98/01173	22 Calvert Avenue	Alterations to existing structure and addition of four more flats in a similar design to provide two business units on ground/basement, three live/work on first, and thirteen flats and studios above omitting car parking in previous scheme.	01/03/2008	16

PA/98/01241	59 Barnet Grove	<p>a) Extension and enlargement of roof to provide residential floorspace b) change of use of rear first floor from business to residential c) carrying out above works together with revisions to previously permitted scheme Ref TH11548/BG/90/287 dated 6/8/91 (some of which have already been carried out) to create in total 2 business units (ground and basement) and 2 maisonettes (first and second) within the premises (previous scheme two business units and one maisonette.</p> <p>Erection of 10, 8 and part 4/7 storey buildings for comprising 85 flats, 17 live/work units and 1350m² A1/A2/A3.</p>	11/09/2007	2
T/97/18 WP/97/47	594 Commercial Road		01/08/2007	102
		Total Net Additional Dwellings		2037

Reference	Address	Decision Date	Start Date	Proposed Net Gain
PA/01/01153	SITE AT SOUTH WEST JUNCTION OF BARCHESTER STREET AND MORRIS ROAD INCLUDING CHRISP STREET, LONDON, E14	21-Jan-03	N/A	118
PA/01/01255	43 TO 47, VALLANCE ROAD, AND LAND AT REAR, LONDON, E1 5AB	21-Mar-05	19-Mar-07	14
PA/01/01756	251-253 COMMERCIAL ROAD, LONDON, E1 2BT	21-Sep-04	N/A	14
PA/02/01093	SITE BOUNDED BY 3-6 STEWARD STREET, 46-50 GUN STREET AND 38 BRUSHFIELD STREET, E1	28-Mar-06	N/A	34
PA/02/01360	207-211 BOW ROAD, LONDON, E3 2SJ	27-Feb-07	N/A	23
PA/02/01751	EAST END MISSION 583 COMMERCIAL ROAD, LONDON, E1 0HJ	01-Oct-05	N/A	45
PA/02/01913	VICTORIA WHARF, PALMERS ROAD, LONDON, E2	17-Jun-05	N/A	87
PA/03/00043	92 CAMPBELL ROAD, LONDON, E3 4EA	01-Nov-04	N/A	12
PA/03/00154	SITE NORTH OF COPENHAGEN HOUSE, COPENHAGEN PLACE, LONDON, E14	08-Sep-06	N/A	110
PA/03/00203	321-325 COMMERCIAL ROAD, LONDON, E1 2PS	23-Apr-06	N/A	14
PA/03/00468	LAND AT NW JUNCTION OF PARNELL ROAD AND OLD FORD ROAD, OLD FORD ROAD, LONDON, E2	17-Sep-04	N/A	40
PA/03/00469	SITE AT NORTH WEST JUNCTION OF ARTILLERY LANE AND CRISPIN STREET, ARTILLERY LANE, LONDON, E1	13-Nov-03	N/A	38
PA/03/00493	62-66 CAVELL STREET, & LAND SOUTH OF NEWARK STREET LONDON, E1 2JA	28-Sep-07	N/A	11
PA/03/00638	WATERSIDE HOUSE, ADMIRAL'S WAY E14 9XU	28-Jun-06	N/A	56
PA/03/00659	LANTERN'S COURT, 22 MILLHARBOUR, E14 9TU	16-Apr-04	N/A	651
PA/03/00680	159 COMMERCIAL STREET, LONDON E1 6BJ	08-Aug-04	24-Oct-07	14

PA/03/00766	52 TO 58 COMMERCIAL ROAD AND LAND REAR OF 48 TO 60 COMMERCIAL ROAD,	22-Dec-05	31-Jul-07	136
PA/03/00884	20 MOWLEM STREET, LONDON, E2 9HE	02-Dec-04	26-Apr-07	13
PA/03/01056	SITE AT FORMER GOODMANS FIELD, NORTH OF HOOPER ST AND EAST OF 99 LEMAN STREET, ALIE STREET E1 8BP	28-Oct-04	24-Oct-07	40
PA/03/01277	GAS WORKS SITE, HARFORD STREET, E1	30-Mar-05	N/A	532
PA/03/01370	35 WOODSEER STREET	27-Feb-04	23-Jul-07	13
PA/03/01431	238-244 HACKNEY ROAD, LONDON, E2 7SJ	16-Jan-08	N/A	14
PA/03/01515	1 PAUL JULIUS CLOSE (REUTERS/BLACKWALL YARD), E14	15-Jul-05	N/A	708
PA/03/01577	2 TO 6, MINERVA STREET, LONDON, E2 9EH	04-May-05	N/A	13
PA/03/01617	RIVERSIDE WORKS, 419 WICK LANE, LONDON, E3 2JG	03-Oct-05	04-Dec-07	104
PA/03/01683	CROSSWAYS ESTATE, RAINHILL WAY, INCLUDING 1-43 HOLYHEAD CLOSE, LONDON, E3	05-Aug-05	N/A	396
PA/04/00350	3 TO 5 AND 19 TO 25, PAYNE ROAD, LONDON, E3 2SP	08-Nov-06	10-Dec-07	158
PA/04/00367	MILLWALL FIRE STATION, 461 WESTFERRY ROAD, LONDON, E14 3AN	17-Aug-06	09-Jan-07	33
PA/04/00447	MULLBERRY SIXTH FORM COLLEGE, 226 CABLE STREET, LONDON, E1	03-Apr-06	N/A	34
PA/04/00465	TREDEGAR ESTATE PHASE 4, 1 TO 157 ORDELL ROAD AND 2 TO 122 MOSTYN GROVE, LONDON, E3	22-Sep-07	N/A	204
PA/04/00496	JOHN LAWDER HOUSE, 12 GILL STREET	07-Dec-05	04-Dec-07	62
PA/04/00510	POPLAR HIGH STREET/PRESTON ROAD, E14 9RL	13-Mar-06	16-Nov-06	243
PA/04/00538	EAST OF WATNEY STREET AND SOUTH OF TARLING STREET, NORTH OF MARTHA STREET AND WEST OF BRINSLEY HOUSE,	27-Sep-05	N/A	221
PA/04/00551	31-39 MILLHARBOUR, E14 9TX	12-Oct-05	12-Oct-05	512
PA/04/00562	4 ROACH ROAD, E3 2PA	22-Dec-05	N/A	40
PA/04/00602	UNITS 5 - 6, 41 QUAKER STREET, LONDON, E1 6SN	09-Jun-05	N/A	24
PA/04/00774	DEVONS WHARF, LEVEN ROAD, LONDON, E14 0LL	03-Apr-06	N/A	37

PA/04/00954	327-335 COMMERCIAL ROAD, LONDON, E1 2PS	23-Apr-06	24-Jan-07	17
PA/04/00973	PHASE 2, ELEKTRON BUILDING, ASPEN WAY, E14	08-Dec-05	01-Dec-07	288
PA/04/00984	LAND ADJACENT TO GLADSTONE HOUSE, EAST INDIA DOCK ROAD, LONDON, E14 6HH	02-Jun-06	28-Jan-08	14
PA/04/00985	58 COMMERCIAL STREET, LONDON, E1 6LT	15-Sep-05	20-Feb-08	14
PA/04/00993	10-20 DOCK STREET, E1 8JP	23-Mar-06	15-Apr-08	89
PA/04/01038	82 WEST INDIA DOCK ROAD AND 15 SALTER STREET, LONDON, E14	09-May-07	N/A	120
PA/04/01098	ST. BOTOLPHS HALL AND LAND AT REAR OF 35 TO 38 SPITAL SQUARE, SPITAL SQUARE, LONDON, E1	12-Jun-06	N/A	14
PA/04/01119	148-150 COMMERCIAL STREET, LONDON, E1 6NU	04-Sep-06	N/A	13
PA/04/01203	744 WICK LANE AND 46-52 FAIRFIELD ROAD, FAIRFIELD ROAD, LONDON, E3	01-Apr-07	06-Apr-07	146
PA/04/01524	17-19 PLUMBERS ROW, LONDON, E1 1EQ	16-Dec-05	01-Apr-07	58
PA/04/01584	74-108 CHESHIRE STREET, LONDON, E2 6	01-Nov-06	01-Jul-07	96
PA/04/01847	63-69 MANILLA STREET, E14	01-May-07	N/A	11
PA/04/01874	7 CHICKSAND STREET, LONDON, E1 5LD	29-Nov-06	N/A	24
PA/04/01628	71 CARMEN STREET AND 134 TO 156 CHRISP STREET, CARMEN STREET, LONDON	15-May-08	N/A	290
PA/05/00183	FORMER FACTORY PREMISES, 79-83 COBORN ROAD	24-Apr-06	04-Dec-07	52
PA/05/00229	1 COMMERCIAL STREET AND 111 TO 120 WHITECHAPEL HIGH STREET, COMMERCIAL STREET, LONDON	29-Aug-06	29-Aug-06	217
PA/05/00236	69 FAIRFIELD ROAD, LONDON, E3 2QA	26-Jul-05	N/A	61
PA/05/00421	33-37 THE OVAL, E2 9DT	15-Dec-05	05-May-06	14
PA/05/00566	WADESON STREET, CANAL, EMMA STREET, E2 9HE	14-Jun-06	N/A	12
PA/05/00801	SUTTON WHARF (SOUTHERN), PALMERS ROAD, LONDON	13-Apr-07	N/A	169
PA/05/01089	DUKE OF YORK PUBLIC HOUSE 65 ELLSWORTH STREET, LONDON E2 0AU	04-Dec-06	04-Mar-08	10

PA/05/01130	430, 430A, 430B HACKNEY ROAD AND 98 AND 98A TEMPLE STREET, LONDON, E2 6QL	01-Nov-06	21-Jun-07	13
PA/05/01278	DUKE OF WELLINGTON PUBLIC HOUSE, 63 BRADY STREET, LONDON, E1 5DW	20-Oct-06	20-Oct-06	13
PA/05/01294	20 MILLHARBOUR (INDESCON COURT), E14	28-Sep-07	N/A	490
PA/05/01337	303-305 BURDETT ROAD, E14 7EL	07-Jun-07	18-Oct-07	90
PA/05/01551	LIPSTICK SITE, 2 EAST INDIA DOCK ROAD AND1 WEST INDIA DOCK ROAD, E14	21-Dec-06	N/A	14
PA/05/01614	56 EAST INDIA DOCK ROAD, LONDON, E14 6JE	21-Dec-05	N/A	91
PA/05/01626	397-411 WESTFERRY ROAD, E14 3AE	16-Apr-07	11-Oct-07	190
PA/05/01647	CASPIAN WORKS AND, 1-3 YEO STREET (CASPIAN WHARF)	03-May-07	11-Oct-07	390
PA/05/01685	SITE AT NORTH EAST JUNCTION OF MORRIS ROAD AND RIFLE STREET, RIFLE STREET, LONDON	17-Jan-07	16-Apr-07	122
PA/05/01723	46-51 GILLENDR STREET, E14 6RN	26-May-06	N/A	12
PA/05/01727	SUTTONS WHARF (NORTHERN), PALMERS ROAD, LONDON	12-May-06	15-Jun-07	419
PA/05/01756	190 TO 194, COMMERCIAL ROAD, LONDON, E1	19-May-06	N/A	11
PA/05/01778	260-268 POPLAR HIGH STREET, E14 0BB	05-Apr-07	31-Dec-07	35
PA/05/01781	4 MASTMAKER, E14 9UB	20-Oct-05	01-Oct-07	190
PA/05/01782	1 MILLHARBOUR, LONDON, E14 9SL	20-Jun-07	20-Jun-07	763
PA/05/02066	132 ST PAULS WAY FORMER ARBOUR SQUARE POLICE STATION AND MAGISTRATES COURT, INCLUDING LAND BOUNDED BY EAST ARBOUR STREET, AYLWARD STREET AND WEST ARBOUR STREET, E1	25-Jun-07	02-Jul-07	36
PA/05/02094	44 TO 56 PRESCOT STREET AND 2 TO 20 SOUTH TENTER STREET	29-Mar-07	N/A	60
PA/06/00144	LAND AT KINGS ARMS COURT, KINGS ARMS COURT, LONDON, E1	26-Apr-07	N/A	120
PA/06/00203	7-9 SOLEBAY STREET	04-Apr-07	N/A	27
PA/06/00262	120-132 CHRISP STREET	01-Feb-07	N/A	77
PA/06/00266		30-Apr-07	10-Oct-07	66

PA/06/00432	RODWELL HOUSE, 100 MIDDLESEX STREET, LONDON	05-Dec-06	22-Jan-07	10
PA/06/00748	PURA FOOD SITE, LEAMOUTH PENINSULA NORTH, ORCHARD PLACE NORTH, E14	06-Sep-07	15-Oct-07	1884
PA/06/00893	1-3 MUIRFIELD CRESCENT & 47 MILLHARBOUR	10-Jul-07	N/A	143
PA/06/00906	YE OLDE HOPE PUBLIC HOUSE, 2 POLLARD ROW, LONDON, E2 6NB	13-Jan-00	21-Nov-07	13
PA/06/00946	96 TO 100, SALMON LANE, LONDON	20-Oct-06	12-Feb-08	13
PA/06/01012	BRITISH STREET ESTATE, MERCHANT STREET, LONDON, E3	29-Jun-07	12-Jul-07	181
PA/06/01096	METRO EAST, LAND BOUNDED BY BOW COMMON LANE AND FURZE STREET ON DEVONS ROAD, E3	22-Jan-07	25-May-07	78
PA/06/01439	22-28 MARSH WALL, 2 CUBA STREET & 17-23 WESTFERRY ROAD	05-Jul-07	04-Dec-07	805
PA/06/01625	LAND AT REAR OF 109 TO 121, NEW ROAD	10-May-07	01-Nov-07	25
PA/06/01652	SITE BOUNDED BY CAMBRIDGE HEATH ROAD, BIRKBECK STREET AND WITAN STREET, CAMBRIDGE HEATH ROAD, LONDON	16-Jul-07	06-Aug-08	117
PA/06/01809	LAND BOUNDED BY SCHOOLHOUSE LANE, CABLE STREET AND GLASSHOUSE FIELDS,	13-Jul-07	31-Jul-07	198
PA/06/01860	PAYNE ROAD AND PAYNE ROAD STUDIOS, E3 2SP	11-Jan-07	N/A	29
PA/06/01992	48-52 THOMAS ROAD, E14 7BJ	16-Aug-07	04-Dec-07	182
PA/06/02068	LONDON ARENA	25-Oct-06	03-Oct-07	1057
PA/06/02304	NORTH END OF 84, LEVEN ROAD, E14 0LL	26-Sep-07	27-Sep-07	66
PA/06/01759	JOHN BELL HOUSE, 10 KING DAVID LANE	09-Sep-07	N/A	40
PA/06/01783	45-51 REDMANS ROAD, LONDON, E1 3AQ	28-Jun-07	N/A	142
PA/06/01791	MARY JONES HOUSE, 8 GARFORD STREET,	27-Jul-07	N/A	57
PA/06/02317	99 LEMAN STREET, LONDON, E1 8EY	05-Jun-07	N/A	40
PA/07/00241	SITE BOUNDED BY BLACKWALL WAY ST LAWRENCE STREET AND GASELEE STREET, BLACKWALL WAY,	20-Sep-07	04-Dec-07	133

PA/07/00297	GREENHEATH BUSINESS CENTRE, SITE BOUNDED BY 41 TO 65 THREE COLTS LANE AND 14 TO 20 GLASS STREET, THREE COLTS LANE, EC2	23-Aug-07	01-Oct-07	203
PA/07/00298	PHOENIX BUSINESS CENTRE, 2-10 BOW COMMON LANE, E3	17-Dec-07	N/A	157
PA/07/00413	552-558 ROMAN ROAD, LONDON, E3	17-May-07	N/A	12
PA/07/00472	381C OLD FORD ROAD, LONDON, E3 2LU	24-May-07	N/A	14
PA/07/00982	NORTON HOUSE, BIGLAND STREET	15-May-07	17-Oct-07	11
PA/07/01201	61-75 ALIE STREET & 16-17 PLOUGH LANE	14-Mar-08	N/A	235
PA/07/01856	10-22 DUNBRIDGE STREET	15-Jan-08	N/A	34
PA/07/03295	7-9, BLONDIN STREET, LONDON	20-Mar-08	31-Mar-08	27
PA/07/02763	FIDELIS HOUSE, 10 GUN STREET, LONDON E1 6AH	14-Feb-08	N/A	21
			Total Pipeline	15,703

Type	Indicator	Description	Data Source	Target	2005-06	2006-07	2007-08	Traffic Light	Preferred Direction	Direction of Performance
COI	BD1	Total amount of additional employment floorspace - by type	LBTH Planning Applications Database	No specific target	150,000 sq m (B1a) no B2, no B8	7,211 sq m (B1a) no B2, 165 sq m (B8)	4,020 sq m (B1a), no B1b, -455 (B1c), -3,617 sq m (B2), -25,757 sq m (B8)	AMBER	-	▼
COI	BD2	Total amount of employment floorspace on previously developed land - by type	LBTH Planning Applications Database	100%	100%	100%	100%	GREEN	Higher	▲
COI	BD3	Employment land available - by type	LBTH Planning Applications Database	No specific target	117.28 ha	121.67 ha	104.64 ha	AMBER	-	▼
COI	BD4	Total amount of floorspace for 'town centre uses'	LBTH Planning Applications Database	No specific target	Not collected	10,288 sq m with 632 in town centres	9,214 sq m with 1,407 in town centres	N/A	N/A	N/A
COI	H1	Plan period and housing targets	LBTH Planning Applications Database	31,500	Not collected	Not collected	31,500	N/A	N/A	N/A
COI	H2(a)	Net additional dwellings - in previous years	LBTH Planning Applications Database	N/A	1,708 dwellings (2000-2001), 1,630 dwellings (2001-2002), 1,108 dwellings (2002-2003), 2,181 dwellings (2003-2004), 2,181 dwellings (2004-2005), 2,465 dwellings (2005-2006), 2,477 dwellings (2006-2007)	1,630 dwellings (2001-2002), 1,108 dwellings (2002-2003), 2,181 dwellings (2003-2004), 2,465 dwellings (2004-2005), 2,477 dwellings (2005-2006)	1,179 dwellings (2002-2003), 2,992 dwellings (2003-2004), 2,465 dwellings (2004-2005), 2,575 dwellings (2005-2006), 2,370 dwellings (2006-2007)	N/A	N/A	N/A

COI	H2(b)	Net additional dwellings - for the reporting year	LBTH Planning Applications Database	3,150 Annual London Plan Delivery Target	2,477 dwellings (2005-2006) (Net), brought back into use, 346 non self-contained units, 3,114 dwellings (2005-2006) (Total)	2,254 dwellings (2006-2007) (Net), 330 vacancies brought back into use, 1 non-self contained unit, 2,585 dwellings (2006-2007) (Total)	2,037 dwellings (2007-2008) (Net), 2,115 (2007-2008) (Gross)	RED	Higher	▼
COI	H2(c)	Net additional dwellings - in future years	LBTH Planning Applications Database	N/A	3,047 dwellings (2006-2007), 3,027 dwellings (2007-2008), 3,007 dwellings (2008-2009), 2,997 dwellings (2009-2010), 2,992 dwellings (2010-2011), 3,562 dwellings (2011-2012), 3,560 dwellings (2012-2013), 3,557 dwellings (2013-2014), 3,556 dwellings (2014-2015), 3,323 dwellings (2015-2016), 1,689 dwellings (2016-2017)	3,530 dwellings (2007-2008), 3,791 dwellings (2008-2009), 3,781 dwellings (2009-2010), 3,462 dwellings (2010-2011), 3,457 dwellings (2011-2012), 3,455 dwellings (2012-2013), 3,557 dwellings (2013-2014), 3,555 dwellings (2014-2015), 3,322 dwellings (2015-2016), 1,689 dwellings (2016-2017)	Data available in December 2008	N/A	N/A	N/A
COI	H2(d)	Managed delivery target	LBTH Planning Applications Database	N/A	2,827 average dwellings per year	2,891 average dwellings per year	2,503 average dwellings per year to 2025	N/A	N/A	N/A
COI	H3	New and converted dwellings - on previously developed land	LBTH Planning Applications Database	100%	100%	100%	97%	RED	Higher	▼

COI	H4	Net additional pitches (Gypsy and Traveller)	LBTH Planning Applications Database	No net loss	No new sites (19 existing sites)	No new sites (19 existing sites)	No new sites (19 existing sites)	AMBER	-	▲
COI	H5	Gross affordable housing completions	LBTH Planning Applications Database	1,688	815	1047	534	RED	Higher	▼
COI	H6	Housing Quality - Building for Life Assessment	LBTH Site Visits	Scores of over 14/20	Not collected	Not collected	Poor - 5, Average - 5, Good - 1, Very Good - 1	N/A	Higher	N/A
COI	E1	Number of planning permissions granted contrary to Environment Agency advice on flooding and water quality grounds	Environment Agency	Fewer than previous year	None	4 permissions granted contrary to the advice of the Environment Agency	3 permissions granted contrary to the advice of the Environment Agency	GREEN	Lower	▼
COI	E2	Changes in areas of biodiversity importance	Greenspace Information for Greater London	No loss	No recorded change	No recorded change	No recorded change	AMBER	-	▲
COI	E3	Renewable energy generation	LBTH Planning Applications Database	Need to set a target	Case Study: Mile End Park	Manchester Road - solar panels installation - up to 0.8 KW capacity	Elektron Development Aspen Way - 3 wind turbines (12,000 kWh/annum) and photovoltaic modules (4,993 kWh/annum)	AMBER	-	▲
COI	W1	Capacity of new waste management facilities by waste planning authority	LBTH Waste Management	N/A	No new waste management facilities	No new waste management facilities	No new waste management facilities	N/A	N/A	N/A

COI	W2	Amount of municipal waste arising, and managed by management type by waste planning authority	LBTH Waste Management	Need to set a target	Recycling (6,998 tonnes) 8.85%, Composting or Treatment by Anaerobic Digestion (0 tonnes) 0.00%, Landfill (72,077 tonnes) 91.15%	Recycling (9,866 tonnes) 11.72%, Composting or Treatment by Anaerobic Digestion (154 tonnes) 0.18%, Used to recover heat, power and other energy sources (7,712.48 tonnes) 9.16%, Landfill (66,445 tonnes) 78.94%	Recycling (11,147 tonnes) 13.61%, Composting or Treatment by Anaerobic Digestion (100 tonnes) 0.12%, Used to recover heat, power and other energy sources (0 tonnes) 0%, Landfill (70,146 tonnes) 85.62%	AMBER	-	▲
LOI	1	Satisfaction levels with the built environment	LBTH Annual Survey	10% improvement over the lifetime of the plan	Data not available	66%	61%	RED	Higher	▼
LOI	2	Number of new jobs created	Annual Business Inquiry	Monitor trend	8,106 (2004-05)	10,300 (2005-06)	Data not available yet	GREEN	Higher	▲
LOI	3	Percentage of residents working outside of the Borough	Census 2001	Reduction in the percentage of residents from the previous year	61%	61%	61%	AMBER	Lower	▲
LOI	4	Amount of vacant B1a office floor space	LBTH Council Revenue Support	Not more than 25%	854 Properties	Not collected	Not collected	N/A	Lower	N/A
LOI	5	Number of new small businesses	Annual Business Inquiry	Not below 2005 levels	458 (2004-05)	235 (2005-06)	Data not available yet	AMBER	Higher	▲

LOI 6	Vacancy levels in Strategic Industrial Locations and Local Industrial Locations	LBTH Industrial Land Review	Not more than 25%	Low vacancy levels were recorded for Fish Island, Empson Street/St. Andrew's Way and Gillender Street with no vacancies at Poplar Business Park	Some vacancies were recorded at Fish Island. Low vacancy levels were recorded for Empson Street/St. Andrew's Way, Gillender Street and Poplar Business Park.	Some vacancies were recorded at Fish Island and Gillender Street. Low vacancy levels were recorded for Empson Street/St. Andrew's Way and Poplar Business Park.	GREEN	Lower	▲
LOI 7	Number of new hotel rooms	LBTH Planning Applications Database	100 rooms per year	348 New hotel bedrooms	445 New hotel bedrooms	238 New hotel bedrooms	AMBER	-	▲
LOI 8	Town Centre Vacancy rates	LBTH Town Centre Health Checks	Not more than 8%	District Centres Bethnal Green (0.7%), Chrisp Street (1.3%), Crosssharbour (0.0%), Roman Road East (11.8%), Roman Road West (4.7%), Watney Market (0.0%), Whitechapel (0.0%)	Major Centre Isle of Dogs (0%), District Centres Bethnal Green (0%), Chrisp Street (0%), Crosssharbour (0%), Roman Road East (14.9%), Roman Road West (2.7%), Watney Market (0%), Whitechapel (0%)	Major Centre Isle of Dogs (0%), District Centres Bethnal Green (1.5%), Chrisp Street (4.9%), Crosssharbour (0%), Roman Road East (14%), Roman Road West (6.5%), Watney Market (5.9%), Whitechapel (7.4%)	AMBER	Lower	▲
LOI 9	Number of applications approved for changes of use to A3, A4 and A5	LBTH Planning Applications Database	Monitor trend	13	17	15	GREEN	Lower	▼
LOI 10	Percentage of social rented housing completions for family housing	LBTH Planning Applications Database and London Development Database	45%	22%	18.12%	25.48%	GREEN	Higher	▲
LOI 11	Percentage of intermediate and market housing completions for family housing	LBTH Planning Applications Database and London Development Database	25%	9.5% (Intermediate) 1.7% (Market) 2.2% (Combined)	2.54% (Intermediate) 4.22% (Market)	15.87% (Intermediate) 2.53% (Market)	AMBER	-	▲

LOI 12	Percentage of total housing completions that are affordable (calculated by habitable rooms)	LBTH Planning Applications Database and London Development Database	50%	2:5	40.98%	29.36%	RED	-	▼
LOI 13	Percentage of affordable housing completions that are intermediate (calculated by habitable rooms)	LBTH Planning Applications Database and London Development Database	20%	5:1	38.50%	11.33%	RED	-	▼
LOI 14	Number of residential dwellings lost	LBTH Planning Applications Database and London Development Database	No net loss	357	356	78	AMBER	Lower	▼
LOI 15	Amount of eligible open spaces managed to Green Flag Award standard	Green Flag Award website	1 additional park each year	4 Parks - Island Gardens, Mile End Park, Trinity Square Gardens and Weavers Fields	5 Parks - Island Gardens, King Edward Memorial Park, Mile End Park, Trinity Square Gardens and Weavers Fields	6 Parks - Island Gardens, King Edward Memorial Park, Mile End Park, Millwall Park, Trinity Square Gardens and Weavers Fields	GREEN	Higher	▲
LOI 16	Percentage of people asked who think that leisure and sports facilities are good, very good or excellent	Tower Hamlets Indicator	At least 50%	Not collected	43%	46%	GREEN	Higher	▲
LOI 17	Number of General Practitioners per 1,000 population	Tower Hamlets Primary Care Trust	At least 59 per 100,000 population	Not collected	Not collected	58	N/A	Higher	N/A
LOI 18	Percentage of population reporting good health, aged under 75	Census 2001	At least 92%	67.90%	67.90%	67.90%	AMBER	Higher	▲

LOI	19	Percentage of population aged 16-74 with no formal qualifications	Local Area Labour Force Survey	No more than 25%	24.50%	25.60%	18.80%	GREEN	Lower	▼
LOI	20	Percentage of young people aged 16-18 not in education, employment or training	Local Area Agreement	No more than 10%	13.50%	12.00%	10.38%	GREEN	Lower	▼
LOI	21	Enrolments on adult education courses per 1,000 adult population	Tower Hamlets Index Indicator 042	80	79.04	74.87	Not collected	N/A	Higher	N/A
LOI	22	Area of land designated as Open Space	LBTH Parks Team and LBTH Geographic Information Systems	1.2 ha/1,000 population	244 ha (1.17 ha/1,000 pop)	244 ha (1.15 ha/1,000 pop)	246 ha (1.14 ha/1,000 pop)	RED	Higher	▼
LOI	23	Area of land designated as Local Nature Reserves	LBTH Geographic Information Systems	No net loss	24.8 ha	24.8Ha	24.8 ha	AMBER	Higher	▲
LOI	24	Area of land designated as Sites of Nature Conservation Importance	LBTH Geographic Information Systems	No net loss	441.2ha	441.2ha	441.2ha	AMBER	Higher	▲
LOI	25	Area of land designated as Green Chains	LBTH Geographic Information Systems	No net loss	16.8 km	16.8 km	16.8 km	AMBER	Higher	▲
LOI	26	Biological river quality	Department for Environment, Food and Rural Affairs	No drop below 2004 levels	44% (Good)	0%	Data not available	N/A	Higher	▲
LOI	27	Percentage of household waste which has been sent by the authority for recycling	Best Value Performance Indicator 82 a (i)	30% by 2016	8.85%	11.72%	13.61%	GREEN	Higher	▲
LOI	28	Number of car-free agreements signed	LBTH Planning Applications Database	At least 60% of all major applications	62%	57%	83%	GREEN	Higher	▲

LOI	29	Number of travel plans submitted with applications	LBTH Planning Applications Database and London Development Database	100% of all major applications	12%	5%	6%	GREEN	Higher	▲
LOI	30	Total distance of cycle and pedestrian network	LBTH Geographic Information Systems	Increase of at least 1% per annum	Pedestrian - 32.5 km, Cycle - 68.2 km	Pedestrian - 32.5 km, Cycle - 68.2 km	Pedestrian - 32.5 km, Cycle - 68.2 km	AMBER	Higher	▶
LOI	31	Levels of satisfaction with public transport	LBTH Annual Residents Survey	At least 80%	66%	65%	69%	GREEN	Higher	▲
LOI	32	Percentage of Authority buildings in which all public areas are suitable for and accessible to disabled people	Best Value Performance Indicator BV156	100%	54.39%	54.32%	63.00%	GREEN	Higher	▲
LOI	33	Percentage of major applications with comments from Council's Access Officer	LBTH Planning Applications Database	100%	46%	50%	40%	RED	Higher	▼
LOI	34	Perception of Safety	LBTH Annual Survey	10% improvement over the lifetime of the plan	Data not available	Data not available	Data not available	N/A	N/A	N/A
LOI	35	Number of domestic burglaries per 1,000 households	Best Value Performance Indicator BV126	No more than 18.5	23	16.95	15.98	GREEN	Lower	▼
LOI	36	Total Number of Conservation Areas	Best Value Performance Indicator BV219a	Not below 50	50	50	50	GREEN	Higher	▶
LOI	37	Conservation Areas with up-to-date appraisals	Best Value Performance Indicator BV219b	100%	0	35	50	GREEN	Higher	▲

LOI	38	Conservation Areas with published management proposals	Best Value Performance Indicator BV219c English Heritage Buildings at Risk Register	100%	0	35	50	GREEN	Higher	▲
LOI	39	Proportion of Listed Buildings at Risk	English Heritage Buildings at Risk Register	Less than London average	32 buildings	30 Buildings	39 Buildings	RED	Lower	▲
LOI	40	Financial contribution secured for education per residential unit	LBTH Development Schemes Team	Increase in the amount secured the previous year	£312 per residential unit	£588 per residential unit	£969 per residential unit	GREEN	Higher	▲
LOI	41	Number of affordable housing units secured	LBTH Development Schemes Team and LBTH Planning Applications Database	Increase in the number of units secured the previous year	2,033 units secured	550 units secured	1,489 units secured	GREEN	Higher	▲
LOI	42	Financial contribution secured for health per residential unit	LBTH Development Schemes Team	Increase in the amount secured the previous year	£634 per residential unit	£1,226 per residential unit	£2,957 per residential unit	GREEN	Higher	▲
SEI	1	Life Expectancy at Birth	London Health Observatory	10% reduction in the gap between Tower Hamlets and the England and Wales average	Male 73.9, Female 79.2 (Period 2002-2004)	Male 74.9, Female 79.9 (Period 2003-2005)	Male 75.2, Female 80.2 (Period 2004-2006)	GREEN	Higher	▲
SEI	2	Percentage of all housing units that are affordable (calculated by dwellings)	LBTH Planning Applications Database	50%	29%	39.20%	25.25%	RED	Higher	▼

SEI	3	Proportion of Local Authority homes which were non-decent at 1 April each year	Best Value Performance Indicator 184a	No more than 60%	67%	Relocated Barkantine Practice, Improvements to Mile End Hospital, New Specialist Addiction Unit opened at Mile End Hospital and Redevelopment commenced at The Royal London Hospital	61.74%	A new walk-in centre was opened at Canary Wharf, the dental practice at St Peter's Community Centre was reopened, a new surgery was opened at Cable Street, and an extension was completed to the St Stephen's Health Centre.	58.95%	The new Barkantine Health and Well-Being Centre was opened on the Isle of Dogs, Pinchin Street opened in 2007 as part of the Whitechapel Health Centre, and the Albion Health Centre was expanded. St Peter's Centre in Wapping was also refurbished involving major improvements.	GREEN	Lower	▼
SEI	4	Number of new or redeveloped primary care facilities	LBTH Planning Applications Database and Primary Care Trust	10							GREEN	Higher	▲
SEI	5	Number of physical visits to public library premises per 1,000 population	Tower Hamlets Index Indicator 027	10,000	7,709		9,182	9,711			GREEN	Higher	▲
SEI	6	Number of visits to Leisure Centres	Tower Hamlets Index Indicator 025	1,500,000	1,236,155		1,451,307	1,704,587			GREEN	Higher	▲
SEI	7	Percentage of new homes built on previously developed land	Best Value Performance Indicator 106	100%	100%		100%	97%			RED	Higher	▼
SEI	8	Percentage of proposals approved that would result in the loss of Listed Buildings or buildings of value in Conservation Areas	LBTH Planning Applications Database	Less than 5% of relevant planning applications	Data not available		0.67% (1 out of 149)	2.63% (1 out of 38)			RED	Lower	▲
SEI	9	Number of domestic burglaries per 1,000 households	Best Value Performance Indicator 126	No more than 18.5	23		16.95	15.98			GREEN	Lower	▼

SEI 10	Number of racial incidents recorded by the authority per 100,000 population	Best Value Performance Indicator 174	No more than 260	286.55	227.48	146.61	GREEN	Lower	▼
SEI 11	Percentage of residents claiming employment-related benefits	Tower Hamlets Index Indicator 018	No more than 8%	8.50%	8.60%	7.40%	GREEN	Lower	▼
SEI 12	Percentage of children living in households with relative low income	Department for Work and Pensions	Reduction in the number recorded the previous year	75%	59%	66%	RED	Lower	▲
SEI 13	Percentage of residents whose workplace is within the Borough	Census 2001	Higher than London average	39%	39%	39%	AMBER	Higher	▲
SEI 14	Number of days when air pollution is moderate or high for PM10	London Air Quality Network	No more than 35 days per year	Poplar - 8 days Bethnal Green - 5 days	Poplar - 10 days Bethnal Green - 9 days	Poplar - 10 days Bethnal Green - 10 days	AMBER	Lower	▲
SEI 15	Number of noise-related complaints to Environmental Health	LBTH Environmental Health	Reduction in the number of complaints received the previous year	6,184	3,917	7,074	RED	Lower	▲
SEI 16	Percentage improvement in domestic energy efficiency	LBTH Energy Efficiency	30% reduction in domestic energy consumption on by 2010 from 1996 levels	8.84% Overall improvement in energy efficiency from 1 April 1996 to 31 March 2006	9.22% Overall improvement in energy efficiency from 1 April 1996 to 31 March 2007	This information is not available for the monitoring period but will be reported in the AMR 08/09	AMBER	Higher	▲
SEI 17	Percentage of household waste recycled	Best Value Performance Indicator 82a	30% by 2016	8.85%	11.72%	13.61%	GREEN	Higher	▲

SEI 18	Number of SUDS installed	LBTH Building Control	Increase in the number of SUDS installed the previous year	Data not available	Data not available	Data not available	N/A	Higher	N/A
SEI 19	Population of identified species in Tower Hamlets Biodiversity Action Plan	Tower Habitats Local Biodiversity Partnership	No net loss	No reported losses	No reported losses	No reported losses	GREEN	Higher	▲
SEI 20	Percentage of planning applications approved that do not meet the sequential test for managing flood risk	LBTH Development Control	0%	Not collected	Not collected	Not collected	N/A	Lower	N/A
SEI 21	Percentage of residents that feel they can influence decisions affecting their local area	LBTH Annual Residents Survey	80%	54%	41%	48%	GREEN	Higher	▲

The data collected for the Annual Monitoring Report was largely based on information stored in the Council's Planning Applications Database and the London Development Database.

The data given in this report is for the financial year 2007-08 (1 April 2007 – 31 March 2008) unless otherwise stated.

The London Development Database contains all planning permissions received by London boroughs that meet the threshold requirements. These include all residential development and proposals of 1,000 sq m or more of retail, employment, leisure, non-residential uses and other uses.

Other data was collected from the following sources:

- Census 2001
- Best Value Performance Indicators
- Annual Business Inquiry
- Transport for London
- English Heritage
- Department for Work and Pensions
- London Air Quality Network
- Tower Hamlets Primary Care Trust
- Green Flag Award Scheme
- Tower Habitats
- Tower Hamlets Council departments

The data sources for each indicator can be found in the table at Appendix 4.

For more information on the Annual Monitoring Report and monitoring of development, please contact Clare Wall, Strategic Planning Team, London Borough of Tower Hamlets, PO Box 55739, London, E14 1BY, who can be contacted by telephone on 020 7364 0443, fax number 020 7364 5412 and at e-mail address ldf@towerhamlets.gov.uk.

Agenda Item 7.5

Committee: Cabinet	Date: 3 rd December 2008	Classification: Unrestricted	Report No:	Agenda Item:
Report of: Lutfur Ali, Assistant Chief Executive Originating officer(s) Jebin Syeda, Scrutiny Policy Officer		Title: Responses to the Scrutiny Working Group - Choice Based Lettings Scheme Wards Affected: All		

1. **SUMMARY**

- 1.1 This report outlines the action plan in response to the review recommendations of the Overview and Scrutiny Committee Working Group on Tower Hamlets Choice Based Lettings scheme (CBL).

2. **RECOMMENDATIONS**

Cabinet is recommended to:-

- 2.1 Approve the Action Plan attached at Appendix 1 in response to the recommendations from the Overview and Scrutiny Committee Working Group on Tower Hamlets Choice Based Lettings scheme.
- 2.2 Note the report of the Overview and Scrutiny Committee Working Group on Choice Based Lettings as attached at Appendix 2.

3. BACKGROUND

- 3.1 The Working Group was established in October 2007 to investigate the Council's approach to Choice Based Lettings.
- 3.2 The objectives of the review were to:
- Consider the accessibility of the scheme with a view to improving access particularly for elderly and disabled residents;
 - Consider the impact of the Council's policy to tackle overcrowding in the borough;
 - Consider the medical assessment process and how they work;
 - Consider Homelessness in the context of Choice Based Lettings;
 - Explore resident and other stakeholder understanding of how the process works with a view to addressing any issues identified;
 - Consider the level of transparency in decision making in the allocation of properties;
- 3.3 The Working Group met seven times to consider the evidence for this review, including a visit to the East London Lettings Company to consider how others address the challenge of improving access and met with users and providers to consider local issues to accessing CBL.
- 3.4 The Working Group's report was welcomed by the Living Well CPAG at its meeting on 12th May 2008. Partners felt that they were listened to and could meaningfully engage in open debate and that this is reflected in the final report. A resident member of the CPAG stressed the importance of working with under-occupiers.
- 3.5 The review report with recommendations was agreed at the Overview and Scrutiny Committee meeting on 6th May 2008 and is attached at Appendix 2. A detailed Action Plan setting out the responses to the recommendations of the relevant officers is attached at Appendix 1.
- 3.6 In considering the Action Plan and the report, Cabinet should note that a number of other important considerations about Lettings policy are also under review alongside the current refresh of the Council's Housing Strategy, these relate, amongst other issues, the current levels of overcrowding in the borough, making better use of socially rented stock and responding to sub regional and pan London mobility proposals. These will be the subject to a further report to Cabinet.

4. BODY OF REPORT

4.1 Having considered evidence and conducted visits, the Working Group made 20 recommendations, the report attached at Appendix 2 details the evidence considered in formulating the recommendations. The recommendations are set out under four key themes:

1. Customer access and community cohesion
2. Improving quality and outcomes for community groups
3. Tackling Overcrowding
4. Widening access to social housing

5. COMMENTS OF THE CHIEF FINANCIAL OFFICER

5.1 The Action Plan proposes that additional research is carried out, and service and policy reviews undertaken, to improve the operation of the scheme. There are no additional resources available for completion of this work which will therefore be contained within existing resources, be they financial or staffing related.

5.2 There will also be various consultation processes which will incur costs on items such as advertising, printing, hiring venues and facilitating public meetings. These costs will also be borne from within existing budgetary provision.

6. CONCURRENT REPORT OF THE ASSISTANT CHIEF EXECUTIVE (LEGAL)

6.1 There are no immediate legal implications arising from this report.

7. ONE TOWER HAMLETS CONSIDERATIONS

7.1 Equalities issues were considered throughout the review. The subject of community understanding of CBL and cohesion related issues were extensively discussed throughout the review. A number of the recommendations have clear relevance to equalities implications.

7.2 The Choice Based Lettings scheme does have anti-poverty implications; housing affects the quality of the lives of individuals, families and communities. The Equality Impact Assessment should look to identify any anti-poverty implications.

7.3 Members were acutely aware of the impact of the CBL on groups deemed 'vulnerable' and a number of recommendations stipulate the need for consulting the community.

8. SUSTAINABLE ACTION FOR A GREENER ENVIRONMENT

8.1 There are no immediate implications.

9. RISK MANAGEMENT IMPLICATIONS

9.1 There are no direct risk management implications arising from the Working Group's report or recommendations.

10. EFFICIENCY STATEMENT

There are no direct efficiency implications arising from the Working Group's report or recommendations.

**Local Government Act, 1972 Section 100D (As amended)
List of "Background Papers" used in the preparation of this report**

Brief description of "back ground papers" Scrutiny files containing background papers	Jebin Syeda 6 th Floor Mulberry Place London E14 2BG
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To be completed by author

To be completed by author ext. 0941

12. APPENDICES

Appendix 1 – Response to the Scrutiny Working Group report on
Choice Based Lettings

Appendix 2 - Choice Based Lettings – report of the Scrutiny Working Group

**Appendix 1
Response to Scrutiny Working Group Report on Choice Based Lettings**

Recommendation	Response / Comments	Responsibility	Date
<p>R1. That research is undertaken to identify whether bidding habits are based on positive attributes or constraining factors and to identify the ability of the system to work with different community needs to identify how far CBL promotes or otherwise community cohesion;</p>	<p>It is proposed to specify that focus groups are held with support agencies and groups as part of the EIA to ensure this recommendation is implemented. The focus groups will look at the underlying reasons behind residents bidding choices and to assess any Community Cohesion implications arising. This will look at the size, type and areas of bidding. An analysis of bidding patterns by ethnicity will to be carried out.</p>	<p>Jackie Odunoye, Head of Strategy & Development (Interim) Lead officer Aaron Cahill, Housing Strategy Manager (Interim)</p>	<p>March 2010</p>
<p>R2. That a full Equality Impact Assessment of CBL is undertaken in 2009/2010 including giving consideration to impact on community cohesion;</p>	<p>A full EIA will be carried out once any policy changes arising from the O&S review have been assessed, to ensure policy proposals do not have a negative impact on any group. It is intended that this be commissioned independently with a two stage review looking at the current position and proposals as well as when policy proposals are firmly developed, and link this to the development of the overall housing strategy.</p>	<p>Jackie Odunoye, Head of Strategy & Development (Interim) Lead officer Aaron Cahill, Housing Strategy Manager (Interim)</p>	<p>March 2010</p>

<p>R3. That work is developed to address the issue of the lack of transparency in decision making to improve community understanding and expectations of CBL, including communicating positive stories to the community to address perceptions of unfair community lets, changing the policy to allow 2 bids only per applicant per bidding cycle, replacing the coupon system;</p>	<p>To improve transparency in the short term adverts will contain information on which rehousing group preference will be given in respect of particular properties. This will be done in accordance with the new Code of Guidance¹ which states: “It is important that the practical application of such labelling should be operated in accordance with criteria and policies which are set out clearly in the authority’s allocation scheme, and the effect should not be directly or indirectly discriminatory”</p> <p>Proposals will be further developed to address this recommendation, including restricting bidding and replacing coupons, which could enable feedback at the time of bidding, as well as improving other feedback mechanisms. As part of the proposals analysis of use of coupons will be carried out and arrangements put in place with the One Stop Shops to encourage use of telephone and internet bidding.</p>	<p>Jackie Odunoye, Head of Strategy & Development (Interim)</p> <p>Lead officer Rafiqul Hoque Tower Hamlets Homes Lettings Service Manager</p>	<p>April 2009.</p>
<p>R4. That service improvement activities are developed based on the feedback obtained from the users and providers service improvement focus group with particular focus on improving access for those who have sensory disabilities and improving customer understanding of CBL;</p>	<p>Service improvement activities will be developed to address this recommendation. This will include revisions to the current housing application form to better identify disability and support needs.</p> <p>Arrangements are also being put in place to upgrade the Homeseekers website, which will</p>	<p>Jackie Odunoye, Head of Strategy & Development (Interim)</p> <p>Lead officer Rafiqul Hoque</p>	<p>December 2008</p>

¹ Paragraph 4.73, Code of Guidance, Allocation of Accommodation: Choice Based Lettings issued on 27th August 2008.

	allow the font size to be adjusted for those with visual impairment, and talking heads (browse aloud) facility. All literature produced will contain information on services available for those who need assistance with bidding. This will be reviewed as part of the EIA.	Tower Hamlets Homes Lettings Service Manager	By March 2009
R5. That LBTH joins the East London Lettings company subject to a full feasibility study of what ELLC can offer to LBTH residents;	LBTH will consult with and agree the scope of the feasibility study with our Common Housing Register partners as all partners will need to agree to join the scheme. It is also proposed to carry out a full feasibility assessment to include, cost, services provided, value for money, staffing implications and best practice and make recommendations to the Council and CHR partners.	Jackie Odunoye, Head of Strategy & Development (Interim) Lead officers CHR partners	By March 2009
R6. That a Local Lettings Plan is adopted for all new developments of 20 units or more affordable homes to promote mixed tenure, mixed communities and sustainable housing and delivering priority for adult children of existing social tenants by setting a specific proportion for this group;	It is proposed to develop proposals for local lettings plans [for larger developments] with Common Housing Register partners as part of the proposals for policy changes and assess how transparency and priority will be met in this context, as well as ensuring decanting requirements can continue to be met. This will be developed as part of the overall housing strategy. Any proposals for local lettings plans will need to	Jackie Odunoye, Head of Strategy & Development (Interim) Lead officer Aaron Cahill Housing Strategy Manager (Interim)	By March 2009

² Paragraph 4.70, Code of Guidance, published 27th August 2008.

	<p>take account of the new Code of Guidance which states:</p> <p>“it will not usually be appropriate to apply to apply local lettings policies to more than a limited part of a local authority’s stock (or stock to which the authority has nomination rights)”²</p> <p>These proposals will need to be subject to full consultation with residents.</p>	<p>Sandra Fawcett, Chair of the Tower Hamlets Housing Forum</p>	
<p>R7. That an open, non-discriminatory Sons and Daughters policy be considered for adoption as part of the new lettings policy and as part of the Council’s affordable homes policy;</p>	<p>The current Sons & Daughters policy is designed to assist those households where overcrowding within the host household is most acute. Any extension of this policy will need to comply with the new Code of Guidance. It is intended that options for a new scheme will be developed aimed at complementing strategies to reduce overcrowding and prevent homelessness. Policy proposals developed will need to be subject to detailed consultation with residents.</p>	<p>Jackie Odunoye, Head of Strategy & Development (Interim)</p> <p>Lead officer Rafiqul Hoque Tower Hamlets Homes Lettings Service Manager</p>	<p>March 2009</p>
<p>R8. That Childrens Services research ways in which shared ownership might be used to assist foster carers where accommodation is a barrier, in addition to Housing prioritising adult children for housing to free up accommodation for foster carers;</p>	<p>To liaise with housing in relation to adjusting the fostering protocol so that adult children of foster carers can be prioritised in relation to be being offered their own accommodation. This is dependent on the adult children agreeing to be rehoused.</p> <p>It is anticipated that to identify shared ownership with foster carers and the local authority is likely</p>	<p>Kamini Rambellas, Service Head Children’s Social Care /Hilary Bull, Service Manager Resources</p>	<p>November 2008</p> <p>January 2009</p>

	to be complex in the current economic climate. However we plan to research what other local authorities are doing in this area.		
<p>R9. That a review is undertaken of the medical assessment process to address concerns of accuracy and quality and give consideration to best practice, with a view to improving the transparency of the process, extending the time for appeals, , researching other potential providers for the service, sampling a work undertaken by Now Medical and considering introducing self assessments;</p>	<p>It is proposed to undertake a review of the medical and appeal process and identify ways of further improving accuracy and quality as well as exploring alternative providers. This will involve working with the PCT and CHR providers as well as researching practise elsewhere. In addition, this would involve consulting service users.</p>	<p>Jackie Oduoye, Head of Strategy & Development (Interim) Lead officer Rafiqul Hoque Tower Hamlets Homes Lettings Service Manager</p>	<p>March 2009</p>
<p>R10. That Tower Hamlets should actively lobby DCLG Ministers to issue guidance and if necessary legislation, allowing local authorities to introduce the waiting time-based approach to lettings. LBTH should be prepared to campaign in support of these changes in partnership with other local authorities.</p>	<p>A waiting time approach would bring greater transparency and simplicity to the lettings system, however it would mean that the policy would be less responsive to individual needs. A change in legislation would be needed in order to implement a waiting time approach.</p> <p>CLG Guidance published on 27th August 2008, stresses the importance of Local Authorities giving reasonable preference to housing need in deciding on their priority schemes. The guidance states: “It is recommended that authorities adopt a scheme which prioritises applicants according to housing need in place of a scheme based primarily on waiting time.”³</p>	<p>Jackie Oduoye, Head of Strategy & Development (Interim)</p>	<p>March 2009</p>

³ Paragraph 4.48, Code of Guidance, published 27th August 2008.

	<p>A review of the current priority system and 4 Community Groups will be undertaken with the CHR partners within the current statutory framework with a view to making the scheme easier for residents to understand.</p>		
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<p>R11. That a transitional period of between 12 months and two years should be put in place to protect those homeless families already in the system should waiting-time based approach be successful.</p>	<p>A transitional period will be incorporated into policy recommendations arising from Response 10 above.</p> <p>Agree that in the event a waiting time policy is possible, a further report will be brought to Cabinet to propose a change in policy.</p>	<p>Jackie Odunoye, Head of Strategy & Development (Interim)</p>	<p>March 2009</p>
<p>R12. That targeted work be developed to tackle overcrowding, including targeted work with under-occupiers, as part of this work review the Cash Incentive Scheme and the financial incentives for under-occupiers as to ensure the housing stock is used in the best way to reduce overcrowding ,working with partner RSLs to develop and fund initiatives;</p>	<p>In response to this recommendation we are developing proposals in respect of the government pathfinder project, which includes targeted work with under occupiers and severely overcrowded council tenants. A Housing Options approach to include a private sector tenancy option is being developed, enhanced cash incentives to under occupiers and a removal and packing service for vulnerable tenants.</p> <p>A review of financial incentives provided by partner RSLs is to be carried out and proposals for a partnership approach developed.</p>	<p>Jackie Odunoye, Head of Strategy & Development (Interim)</p> <p>Lead officer Rafiqul Hoque Tower Hamlets Homes Lettings Service Manager</p>	<p>March 2009</p>
<p>R13. That Overview and Scrutiny Committee conduct a through review of overcrowding which will assist the Council in developing an effective Overcrowding Strategy, potentially including research into the impact of overcrowding on health and education and using this to assist housing to secure funding to roll-out the Overcrowding Project with a view to assisting more overcrowded families;</p>	<p>As part of 2008/09 O&S work programme, the affordable housing review will add value to the overcrowding agenda, focusing on how homeownership can assist in reducing overcrowding.</p>	<p>Jebin Syeda, Scrutiny Policy Officer</p>	<p>March 2009</p>

<p>R14. That the Lettings policy be revised to reflect the changes proposed under the 'Bedroom Standards'</p>	<p>In response to this recommendation, we will develop proposals on the introduction of the bedroom standard and consult with partners. Any policy changes arising from this will be subject to consultation with residents.</p>	<p>Jackie Odunoye, Head of Strategy & Development (Interim)</p>	<p>March 2009</p>
<p>R15. That RSL partners seek to use Right to Acquire receipts to buy back properties direct from leaseholders; That targeted work be developed to tackle overcrowding, including targeted work with under-occupiers giving consideration to allocating direct lets similar to Newham's policy. As part of this work review the Cash Incentive Scheme and the financial incentives for under-occupiers with a view to using the stock in ways to reduce overcrowding working with partner RSL to develop and fund initiatives;</p>	<p>In response to this recommendation we will consult with RSL partners and continue to develop our proposal for under occupiers, including direct lets. We will continue to look at ways to attract funding and consult on adopting a single policy provision across the social housing sector in respect of financial incentives for under occupiers including partner and non partner landlords.</p> <p>Any policy proposals arising from this will be subject to resident consultation.</p>	<p>Jackie Odunoye, Head of Strategy & Development (Interim)</p> <p>Lead officer Sandra Fawcett, Chair of the Tower Hamlets Housing Forum</p>	<p>March 2009</p>
<p>R16. That Tower Hamlets should press the Mayor of London and the Government to reduce the proportion of lettings on new-build through Capital Moves to 25 per cent, and to equalise the numbers of accessible homes let through Capital Moves. It should also insist that Capital Moves develop a minimum standard of advertising of the properties allocated through the Pan-London Scheme to secure a common standard of accessibility. Residents should be fully consulted before a decision is reached whether to introduce the scheme.</p>	<p>The Council will continue to work to ensure that Tower Hamlets maximises the benefits from Capital Moves including the proportion of lets to be made available, accessibility issues and advertising of properties.</p> <p>Any policy changes arising from the Capital Moves proposals will need to be subject to resident consultation.</p> <p>Further information on how Capital Moves will be taken forward is currently awaited.</p>	<p>Jackie Odunoye, Head of Strategy & Development (Interim)</p>	<p>N/A</p>

<p>R17. That Tower Hamlets should press the Mayor of London and Housing Corporation to make funding available to expand the Seaside and Country Homes Scheme;</p>	<p>It is proposed that if Cabinet support this proposal, officers will contact both the GLA and Housing Corporation to seek support for an expansion of this programme.</p>	<p>Jackie Odunoye, Head of Strategy & Development (Interim)</p>	<p>November 2008</p>
<p>R18. That the Council should invite other local authorities in London to identify best practice in promoting and facilitating mutual exchanges;</p>	<p>In response to this recommendation we will seek to identify best practice in London on mutual exchanges and adopt them to improve service delivery.</p>	<p>Jackie Odunoye, Head of Strategy & Development (Interim) Lead officer Rafiqul Hoque Tower Hamlets Homes Lettings Service Manager</p>	<p>December 2008</p>
<p>R19. That the Council should undertake a review of Key Worker Housing in the Borough, specifically looking at its affordability and the problems experienced by those with families in non-secure/assured tenancies;</p>	<p>A review of key worker housing will be undertaken with RSL partners. We will also explore the potential for all key worker schemes to have a linked move on strategy.</p>	<p>Jackie Odunoye, Head of Strategy & Development (Interim)</p>	<p>March 2009</p>
<p>R20. That the Council should undertake a review of Sheltered Housing Lettings Policy to make sure that this resource is used effectively.</p>	<p>This will be assessed as part of the Best Value Review of Sheltered Housing.</p>	<p>Jackie Odunoye, Head of Strategy & Development (Interim)</p>	<p>December 2008</p>



London Borough of Tower Hamlets

**Report of the Scrutiny Review Working Group on
Choice Based Lettings**

May 2008

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Acknowledgements

The Scrutiny Review Working Group would like to thank all the officers, Common Housing Register partners, third sector partners, residents and other stakeholders including the East London Lettings Company who have contributed and supported this review. It is unfortunate that former Councillor Louise Alexander is no longer with the Working Group during the consideration of the final report, the Working Group recognises the contributions Louise has made to the review and wishes her well and acknowledges that her contributions have helped to shape the recommendations. The contributions of all those involved has helped to shape how well the review has worked and the final recommendations which are contained within this report.

We feel that the report has highlighted some important and challenging issues.

Working Group Chair:

Councillor Alex Heslop

Working Group Members:

Councillor Timothy Archer

Councillor Louise Alexander

Councillor Bill Turner

Councillor Shahed Ali

Councillor Rofique Uddin Ahmed

Councillor Ann Jackson

Other Members:

Councillor Marc Francis, Chair of Overview & Scrutiny

Councillor Shafiqueel Hoque

Councillor Rupert Bawden

Councillor Ahmed Hussain

Councillor Clair Hawkins

London Borough of Tower Hamlets

Maureen McEleney – Director, Housing Management

Jackie Odunoye – Head of Housing Strategy and Development

Rafiqul Hoque – Lettings Services Manager

Sarah Pace – Housing Strategy Manager

Colin Cormack – Head of Housing and Homeless Advice

John Harkin – Client Support Team

Michael Keating – Assistant Chief Executive

Scrutiny and Equalities:

Afazul Hoque – Scrutiny Policy Manager

Jebin Syeda – Scrutiny Policy Officer

Hannah Bailey – Scrutiny and Equalities Support Officer

External:

Michael Tyrrell – Chief Executive, **Tower Hamlets Community Housing**

Gaye Brown – Lettings Manager, **East End Homes**

Audrey Sutherland – Lettings Manager, **Poplar Harca**

Sandra Fawcett – Housing Director, **SWAN Housing Group**

Stephanie McDonald – **Spitalfields Housing Association**

Tim Madelin – **Primary Care Trust**

Shiraz Bhajji – **Development Director, East London Lettings Company**

Contribution to service users and providers focus group were received from the following organisations and some of their service users:

Tower Hamlets Access Group

Link Age Plus

Client Support Team

Tenancy Support Team

Carers Centre Tower Hamlets

Consultancy Plus

Chair's Foreword

The Government's approach to housing and homelessness has pushed for change in the quality of housing through the Decent Homes Standard and the allocation of housing through the Choice Based Lettings Scheme and policy. Gone are the days when it was individual officers making important decisions about who gets housed and when, making an impact nationally and locally here in Tower Hamlets.

The Choice Based Lettings Scheme offers information to residents on the housing stock available and enables them to make decisions about where they wish to live, the Scheme is dependant on a policy which is not easily accessible for the community, often leading to misunderstandings.

This report follows a 6 months long inquiry by the Scrutiny Review Working Group in which a users and providers service improvement focus group proved to be invaluable in informing the review, identifying in particular, issues around access and community understanding. We also visited the East London Lettings Company to learn about how others rise to the challenges of improving access and community understanding, potentially providing residents with real-time feedback on any bids they place. The visits and the discussions have been very interesting and useful for the review and I'd like to thank all the staff and residents who have participated in this inquiry and helped inform our recommendations.

It has been a challenging and exciting review to work on and I believe we've come up with some equally challenging and exciting recommendations. The recommendations outlined in this report are intended to improve access, choice, quality and outcomes, tackle overcrowding and support better understanding of Choice Based Lettings. We hope all the parties involved will take the opportunity to address the issues highlighted in this report.

Finally, I would like to thank all the Councillors who participated in this review and Rafiqul Hoque and Maureen McEleney from Housing Lettings Service for their continued support throughout the course of the review.

Councillor Alex Heslop
Scrutiny Lead, Living Well

Introduction and recommendations

Introduction

1. With over 20,000 households now on the council's waiting lists for re-housing, the operation of the Choice Based Lettings scheme is clearly an issue affecting a significant proportion of our community. But interest in and concern about the way housing is allocated stretches well beyond those directly affected. The way individuals and groups are prioritised, has been at the heart of the tensions between communities in the East End for more than three decades. Whilst the review did not explicitly set out to examine the role of the local CBL in promoting community cohesion, our work was consistently drawn into that sphere.
2. The Choice Based Lettings (CBL) Scrutiny Review Working Group was established in October 2007 and undertook its research over the next six months. A large number of Members Enquiries are generated on the subject of lettings and overcrowding is a well established challenge for the Borough. Whilst the service has pioneered the Accessible Housing Register and improved information to inform decisions for disabled applicants, it was important for the Working Group that a much wider range of issues for the community were addressed.
3. The main aim of the review was to look at the accessibility and effectiveness of the scheme focusing on the needs of elderly and disabled residents; in addition to this focus, the review set out to look at the following areas in relation to Choice Based Lettings:
 - Tackling overcrowding in the borough;
 - Medical assessments;
 - Homelessness and Choice Based Lettings;
 - Exploring resident and other stakeholder understanding of how the process works;
 - Transparency in decision making in the allocation of properties;
4. The Working Group⁴ agreed to investigate these issues, and hoped to make recommendations that would help improve access to the service, particularly for elderly and disabled residents and make a useful contribution to improving the service in the areas mentioned above. The Working Group established was politically balanced, and chaired by Councillor Alex Heslop, Scrutiny Lead for Living Well.
5. A number of key issues were noted by the Working Group at the outset, including complexity of managing the Choice Based Lettings policy, the varying level of community understanding of CBL and the challenge for the service in providing a key service, often determining the quality of life for residents of Tower Hamlets, where demand is exceptionally high and the supply limited.

⁴ The term Working Group is a reference to the Scrutiny Review Working Group - Members nominated to the review and all stakeholders who may have presented evidence or attend the review session.

6. The Working Group undertook a users and providers service improvement focus group and met with a number of third sector/external organisations to examine the barriers that are limiting access to Choice Based Lettings and how the service can be improved. This was a very useful session, and provided the Working Group with a good insight into some of the issues facing users and providers who are assisting clients with accessing CBL, this proved to be an invaluable way to inform the review. A visit to the East London Lettings Company was also made to learn how others have dealt with the challenge of improving access.
7. The Scrutiny Working Group held a special focus session on medical assessments and the impact of homelessness on CBL. In addition to this, the Corporate Parenting Group presented evidence to consider on foster carers housing needs. And finally the Working Group considered Capital Moves – a proposed pan-London project to deliver wider choice and mobility for re-housing applicants. The Seaside and Country Homes Scheme was also considered.
8. The Working Group's recommendations focus on a number of areas that require consideration. They are intended to support the findings and recommendations of other improvement initiatives and further improve access to, and public understanding of Choice Based Lettings in Tower Hamlets as the Borough looks towards introducing the Arms Length Management Organisation.

Recommendations

9. For purposes of this report, the findings of the Working Group has been set out in the following 4 key themes:
 - **Improving customer access and community cohesion**
 - **Improving quality and outcomes for community groups**
 - **Tackling overcrowding**
 - **Widening choice and access to social housing**
10. Having considered the evidence, the Working Group has put forward the following recommendations:

Improving customer access and community cohesion

1. That research is undertaken to identify whether bidding habits are based on positive attributes or constraining factors and to identify the ability of the system to work with different community needs to identify how far CBL promotes or otherwise community cohesion;
2. That a full Equality Impact Assessment of CBL is undertaken in 2009/2010 including giving consideration to impact on community cohesion;
3. That work is developed to address the issue of the lack of transparency in decision making to improve community understanding and expectations of CBL, including communicating positive stories to the community to address perceptions of unfair community lets, changing the policy to allow 2 bids only per applicant per bidding cycle, replacing the coupon system;

4. That service improvement activities are developed based on the feedback obtained from the users and providers service improvement focus group with particular focus on improving access for those who have sensory disabilities and improving customer understanding of CBL;
5. That LBTH joins the East London Lettings company subject to a full feasibility study of what ELLC can offer to LBTH residents;
6. That a Local Lettings Plan is adopted for all new developments of 20 units or more affordable homes to promote mixed tenure, mixed communities and sustainable housing and delivering priority for adult children of existing social tenants by setting a specific proportion for this group;

Improving quality and outcomes

7. That an open, non-discriminatory Sons and Daughters policy be considered for adoption as part of the new lettings policy and as part of the Council's affordable homes policy;
8. That Childrens Services research ways in which shared ownership might be used to assist foster carers where accommodation is a barrier, in addition to Housing prioritising adult children for housing to free up accommodation for foster carers;
9. That a review is undertaken of the medical assessment process to address concerns of accuracy and quality and give consideration to best practice, with a view to improving the transparency of the process, extending the time for appeals, , researching other potential providers for the service, sampling a work undertaken by Now Medical and considering introducing self assessments;
10. That Tower Hamlets should actively lobby DCLG Ministers to issue guidance and if necessary legislation, allowing local authorities to introduce the waiting time-based approach to lettings. LBTH should be prepared to campaign in support of these changes in partnership with other local authorities.
11. That a transitional period of between 12 months and two years should be put in place to protect those homeless families already in the system should waiting-time based approach be successful.

Tackling overcrowding

12. That targeted work be developed to tackle overcrowding, including targeted work with under-occupiers, as part of this work review the Cash Incentive Scheme and the financial incentives for under-occupiers as to ensure the housing stock is used in the best way to reduce overcrowding ,working with partner RSLs to develop and fund initiatives;
13. That Overview and Scrutiny Committee conduct a through review of overcrowding which will assist the Council in developing an effective

Overcrowding Strategy, potentially including research into the impact of overcrowding on health and education and using this to assist housing to secure funding to roll-out the Overcrowding Project with a view to assisting more overcrowded families;

14. That the Lettings policy be revised to reflect the changes proposed under the 'Bedroom Standards'
15. That RSL partners seek to use Right to Acquire receipts to buy back properties direct from leaseholders; That targeted work be developed to tackle overcrowding, including targeted work with under-occupiers giving consideration to allocating direct lets similar to Newham's policy. As part of this work review the Cash Incentive Scheme and the financial incentives for under-occupiers with a view to using the stock in ways to reduce overcrowding working with partner RSL to develop and fund initiatives;

Widening choice and access to social housing

16. That Tower Hamlets should press the Mayor of London and the Government to reduce the proportion of lettings on new-build through Capital Moves to 25 per cent, and to equalise the numbers of accessible homes let through Capital Moves. It should also insist that Capital Moves develop a minimum standard of advertising of the properties allocated through the Pan-London Scheme to secure a common standard of accessibility. Residents should be fully consulted before a decision is reached whether to introduce the scheme;
17. That Tower Hamlets should press the Mayor of London and Housing Corporation to make funding available to expand the Seaside and Country Homes Scheme;
18. That the Council should invite other local authorities in London to identify best practice in promoting and facilitating mutual exchanges;
19. That the Council should undertake a review of Key Worker Housing in the Borough, specifically looking at its affordability and the problems experienced by those with families in non-secure/assured tenancies;
20. That the Council should undertake a review of Sheltered Housing Lettings Policy to make sure that this resource is used effectively.

Background

Introduction

11. Housing is a significant aspect of lives of individuals and families in the community, it represents far more than just bricks and mortar. In the context of Tower Hamlets, the challenges are acute – extremely high demand and very limited supply to meet the demand. The East End has historically been a settling point for new and emerging communities and poverty and deprivation has usually been widespread, making “a decent home for all at a price within their means” all the more important. Given the context, it’s just as important that the policy for allocation is transparent and fair.
12. By the early 1980s, the massive expansion of council estates and migration out of Tower Hamlets had made real strides in replacing bomb-damaged pre-war housing. Residents had some hope that they and their children would be able to get a decent and affordable council home after a relatively short wait of a few years. Over the years, due to stock loss through the Right to Buy, the number of units has dwindled.
13. The Housing Act 1996 governs the allocation of social housing and is a statutory function set out to allocate based on need, to give *reasonable preference* to particular groups in need such as those overcrowded, homeless and those with medical needs.
14. The Government would prefer that all local authorities operate a lettings scheme which is based on applicants having choice, Choice Based Lettings (CBL) was adopted in Tower Hamlets in 2002. Department for Communities and Local Government (DCLG) commissioned research which produced positive findings, mainly that CBL improved tenancy sustainment, produced better outcomes for homeless households, provides more flexibility in social housing options with choice and control to applicants to enable them to make decisions and reduce ethnic segregation. It also recognises that the policy is complex and can be difficult for applicants to fully grasp leading to confusion and frustration.

National Context

15. The Housing Green Paper ‘Homes for the future: more affordable, more sustainable’ sets out with the focus of supplying additional affordable housing and improving the condition of existing housing in the context of house prices rising more steeply in relation to income (affordability), a commitment to improve supply (need and supply) and to meeting the challenges presented by climate change.
16. The recent Hills report ‘Ends and means: The future roles of social Housing in England’ paints a rather gloomy picture of the profile of social housing tenants. Social Housing tenants are more likely to be on low income and not be in employment, they are more likely to be disabled, a lone parent or single person and they are more likely to be aged over 60. A significant proportion (27%) of social tenants are likely to be from the black or minority ethnic household,

approximately 50% are likely to be Bangladeshi and 43% from black Caribbean and black African community.⁵ Given this, the Working Group were particularly concerned that the review look at access to CBL for elderly and disabled residents and also housing issues which may be adversely affecting particular community groups.

17. The national debate on community cohesion sparked by the Cantle report, *Community Cohesion: A Report of the independent Review Team*⁶ followed the riots in Burnley, Bradford and Oldham. Cantle outlined a number of areas that needed to be addressed to promote community cohesion. It recognised in particular that the debate on community cohesion and housing policies needed to be had. It recommended that:

*'Housing agencies must urgently assess their allocation systems and development programmes with a view to ensuring more contact between different communities and to reducing tension.'*⁷

18. This debate is as relevant in Tower Hamlets as anywhere else in the country. Given the diversity of the borough and it being the settling point for new and emerging communities, housing has always been a touchstone issue. The recent Young Foundation study 'The New East End: Kinship, Race and Conflict' talks of the diminished support networks in communities for which the authors pin the blame on the welfare state. They claim that housing policy based on needs where contributions of the past are not considered in distribution, has stirred up racial tension and left the white working class community embittered and fragmented.⁸
19. More recently in 2007, *Our Shared Future*⁹ – a report by the Commission on Integration and Cohesion states that settled communities are worried about the fair allocation of public services with some thinking that immigrants and minorities are getting special treatment. This is further compounded by the national picture of the rights and freedom of immigrants being restricted. The Commission believes that work needs to be developed to dispel this myth and that the key to this is communication. In this context, the report recognises CBL as a positive innovation.
20. Starting with a new definition of cohesion, the report adopts four key principles which drive understanding of integration and cohesion. These being:
- *shared futures*- what binds communities together;
 - *new model of rights and responsibilities* – obligations of being a citizen;
 - *new emphasis on mutual respect and civility* – community understanding and respect in the context of change, and;

⁵ Ends and means: The future roles of social Housing in England' John Hills 2007

⁷ Community Cohesion: A report of the Independent Review Team, Ted Cantle, 200

⁸ The New East End: Kinship, Race and Conflict, Michael Young et al, 2006

⁹ Our Shared Future, Commission on Integration and Cohesion, 2007

- *visible social justice* – transparency, fairness and trust in the institutions that provide services to the community.

We know from the focus group that transparency and fairness were key issues for both users and providers.

21. In December 2007, the Department for Communities and Local Government (DCLG) published *Tackling Overcrowding in England: an Action Plan* in December 2007 in response to an earlier discussion paper on the issue of overcrowding. Living in overcrowded housing can have a detrimental affect on the lives of families, with under-performance by children in schools caused by lack of space to study, stress and depression, and in worst-case scenarios, domestic violence and the breakdown of relationships. Shelter estimates that children growing up in bad housing conditions are 25% more likely to suffer ill-health and disability during childhood / early adulthood.
22. The statutory standards that define overcrowding have not been revised since their introduction in 1935. Whilst the concerns then around the ‘room standard’ (decency through the separation of the sexes) and the ‘space standard’ (provision of adequate space) are relevant today, the standards considered suitable seventy years ago no longer fit with modern-day housing expectations. DCLG are now asking local authorities to increase their focus on tackling overcrowding.
23. The role of social housing need not be static; indeed the challenges have changed over time since the post-war inception of social housing at the scale in which it was introduced. The number of households is set to grow, more so in London and meeting the decent homes agenda continues to push for quality of social housing. The challenges of striving for mixed tenure areas and supporting mobility and livelihoods is high on the national agenda – the development of regional and/or sub regional allocations are part of this agenda and Capital Moves is the current initiative to push this. Affordability continues to be an issue nationally and more so in London given that property prices have gone up steeply in relation to income. Overcrowding is still an issue in the social rented sector and the Mayor is now asking local Authorities to put together strategies for tackling overcrowding. These challenges mirror some of the challenges the authority is facing locally.

Local Context

24. The Council has a vision to “improve the quality of life for everyone living and working in Tower Hamlets”. The well established Community Plan which is currently being refreshed sets out a vision for Tower Hamlets to 2010 and Choice Based Lettings contributes to this. The data from the 2001 Census¹⁰ indicates a rapidly growing population and the Draft Mayor’s Housing Strategy¹¹ indicates the trend is likely to continue. The borough now has the highest population densities in inner London. The Census data also shows that the make-up of the borough is ethnically very diverse with almost half from minority ethnic communities. 34% of

¹⁰ <http://www.statistics.gov.uk/cci/nscl.asp?ID=7600>

¹¹ <http://www.london.gov.uk/mayor/housing/strategy/index.jsp>

the population is from the Bangladeshi community, the single largest minority ethnic population. Overcrowding continues to be an issue with this community with some 64% of households registered for transfer lacking one or more bedrooms.

25. The population of Tower Hamlets is comparatively young. The 24-30 year old group represents 34% of the total population and a further 22% is under the age of 15 years of age. Together with this, the elderly population is forecasted to grow along side the population of young people which highlights the need for smaller size accommodation whilst the need for larger size accommodation is evident. The Housing Strategy does well to recognise the diversity of the borough and does take in to consideration the demographics of the local area in setting out the strategy. The particular needs of community groups in accessing housing must be addressed.
26. In the context of high demand for affordable housing, acute housing needs and the limitations of the availability of affordable housing options, the Choice Based Lettings Service sets out to distribute a very small supply of homes in a highly populated area where the demand is very high.

Housing list demand

27. The demand on the Housing waiting list and those waiting to transfer continues to grow. The table below demonstrates the increase in demand on social housing locally.

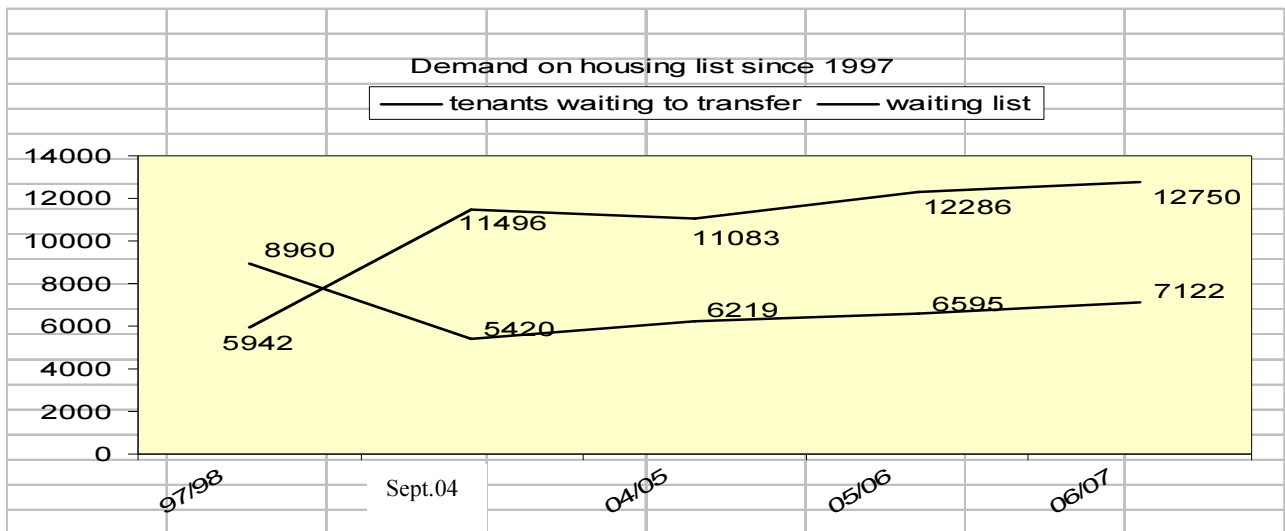


Figure 1- social housing demand since 1997

Diversity in Housing

28. Similar to the Hills report, the profile of those living in social housing in Tower Hamlets are more likely to be from the Black Minority and Ethnic community. Asian households are more likely to be living in Council housing. Black households are most likely to be living in RSL rented accommodation (34%), while White households have a broadly similar likelihood of living in Council accommodation (26%), having a mortgage (24%) or living in private rented accommodation (22%).

29. Four out of five (79%) households which have members with special needs live in social rented housing. This is considered to be reflective of the lower incomes generally available to this group of households, and the fact that the social rented sector is more likely to contain property specially suited – with adaptations or support – to the requirements of households with special needs. Special-needs households are extremely unlikely to be living in private rented accommodation. Households with one or more persons with special needs are more likely to be in housing not suited to their needs: 38% are, compared to 22% of households where there are no special needs.¹²

Overcrowding.

30. Asian households are more likely to be significantly larger than those of other ethnicities. The average number of people in an Asian household was found to be 4.3, in contrast to 1.9 persons in a White household and 2.4 persons in a Black household.¹³ Consequently, Asian households are more likely to be overcrowded. The *2001 Census* determined that seven out of ten (70%) have at least one room less than they require, compared to a half (48%) of Black households and a quarter (23%) of White households.
31. The *Housing Needs Survey*¹⁴ used a tighter definition of overcrowding, based on the Bedroom Standard, which, while showing much smaller totals, also revealed even greater discrepancies. It shows 32% of Asian households as overcrowded, compared to 12% of Black households and 4% of White households. The borough average was 12%.

Broader housing unsuitability.

32. Although overcrowding is the leading cause of housing unsuitability, mobility and health problems, disrepair, and the inability of families to live under the same roof were also leading causes of concern to people in 2004.¹⁵ If the stricter approach to defining overcrowding is taken, then half (48%) of all Asian households were in unsuitable housing in that year, compared to one in three (34%) of Black households and one in seven (14%) White households.

¹² Housing Needs Survey

¹³ Housing Needs Survey. Households were ascribed the ethnicity of the survey respondent.

¹⁴ Housing Needs Survey. 2004

¹⁵ Housing Needs Survey. 2004

Affordability

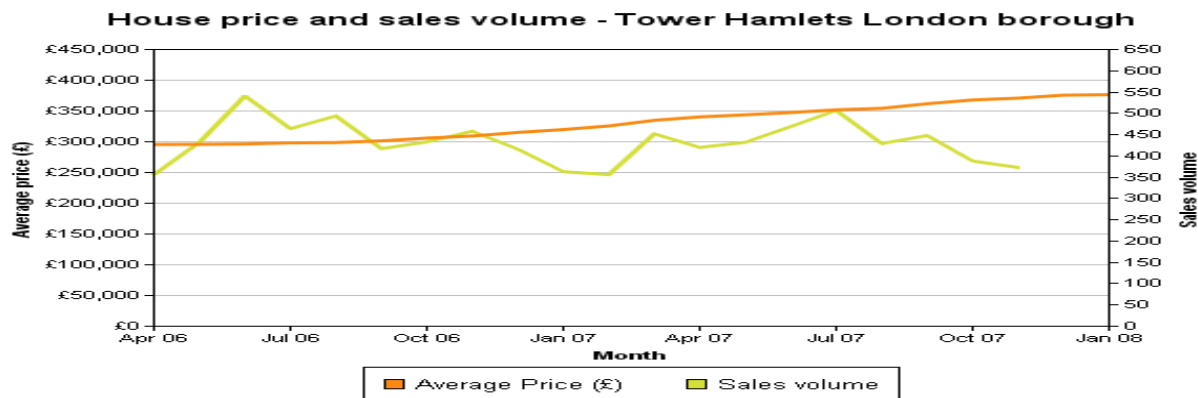


Figure 2 - Average prices in Tower Hamlets by sale volume¹⁶

33. The demand for social housing may be exacerbated by the rise of house prices in the private market, leaving many in Tower Hamlets unable to buy or rent and meet their housing needs through the private market. Information in the Housing Needs Surveys 2004, indicates that 63.8% of all households in Tower Hamlets fall below the threshold of affordability to be able to afford market housing. For the different tenures, 99% of council tenants, 94% of RSL tenants and 59% of private renting tenants fall below the threshold of affordability to be able to afford market housing. In the last year alone, prices continued to rise steadily with the average price of property being in excess of £300,000. At the same time, the cost of renting has also increased, often to prohibitive levels, with many residents remaining dependant on the social rental sector to meet their housing need.

Quality of Housing - meeting Decent Homes Standards

34. The Decent Homes programme was launched in 2000 requiring all housing to be of prescribed standard by 2010. Locally, this has been implemented through the Housing Choice programme of stock transfers to Registered Social Landlords. Those estates that did not transfer will be managed by an Arms Length Management Organisation – Tower Hamlets Homes.
35. The Housing Choice programme has brought in significant funding to invest in bringing housing to Decent Homes Standard. The process of balloting for transfer to alternative management with residents decision being to remain with the Council means challenges in meeting the Decent Homes Standards. The amount of stock which falls below the DHS has been reducing over the years, in 04/05 78% of stock was below the standard and in 06/07 the level of stock which was non-decent was 62%.¹⁷ Clearly there is a large amount of stock which is needing to be brought up to DHS. The current Arms Length Management Organisation bid is seeking to secure the funding needed and to extend the deadline to 2016.

¹⁶<http://www.landregistry.gov.uk/houseprices/housepriceindex/report/default.asp?step=4&locationType=0&area=Tower+Hamlets&reporttype=1&datatype=1&from1=04%2F2006&from2=01%2F2008&image2.x=13&image2.y=16>

¹⁷ Figures sited are in accordance with Best Value performance indicators

Homelessness

36. The Housing Needs Survey 2004 estimates that 3,000 people were without a permanent home in the borough in 2004. For the year 2003/2004, there were 1,657 households accepted as homeless and in priority need in Tower Hamlets, the majority from Black or Asian minority ethnic groups. With the anticipated population expansion, demand for affordable housing is further likely to outstrip supply¹⁸. Hundreds more single homeless people have no priority and must wait.
37. Given this context and the issues highlighted by some of the research mentioned earlier in the report about community understanding of CBL, it was important to appreciate that there is no quick and easy solution to the housing crisis in Tower Hamlets. Thousands of households will continue to have to wait years for the decent and affordable home they need. However, it is possible to envisage changes to the CBL which could have some beneficial impact, particularly in terms of generating increased public understanding and therefore confidence in the allocation of those homes.

¹⁸ Tower Hamlets Primary Care Trust Health Report, 2007).

Findings

Improving customer access and community cohesion

38. The Working Group recognises the progress of CBL in strengthening customer access and choice. It has been a positive step away from the somewhat paternalistic approach to allocating housing that became the norm after the Second World War. However, across a number of review sessions concerns were consistently raised about the continuing lack of transparency of the CBL system and the misunderstandings that residents have about the allocation process. The complexity of CBL can cause confusion and frustrations leading to misconceptions in the community.
39. The Working Group recognised the need to manage expectations which if left unmanaged will continue to make residents feel confused and frustrated. Moreover, it can add to anxiety and stress making matters worse for particularly vulnerable applicants, such as those with mental health issues. The Working Group discussed whether the result of a bid could be reported back to the applicant in order to inform future bids. This has the added advantage of increasing the transparency of what is often perceived to be an unfair and complicated system. The role of local agencies and local Councillors was recognised in addressing any community concerns.
40. A large number of Members Enquiries are generated due to poor understanding of the CBL scheme and lack of information fed back to applicants. Members Enquiries can provide the position of the applicant and their bidding history. If an automated real-time response could be generated at the time of bidding, applicants would have a better understanding of the system and make more realistic bids. When real-time feedback was introduced in the London Borough of Hackney, customer satisfaction rates improved noticeably. This would have the added bonus of reducing the number of Members Enquiries to the Lettings Section.
41. Research looking at bidding habits and preferences and whether applicants made bids based on positive attributes or constraining factors to demonstrate whether the CBL scheme operating was addressing community cohesion issues would have been informative for the Working Group as would research into how well the scheme works with different communities.
42. The current bidding system allows applicants to bid for as many properties as they wish. Analysis indicates that applicants often also bid for properties larger or smaller than that which they have been assessed as needing. This can add to expectations of being housed soon without knowing realistically what the chances are of being housed. Again, this can lead to frustration and misunderstandings about how the housing allocation policy operates. The Working Group noted that many other authorities place a limit on the number of bids that can be made in each cycle.

43. Analysis by the Housing Service demonstrates that bidding method preferences have changed over time. Web based bidding has increased over the years and is the most preferred method followed by telephone bidding. Coupon bidding is still used and focus group participants indicated that this is more likely to be used by vulnerable members of the community.
44. Some of the difficulties with the coupon system was the difficulty of getting coupons registered and the uncertainty of whether a bid has been registered if the coupon is dropped off at a Local Housing Office or a One Stop Shop (limited number of venues). Receipts are not given for coupons, adding to the uncertainty. Administratively, it can be costly. The Working Group felt that consideration should be given to discontinuing the coupon system; however, this must be preceded by comprehensive consultation and an impact assessment given the number of potentially vulnerable tenants currently bidding via coupons.

The East London Lettings Company

45. The East London Lettings Company set up a technology enabled facility to advertise and enable bidding to establish cross-borough mobility. Exchanges of property between boroughs are made on a balanced reciprocal basis. It currently works with a number of other boroughs and housing associations with a view to promoting customer choice, user friendly accessible services and forming partnerships that extend choice and secure Best Value. The visit to the East London Lettings Company demonstrated that the bidding system works with:
- Up to 2 bids per household per cycle
 - Weekly cycle with 4 days for the applicant to bid
 - Real-time feedback
 - Labelling to indicate eligibility
 - Location information, images and marketing information in writing and symbols
 - No refusal penalty
 - 170 service access points including the web, kiosk website, multi-lingual phone, magazine and text

The system demonstrated a drop in complaints; Hackney experienced a higher level of customer satisfaction. The Working Group noted that it would be possible for LBTH to join the ELLC. It also noted that there was no requirement to adopt a common lettings policy prior to entry, and that the Council could continue to advertise properties through East End Life. The greatest advantage of joining ELLC for Tower Hamlets would be the ability of the system to provide real-time feedback enabled by the technology.

46. Increased transparency and better understanding of the scheme should reduce perceptions of unfairness. The Equality Impact Assessment was undertaken at the inception of CBL, the scheme should now be reviewed as the Race Relation Act 2000 requires the service to review the assessment every 3 years. Members felt that given the recent debate around community cohesion and the community issues around the lack of transparency, a review of the impact of the scheme would be beneficial, particularly given the Young Foundation report.

47. Overcrowding is recognised as an issue and the Working Group highlighted a number of cases where applicants who were overcrowded and had been waiting many years to be housed were increasingly viewing the system as unfair.
48. It was unclear as to how decisions were made about the percentage of lets for those in different situations such as the proportion of lets to homeless households. Given the complexity of this and the issues raised about the lack of transparency of CBL locally, the national agenda to create mixed sustainable communities and the discussion details under the Sons and Daughters policy, the service should look to produce Local Lettings Plans which sets out the allocations percentages for those homeless, overcrowded, those in medical priority and other groups it deems fit. There was potential that disabled families were not getting access to new build properties. A Local Lettings Plan would begin to address the community cohesion agenda and promote mixed tenure, mixed communities. It was recognised that this needed to be transparent and truly deliver mixed communities and be sustainable for the future.

Users and providers service improvement focus group

49. A focus group of users and service providers looked at access to CBL, barriers and improvements. The session was well attended by 25 attendees, including a range of service providers (5), service users (4) and a politically balanced mix of councillors (8).

Feedback from the session:

50. When indicating how accessible the Choice Based Lettings Scheme is the indications were made by placing a sticker on a continuum rating the access issue from very accessible to not accessible. The photograph below illustrates the views of those who attended.

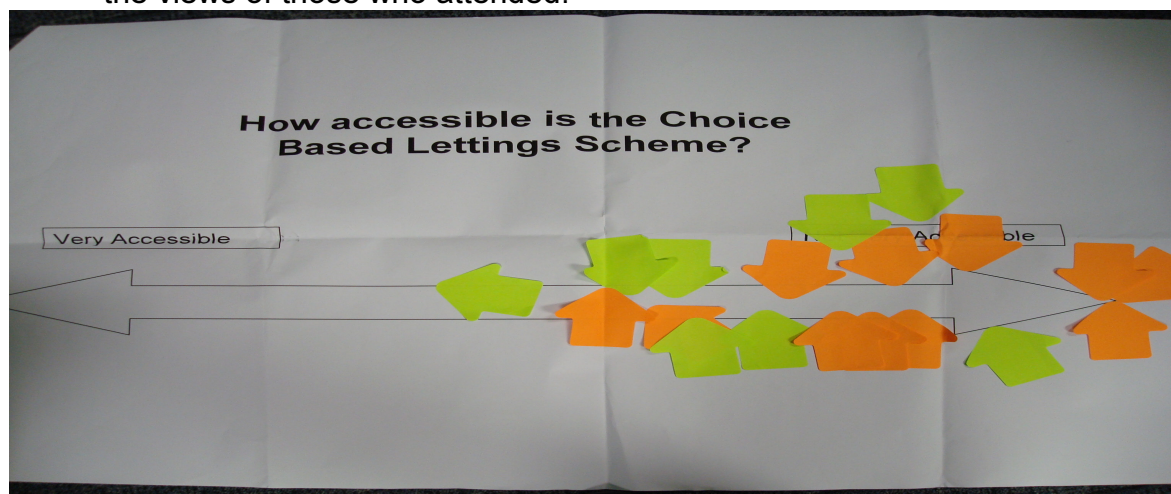


Figure 3 – Rating access to Choice Based Lettings

51. Participants were asked to place stickers reflecting on the current use of the scheme. Discussions took place about how the scenario would look prior to the work on the Accessible Housing Register and the Overcrowding Project; whilst the benefits of both were recognised, there was still some way to go particularly working with those with sensory disabilities and it was felt that the service needed

to make changes to improve access for all disabled people to enable them to make informed decisions.

Priority areas for improvement - barriers

52. Based on discussions amongst the attendees focusing on what the barriers are to CBL and what support or guidance might be needed from the service to improve access, a number of key barriers were identified. These were then prioritised to identify which of the areas needed most urgent attention for service improvement.

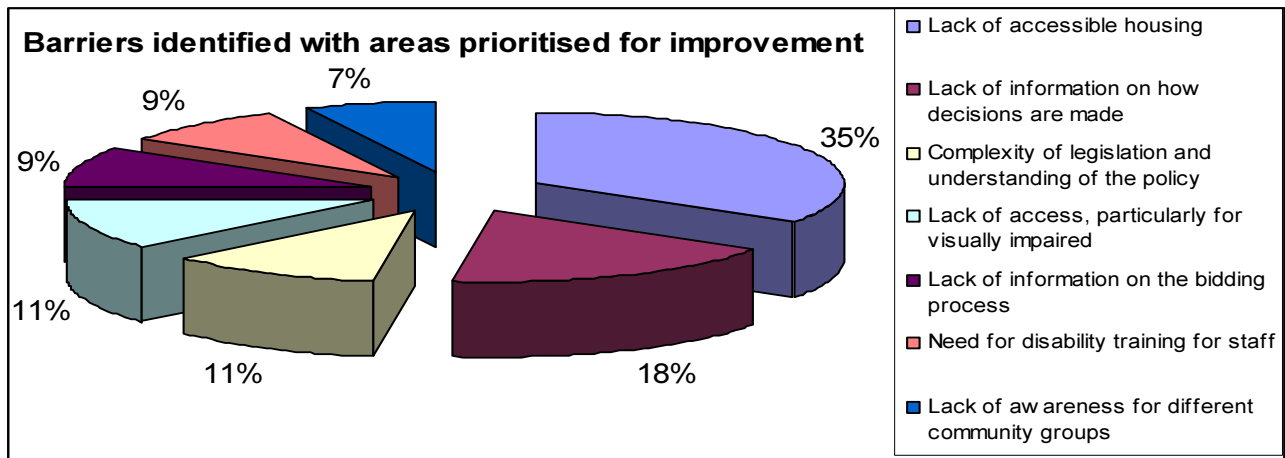


Figure 4 – Barriers to CBL prioritised as areas needing improvement

53. Whilst recognising that the chronic shortage of accessible housing lies at the heart of this problem, participants felt that more could be done to make the process barrier-less. The areas highlighted above indicates that work needs to be done to improve users and providers understanding of how the policy works in practice, including an explanation of how lettings are prioritised between different needs groups. The other key barriers are access for those who are visually impaired and staff understanding of disability issues, it was felt that training for staff would increase their understanding of issues affecting disabled people.

Support from the Lettings Service

54. Tower Hamlets has been at the forefront of developing a re-housing service for disabled people that is mainstreamed as part of the CBL bidding system. The Accessible Housing Register aims to provide disabled people with the information they require in making decisions to bid for suitable properties.

55. There was recognition in the Working Group that the Accessible Housing Register has made impact and improved and enabled disabled people to make an informed decision on accommodation based on the stock available. There was also a recognition that the service now needed to move the focus to those with sensory impairments and enable those with sensory impairments to make informed decisions. This was raised very strongly by 2 service users who attended and were both visually impaired to varying degree. A number of areas needing improvements were discussed and the attendees then prioritised the areas for support and guidance.

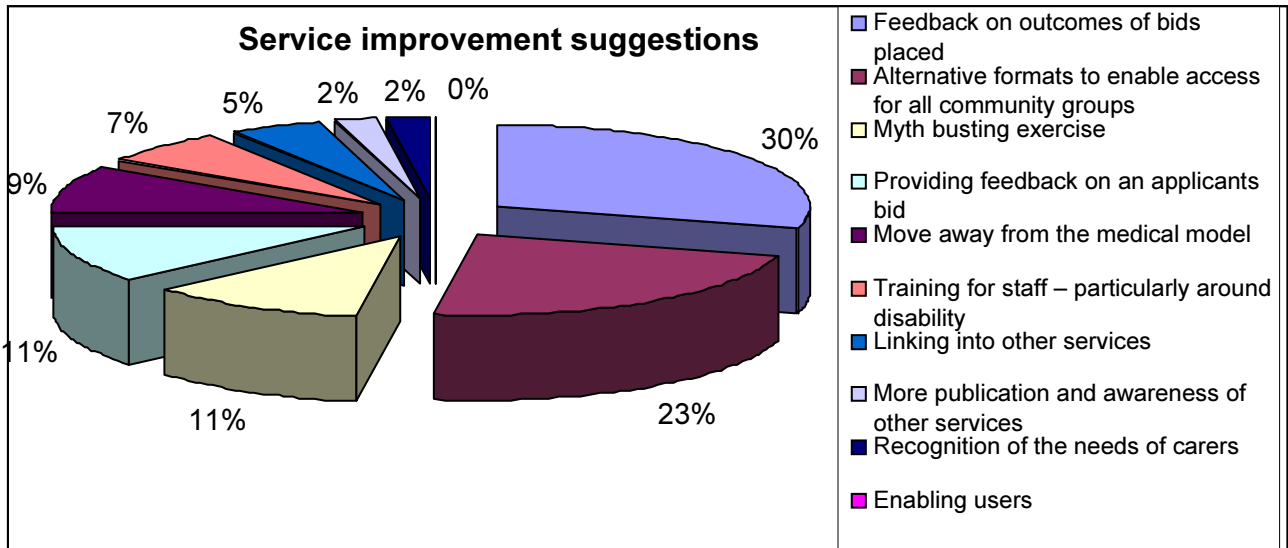


Figure 5 – Service improvement suggestions prioritised for service improvements

56. The need for receiving feedback on bids was highly prioritised as was the need for alternative formats to enable access, particularly for those with sensory impairments. A number of issues are highlighted in the diagram above.
57. In considering issues with access to the CBL bidding system and the discussions about community understanding (community cohesion), and having visited the East London Lettings Company, the Working Group would like to forward the following recommendations and welcome the feedback received from the user and providers service improvement focus group:

Recommendations:

- 1. That research is undertaken to identify whether bidding habits are based on positive attributes or constraining factors and to identify the ability of the system to work with different community needs to identify how far CBL promotes or otherwise community cohesion;**
- 2. That a full Equality Impact Assessment of CBL is undertaken in 2009/2010 including giving consideration to impact on community cohesion;**
- 3. That work is developed to address the issue of the lack of transparency in decision making to improve community understanding and expectations of CBL, including communicating positive stories to the community to address perceptions of unfair community lets, changing the policy to allow 2 bids only per applicant per bidding cycle, replacing the coupon system;**
- 4. That service improvement activities are developed based on the feedback obtained from the users and providers service improvement focus group with particular focus on improving access for those who have sensory disabilities and improving customer understanding of CBL;**
- 5. That LBTH joins the East London Lettings company subject to a full feasibility study of what ELLC can offer to LBTH residents.**
- 6. That a Local Lettings Plan is adopted for all new developments of 20 units or more affordable homes to promote mixed tenure, mixed communities and sustainable housing and delivering priority for adult children of existing social tenants by setting a specific proportion for this group;**

Improving quality and outcomes for community groups

- 58.** Looked after children and those who may need housing needs to be assessed as a result of medical condition, were considered with a view to improving the quality of the service received and ultimately the outcomes for the applicant. Homelessness was also considered in addition to the Sons and Daughters policy.

Homelessness

- 59.** The local authority has a duty under Part VII of the Housing Act 1996 to provide suitable temporary accommodation to those who are eligible following an assessment. Whilst the process is a statutory function and is driven by national targets, the key is how allocations and homelessness framework can work together to best meet housing needs.

60. The number of appeals with homeless households has reduced significantly since the inception of CBL. Post-CBL the prospects of the appeal being successful was low as the match to property with the households need would be technically appropriate i.e. the service allocated a property based on assessment of need, the number of bedrooms needed etc would be technically accurate.

Year	Applications	Acceptances
2002/3	2,167	1,617
2003/4	2,118	1,657
2004/5	1,709	1,151
2005/6	1,456	789
2006/7	1,317	864
2007/8	619 [to 30/9/07]	325 [to 30/9/07]

Figure 6 - Number of applications and acceptances under homeless duty 2002 – 2008

61. The number of applicants formally presenting themselves to the Homeless Service has decreased significantly over the years, resulting in a proportionate reduction in the number of full homeless duty acceptances. This is a direct result of Tower Hamlets effective approach to homelessness prevention, for example through the use of rent deposits and mediation.
62. Nevertheless, the number of lettings going to homeless households is significant. Furthermore, it is unclear as to how decisions are made about the percentage of lets for those in different situations such as the proportion of lets to homeless households.

Looked after children and foster carers.

63. The borough places 75% of children looked after outside the borough and only 25% within Tower Hamlets. The Corporate Parenting Group (CPG) presented evidence to support the placement and priority of foster carers for housing. The foster carers coming forward are commonly single carers or couples and a significant number of them have larger than average households or have extended family members living with them. The Corporate Parenting Group recognises that there is potential for these carers, however due to criteria which requires placements to be made giving consideration to the accommodation capacity, it limits the pool of potential carers and the number of placements that can be made. Foster carers are currently in Community Group 2.
64. There are currently 117 in-house foster carers living in council, housing association or privately rented accommodation, of these:
- 5 would benefit from being able to move into 3 bedroom accommodation
 - 6 would benefit from being able to move into 4 bedroom housing
 - 1 would benefit from being able to move into 5 bedroom housing
 - 4 adult children of these households would be willing to move into their own accommodation

65. Good practice in other local authorities was considered, a number of local authorities have schemes which prioritise the housing of foster carers and prospective foster carers. Some examples of practice in other authorities include:
- Letters of support from social workers (Barking and Dagenham, Monmouthshire).
 - Award foster carers additional points (Westminster, Islington and Tower Hamlets).
 - Set quota of 3 bed accommodation for foster carers (Newham)
 - Make two nominations per year for housing (Waltham Forest)
 - Give families the first month of rent and/or deposit in order that they can obtain privately rented property (Bexley)
 - Re-house foster carers and prospective carers within 3 months (Bristol)
 - Make interest free loans to assist with home extensions or improvements that would increase bedroom space (TACT (a private agency) and Islington)
 - Assist foster carers to obtain shared ownership properties for foster carers willing to take sibling groups (Gateshead)
 - Re-housing adult children of foster carers to free up space in the parental home (Islington)
66. The CPG was presented with information on Homelessness in the borough with discussion on the complexities of how prioritisation for accommodation might work. The CPG recognises the high level of demand from groups covered by Choice Based Lettings and the legislative context in which the service operates in. Further prioritisation of foster carers was considered but felt to be inappropriate given the other demands on housing and the potential that foster caring duty may cease at any point adding to complexities. It was felt that it might be more appropriate for Childrens Services to work with Registered Social Landlord and developers to secure funding sources to assist foster carers with a package of support including financial support to secure shared ownership as a way of addressing housing barriers.
67. The Working Group appreciated the need to have foster carers and the potential that these carers can offer. It was noted that the placements with family members might be beneficial for the child and the service long-term. The Working Group were keen that kinship care of children is given as much if not greater priority.

Medical assessments

68. In order to ensure compliance with the 1996 Housing Act, Tower Hamlets has adopted a procedure to ensure that applicants needing to move on medical grounds have their circumstances considered and assessed.
69. The Working Group recognises that the assessment of priority because of health is not a judgement as to how ill someone is, instead it is an assessment of whether the effect of the current accommodation on the health of the person is so great that it is overwhelmingly difficult for them to continue living there. Tower Hamlets is unique in that it has a 2 stage appeal process. The medical

assessment process was contracted out to Now Medical in 2004 on a long-term contract with payment based on case load.

70. Now Medical acts as medical adviser to the housing departments of over 50 local authorities, including some large equivalent London authorities (e.g. the London Boroughs of Brent, Hammersmith, Lambeth and Wandsworth). They are also advisers to numerous housing associations and trusts, and government bodies including the Home Office.
71. Now Medical are medically qualified staff who are employed to ensure that all applications are properly considered, providing advice and guidance to the Council. In the first instance the decision to proceed with a health assessment will be made by the Lettings Client Support Officers who are trained in the health criteria and factors for consideration in the decision making process. However, it can never be exhaustive and each application must be treated on its own merits. The review heard from Tim Madelin from the Primary Care Trust undertaking assessments for the final stage of appeals.
72. Since September 2005, 2044 initial health assessments have been undertaken, 431 first stage appeals have been carried out of which 32 resulted in award of priority on health grounds. 109 second stage appeals have been undertaken of which 9 have resulted in award of health priority. The applicant at the stage of appeal can submit additional and new information for consideration which would affect the outcome of the assessment.
73. Particular issues identified during the review session was the challenge Members faced with communicating to their constituents how an assessment could accurately be made based on paper exercise given that the service does not have adequate resources to initially visit every application made. It is often perceived as a tick-box exercise.
74. It was noted that whilst there had been a weakness around the psychiatric evaluation process, this has now been addressed with the appointment of a psychiatrist to the Now Medical team who has been in post for several months. Staff employed were paid a flat rate for assessments, it was not set up based on an incentive to grant or refuse applications, however some Members were not persuaded of this.
75. Members raised the appropriateness of the timescales for submitting appeals given that those needing assistance were those with health conditions. Nevertheless, Members felt that the three week period is too restrictive, especially when applicants receive notice of the decision a week into the period as it can take time to obtain legal advice on how to pursue a review/appeal.
76. It was noted that the appeal should take place in close proximity to the original decision, in order that the same health needs are taken into account. An individual's circumstances could change significantly within a matter of months, and in this case would be eligible for a new assessment. The Working Group felt that it would greatly benefit those who needed assistance to be able to meet the

timescales if it was increased from 21 days to 6-8 weeks with the exception of homeless applicants.

77. Members raised a number of concerns around medical assessments, including the need to address the issue of quality of medical assessments. Commissioning an independent review including the sampling of work would be a way to assure the community that assessments are fair, thorough and achieve the appropriate outcomes.
78. In 1997, the Council adopted the Social Model of Disability, this in essence means that the Council deems for example a disabled person not getting access to services as due to policy, physical or attitudinal barriers which the Council has not been able to address and not due to the disability of the person. Discussions took place which stressed that the current medical assessment would do well to shift the emphasis from medical assessments to a form of self assessment which are currently live at Waltham Forest and Home Connections – the assessment should be more focused on how the housing affects a persons ability to live in a house and self assessment would make the process more transparent, although verification would need to be included.

Sons and Daughters policy

79. Throughout this review, members have kept coming back to the tensions that lie between the interests of different groups of people in housing need. No system that prioritises between people in a queue will ever enjoy unanimous support. However, some Working Group members argued that transparency within the current system is not sufficient. They argued that what is actually needed is a change in the way different applicants are prioritised.
80. Ever since the introduction of the Homeless Persons Act 1977, local authorities have been under a duty to house those who are found to be homeless and in priority need and offer them reasonable preference in the allocation of council housing. While this great legislative advance has helped ensure that vulnerable homeless people are not left out in the cold, some Members of the Working Group feel it has also created some perverse incentives.
81. The history of the operation and impact of the Sons and Daughters policy is well noted. In its implementation and outcome for community groups, it effectively impacted negatively on community groups who were not established in the community over a period of time as this was a requirement of the policy. It resulted in some groups like the sons and daughters of the Bangladeshi community effectively excluded, whilst the White established community benefited from this policy for a number of years.
82. The Sons and Daughters policy as it was, has now been abolished. In many ways, despite wide fluctuations in the number of lettings becoming available each year, the method of prioritisation in housing allocations has stayed the same ever since 1994. In some years, this meant that almost half the lettings becoming available went to homeless households. Sons and daughters have had less and

less chance of getting an affordable rented flat near their parents and wider family network, and overcrowded families must wait years in small flats, often with teenage boys and girls forced to share bedrooms.

- 83.** As the Young Foundation has noted, this has had devastating consequences for the sustainability of the long established white working class community and their perceptions. Interim research¹⁹ released by the Equality and Human Rights Commission and the Local Government Association (LGA) shows no evidence social housing allocation favours foreign migrants over UK citizens. Trevor Phillips, Chair of the Commission, announced the inquiry with the LGA in a speech to mark the European Year of Equal Opportunities for All on November 1. At the time he commented:

'...I want to propose we commission the best independent study we can by dispassionate academics on whether the housing system is being abused to the detriment of anyone - including white families. If there is evidence that it is, then we have the powers and the mandate to stop the abuse and we will do so. If there is no evidence, then we can properly say that this insinuation should play no part...'

- 84.** Well noted locally and nationally is the high level of overcrowding in the Bangladeshi community often with children over 21 years of age living in small flats. Less well documented, however, is the growing problem it causes for families from all communities as children in their twenties are forced to move far from the family home diminishing the ability of the children to support and be supported by family networks.
- 85.** The Working Group was determined to grasp the issue of waiting time prioritisation. One proposal put forward is that the length of time an applicant has been waiting for re-housing should be given greater weight than currently. In theory, waiting time is a factor within each Community Group. In practice, however, the proportion of lettings going to Community Group 2 significantly reduces its relevance. The simple fact is that many overcrowded families are waiting twice or even three times as long as a homeless family for the family-sized home they need.
- 86.** The Lettings Service counters this imbalance by allowing some new developments to allocate a fixed proportion of lettings from Community Group 3. While welcoming this approach, some members of the Working Group felt more needed to be done to ensure it is applied more consistently. Indeed, until it is underpinned by a proper policy framework, it can even be seen as adding to the complexity of the system and reinforcing the distrust some residents might have for CBL and making the allocation system less transparent, supporting the need for a Local Lettings Plan as recommended under Improving customer access and community cohesion.

¹⁹ <http://www.equalityhumanrights.com/en/newsandcomment/Pages/Socialhousingallocation.aspx>

- 87.** A second suggestion, was that there should be a stronger weighting accorded to applicants who currently live within the same area as the letting. The Working Group had some sympathy for the intention of this proposal i.e. the try to help young people to stay close to their family networks. However, it felt that the introduction of such a policy at this point in time would overwhelmingly favour those living within parts of the Borough seeing the most development. And so it concluded that increasing the weighting for waiting time was more urgent priority of these two objectives.
- 88.** At least two technical issues would need to be dealt with if Tower Hamlets were to move in this direction. Firstly, we need to address how the boundaries of the Community Groups would be drawn. For example, whether this would involve simply merging everyone in Community Groups 2 and 3, or only merging homeless and overcrowded families into a new Community Group. Those currently awarded Extenuating Health Priority would be a significant loser if the first option were chosen. If these applicants are moved into Community Group 1, applicants with Decant status or Urgent Management Priority would be adversely affected. The recent Court of Appeal judgment against Newham means that more than one “reasonable preferences” must be recognised and prioritised. The Working Group was therefore minded to conclude that those homeless or overcrowded families with Extenuating Health Priority should continue to be prioritised ahead of those who do not have such serious medical problems.
- 89.** The second issue is how the new method of prioritisation would be implemented. Clearly, there would be losers as well as winners if these arrangements were put in place. Homeless families who have already been in temporary accommodation for two or three years would find their priority much diminished, and would be forced to stay even longer in their usually unaffordable placement. There would almost certainly be a short-term increase in the numbers of homeless households in temporary accommodation.
- 90.** This increase would not sit well with the Government’s target for local authorities to halve the number of homeless households trapped in unsuitable temporary accommodation. The Working Group argued that the objective is not to penalise those who have already been accepted as homeless and in priority need. It is to change people’s behaviour. It noted that, when both Hackney and Newham Council moved to a waiting-time based system, they put transitional arrangements in place to protect homeless families. These were successful and could be replicated in Tower Hamlets.
- 91.** The Working Group would expect this change in CBL to face a challenge in the courts. While the Working Group is confident that it would be found to be legal, it would be helpful to have a stronger steer from the Government confirming its legitimacy. DCLG published draft Code of Guidance for consultation in January 2007, advising councils against increasing the emphasis on waiting-time in housing allocations. However, the Working Group understands that Ministers are unconvinced of the merits of this approach and have some sympathy for a time-based system.

92. Having considered the evidence presented to the Working Group on homelessness, medical assessments, children looked after, the Sons and Daughters policy and the discussions around waiting time prioritisation, the Working Group would like to put forward the following recommendations:

Recommendations:

7. **That an open, non-discriminatory Sons and Daughters policy be considered for adoption as part of the new lettings policy and as part of the Council's affordable homes policy;**
8. **That Childrens Services research ways in which shared ownership might be used to assist foster carers where accommodation is a barrier, in addition to Housing prioritising adult children for housing to free up accommodation for foster carers;**
9. **That a review is undertaken of the medical assessment process to address concerns of accuracy and quality and give consideration to best practice, with a view to improving the transparency of the process, extending the time for appeals, , researching other potential providers for the service, sampling a work undertaken by Now Medical and considering introducing self assessments;**
10. **That Tower Hamlets should actively lobby DCLG Ministers to issue guidance and if necessary legislation, allowing local authorities to introduce the waiting time-based approach to lettings. LBTH should be prepared to campaign in support of these changes in partnership with other local authorities.**
11. **That a transitional period of between 12 months and two years should be put in place to protect those homeless families already in the system should waiting-time based approach be successful.**

Tackling Overcrowding

93. DCLG are now asking local authorities to increase their focus on overcrowding alongside the general issues around bad housing. As part of this, five London boroughs - Barnet, Camden, Hackney, Kingston-Upon-Thames and Tower Hamlets received funding to support pilots aimed at improving the wellbeing of overcrowded families and develop options to alleviate the impact of their overcrowding.
94. In Tower Hamlets a number of initiatives have been introduced, including offering enhanced grants to under-occupying tenants, a dedicated support officer for under-occupying tenants, a packing and removal service for vulnerable tenants and an intensive support service for overcrowded tenants with specific health needs. As a result, seventy-five under-occupying families were re-housed in 2007, freeing up larger homes for those most in need. It was noted that the

Mayor required all local authorities to develop a strategy for tackling overcrowding and the Working Group ask that the work undertaken locally – including the approach Tower Hamlets Community Housing (THCH) had taken to tackling overcrowding are considered in formulating the strategy to ensure local solutions are considered. One of the actions by THCH undertook was the use of Right to Acquire receipts to buy back properties direct from the leaseholder, it was felt that other RSL should be proactive in this way.

The Overcrowding Project

95. A Neighbourhood Renewal Fund supported Overcrowding Project was evaluated, it set out with very specific aims:
- Identify the most severely overcrowded families and offer them a visit to their homes to discuss their situation;
 - Explain the lettings process;
 - Provide them with tips on how to improve their chances of success;
 - Link them with other services if need be.
96. Home visits were carried out in order to help tenants develop an -
- Awareness of how Choice Based Lettings works;
 - Awareness of the housing shortage in the borough;
 - Understanding of the priority system and the systematic approach taken by Lettings when offering homes;
 - Awareness of other housing options;
 - Awareness that there is no longer any penalty for refusing an offer;
 - Information on a range of services and support.
97. The project has benefited a number of households - 8 households have now been re-housed, a further 3 had offers which were not taken up and the remainder remain bidders as opportunities arise. Even those who still remain to be re-housed felt the benefits of the close work Council officers had been able to do with them and in feedback reported that at the very least, they now understood the system better. Some of the comments received from applicants demonstrate this:

“I now understand how the system works and bid for appropriate property. Did not realise that if we had rent arrears we may get bypassed.”

“A lot of things were made clear by visit. I know what to bid for”

“Was bidding for larger & smaller than our needs. Made aware of this. Made aware to clear rent if offers are to be made.”

98. A further, similar exercise to visit those households with a health need lacking 2 bedrooms is currently being conducted. 8 households were specifically targeted and of these, 3 have been housed. Of the remainder, 3 have refused offers and 2 remain casual bidders. The visits once again highlighted that some applicants

are not familiar enough with the system and benefited from the opportunity to better understand it.

99. The Council maintains an annual budget for knock-throughs so that whenever suitable opportunities arise, much-needed larger homes may be created, particularly those making use of less popular bed-sit properties and those ancillary spaces, such as drying-rooms, surgeries and stores which feature in some of the Council's blocks and which are now no longer used.
100. To complement measures directly addressing overcrowding, the Council operates a number of schemes aimed at persuading those under-occupying households to move to smaller accommodation thus making available the larger-sized properties for which overcrowded households are waiting. Tenants Initiative is a scheme to try to encourage those who are under-occupying to move to a smaller property. There is a regular scheme with payments relating to the number of bedrooms given up by those moving to a smaller property.
101. With help under a government-sponsored overcrowding initiative for which the Council successfully bid for resources in 2006/07, financial incentives were improved significantly and enabled better use of stock.
102. For 2007/08 further government resources were made available under the same initiative and the scheme benefits have been amended to try to reach those larger properties, whose scarcity means that applicants needing this size of accommodation are waiting longest.
103. The Council has run a Cash Incentive Scheme for tenants for a number of years. It is available to those who have been a Tower Hamlets Council tenant for at least two years. The scheme encourages those who can afford their own property to move by offering tenants a sum of money towards the cost of buying a home in the private sector.
104. It is available to those who are living in a council property with two or more bedrooms, or in one bedroom, but there is overcrowding or an urgent health reason for moving, and less than six weeks' rent is owed on the account. Preference is given to people living in larger properties or on the ground floor, especially those with gardens. Tenants in severely overcrowded accommodation or with urgent medical needs also receive priority.
105. This scheme offers tenants the opportunity to receive a grant to be used to help buy a private sector property in return for giving up their tenancy.
106. Provision has been made in the Council's housing capital programme to continue to fund a similar programme of grants at the current level of £0.5m over the next five years. In the past this has proved a popular scheme, but experience of the current year's scheme indicates something may be changing, as take up of the grant is running at about half of the usual level of demand. It could be that people are less confident about moving into the owner occupied sector at a time of some financial uncertainty when mortgages may also be harder to obtain from regular

sources. It could also be the case that current grant levels can't be made attractive enough compared to current market prices, or merely that as the scheme has been in operation for a number of years, the pool of tenants likely to be able to take up the grant offer has grown much smaller, thus reducing effective demand.

- 107.** The Working Group noted that whilst the Scheme had been attractive in the past there appeared to be a decrease in the expressions of interest in the scheme and the Working Group were keen for the Scheme to be reviewed focusing on the level of grants made available.
- 108.** Targets to help address overcrowding form part of the annual objectives set by the Lettings service and are currently aimed at ensuring at least 230 annual re-lets are made to overcrowded households and to 110 under-occupiers in turn to help address the mismatch between need and supply. By the half-year point of 2007/08, 113 lets had been made to overcrowded households and 41 to those under-occupying.
- 109.** The Working Group noted the excellent work progressed in alleviating overcrowding and improving the lives of the families who had been living in overcrowded conditions. It was noted that more could be done in partnership with RSL partners to reduce overcrowding and where feasible, overcrowding reduction initiatives are developed and funded by partners of the common housing register to tackle overcrowding within their own stock.
- 110.** The Working Group were concerned with child poverty and would like to see research undertaken to look locally at the impact of overcrowding on health and educational attainment.
- 111.** The Department of Communities and Local Government have begun to reconsider the use of the Bedroom Standard as a uniform method of measuring overcrowding, which may also have implications for the Health & Housing Safety Rating (H&HSR) and the use of that measure to declare properties overcrowded. DCLG's own figures suggest that introducing the change would greatly increase those caught by the definition.
- 112.** It is of course the case that it wouldn't make any difference to those households who always knew they were overcrowded all along. Notwithstanding this, as the Council's standard was more generous than the DCLG's current measure with regard to the needs of children sharing, this mooted change in effect represents an adjustment of the DCLG view in line with ours (and other local authorities) which by itself therefore would not increase the level of demand as measured locally. The main local effect in this respect would arise from the proposal that same-sex adults should be entitled to a separate bedroom. It is not yet clear exactly how many cases would be affected, the lettings policy however would need to be revised to reflect the changes proposed under the 'bedroom standard' i.e. same-sex adults (both 21 years or over) should be entitled to a separate bedroom.

- 113. The key issue for the Working Group was that despite all the efforts of the Lettings Service to alleviate overcrowding, it still remains an issue adversely affecting particular community groups and that the Council should continue to develop targeted approaches to address overcrowding.
- 114. The Working Group noted the positive contributions of the Overcrowding Project and having considered the evidence on overcrowding, the Working Group would like to put forward the following recommendations:

Recommendations:

- 12. **That targeted work be developed to tackle overcrowding, including targeted work with under-occupiers, as part of this work review the Cash Incentive Scheme and the financial incentives for under-occupiers as to ensure the housing stock is used in the best way to reduce overcrowding ,working with partner RSLs to develop and fund initiatives;**
- 13. **That Overview and Scrutiny Committee conduct a through review of overcrowding which will assist the Council in developing an effective Overcrowding Strategy, potentially including research into the impact of overcrowding on health and education and using this to assist housing to secure funding to roll-out the Overcrowding Project with a view to assisting more overcrowded families;**
- 14. **That the Lettings policy be revised to reflect the changes proposed under the ‘Bedroom Standards’**
- 15. **That RSL partners seek to use Right to Acquire receipts to buy back properties direct from leaseholders; That targeted work be developed to tackle overcrowding, including targeted work with under-occupiers giving consideration to allocating direct lets similar to Newham’s policy. As part of this work review the Cash Incentive Scheme and the financial incentives for under-occupiers with a view to using the stock in ways to reduce overcrowding working with partner RSL to develop and fund initiatives;**

Widening choice and access to social housing

- 115. In the context of widening choice and access to social housing the Working Group looked at Capital Moves, the Seaside and Country Homes scheme and considered Key Worker housing and mutual exchanges.
- 116. Members sought clarity about how mutual exchanges are assisted and felt that a review of mutual exchanges and its role in the allocations cycle and of advertising would be beneficial.
- 117. Capital Moves is the pan-London choice based lettings and mobility scheme. It seeks to give people from across the capital seeking affordable housing similar

choices over where they live as those buying or renting in the private sector. The development of Capital Moves is funded and led by a partnership comprising the Government, the Greater London Authority, London Councils, the Housing Corporation, London boroughs and London housing associations.

- 118.** Capital Moves once established, will be a single web based system containing details of social rented and low cost home ownership and a range of private rented homes for Londoners who want to move to a new area, either within London or beyond. Capital Moves will also incorporate the London Accessible Housing Register. It is proposed that each London borough contribute 5% of its re-lets to the programme, and perhaps 50% of new-builds - this was not finalised at the time of the review. This would be disproportionate given the comparatively high level of new build in Tower Hamlets. It is also important that the allocation of accessible housing was balanced and should not adversely impact on the residents of Tower Hamlets. The Working Group were concerned that the publicity, access and promotion of the scheme be wide ranging and that residents of Tower Hamlets be consulted before it is introduced.
- 119.** The Working Group considered the Seaside and Country Homes scheme which offers choice to residents of social housing aged 60 years and over and frees up family sized housing which can then be used by the local authority to house transfer cases or homeless applicants.
- 120.** 150 households have moved into a SCH home since June 2007. 600 households are currently registered on the scheme as interested in a move. 28 out of 33 London Boroughs have applicants registered on the scheme. Five former residents of Tower Hamlets have moved through the scheme since June, freeing up ten bedrooms; 34 Tower Hamlets residents are currently registered on the scheme.
- 121.** There are no direct cost implications for participating London boroughs. The only obligation is to promote the scheme to eligible residents. Some London boroughs provide assistance to help households view properties and to move. This is good practice that the Government would like to see continue. Good use of Seaside and Country Homes options would include joining it up with other available assistance/incentive schemes such as those for current under-occupiers. The costs involved in helping a household move can be justified when compared to the savings made by moving a family out of temporary accommodation into the newly created void home.
- 122.** The Working Group were generally positive of the Seaside and Country Homes Scheme but felt that it needed to be expanded if it was to have any tangible impact in Tower Hamlets and recognised the limited funding available for the scheme.
- 123.** The Working Group received evidence of the take-up of Key Worker housing by residents of Tower Hamlets. Discussions took place about the level of discretion if any Tower Hamlets has over the definition of Key Worker and some examples were given where a child was born to a couple who were living in a child-free

block. The Working Group felt that the scheme had been devised some time ago and needed to be revised to reflect changes. The Working Group were keen that Key Worker housing be truly affordable and accessible for residents of Tower Hamlets and would ask that the review focus on the affordability of Key Worker housing.

124. Given all the issues discussed as part of this review and the proposed recommendations, it would be sensible to undertake a review of sheltered housing policy in the context of the potential changes.
125. Having considered the evidence on mutual exchanges, Key Worker housing, Seaside and Country Homes and Capital Moves, the Working Group would put the following recommendations forward:

Recommendations:

16. **That Tower Hamlets should press the Mayor of London and the Government to reduce the proportion of lettings on new-build through Capital Moves to 25 per cent, and to equalise the numbers of accessible homes let through Capital Moves. It should also insist that Capital Moves develop a minimum standard of advertising of the properties allocated through the Pan-London Scheme to secure a common standard of accessibility. Residents should be fully consulted before a decision is reached whether to introduce the scheme;**
17. **That Tower Hamlets should press the Mayor of London and Housing Corporation to make funding available to expand the Seaside and Country Homes Scheme;**
18. **That the Council should invite other local authorities in London to identify best practice in promoting and facilitating mutual exchanges;**
19. **That the Council should undertake a review of Key Worker Housing in the Borough, specifically looking at its affordability and the problems experienced by those with families in non-secure/assured tenancies;**
20. **That the Council should undertake a review of Sheltered Housing Lettings Policy to make sure that this resource is used effectively.**

Concluding remarks

- 126.** In conclusion the Working Group has made a number of recommendations which it feels not only will improve access for elderly and disabled people but will benefit the community as a whole. The Working Group has focused on addressing community understanding, improving the quality of medical assessments, improving outcomes for community groups, tackling overcrowding which is a challenge in Tower Hamlets and focused on ways to widen choice and access for residents in the recommendations which have been put forward.
- 127.** Housing is a significant aspect of the lives of local residents and Choice Based Lettings is key to accessing social housing. CBL places great emphasis on the choice of applicants and any work undertaken to widen access and choice is encouraged by the Working Group if there is likely to be no adverse impact on local residents.
- 128.** The challenges of meeting housing needs given the acute housing needs and the limited supply, the Working Group recognises the challenge the service faces in meeting the practical needs of a home for applicants but also the challenges of ensuring that the community has an understanding of how the scheme operates. Moreover, the complexities of the scheme is apparent and clearly local agencies and local Councillors all have a role in assisting local residents to grasp this.
- 129.** The Accessible Housing Register has pioneered and progressed information for disabled people and in recognition of further progressing the action required for improving access for disabled people, the Working Group has put forward a number of recommendations and strongly urges the Housing Service to take into consideration the issues put forward by the focus group.
- 130.** The Overcrowding Project is noted for the excellent work in alleviating the acute housing needs of large families and the Working Group feels that the issues of overcrowding needs to be investigated with a view to contributing to the boroughs new development of a overcrowding strategy and should therefore be looked at by local councillors.
- 131.** A number of recommendations have been made in this report across the 4 themes which would promote community cohesion and the Working Group would ask Housing and RSL partners to work together to improve community understanding and expectations of CBL.
- 132.** Finally, the Arms Length Management Organisation brings with it an opportunity to bring much needed improvement not just to the fabric of housing in Tower Hamlets but also an opportunity to improve service delivery and policy. The Working Group very much hope that the work in this review supports this improvement agenda and that it has a positive impact on the lives of local residents.

Scrutiny and Equalities in Tower Hamlets

To find out more about Scrutiny in Tower Hamlets:

Please contact:

Scrutiny Policy Team
Tower Hamlets Council
6th Floor, Mulberry Place
5 Clove Crescent
London E14 2BG

Telephone: 020 7364 4636

Web: www.towerhamlets.gov.uk/scrutiny

Agenda Item 8.1

Committee: Cabinet	Date: 3 December 2008	Classification: Unrestricted	Report No:	Agenda Item:
Report of: Corporate Director Children's Services Originating officer(s): Matt Kane, Interim Admissions Manager Helen Jenner, Service Head, EYCL		Title: Consultation on the Admission Arrangements to sixth forms Wards Affected: All		

1 **SUMMARY**

- 1.1 The local authority (LA) is the admission authority for the maintained community and voluntary controlled schools in Tower Hamlets. It is responsible for consulting upon and setting the admission arrangements, including the arrangements for sixth forms, taking account of the Secretary of State's statutory guidance, the School Admissions Code, February 2007.
- 1.2 This report contains recommendations for consultation on the admission arrangements to sixth forms at community and voluntary controlled sixth forms. A further report with details of the results of the consultation will be made to Cabinet in March 2009.

2 **RECOMMENDATIONS**

Cabinet is recommended to:

- 2.1 Agree that the consultation be undertaken on admissions to sixth forms at community and voluntary controlled schools for the 2010/11 academic year.

3 BACKGROUND

- 3.1 There are requirements in legislation for admission authorities to consult on the admission arrangements. The LA is the admission authority for the community and voluntary controlled schools. The governing bodies of the voluntary aided (VA) schools are the admission authorities for their schools and decide the oversubscription criteria for their schools within statutory requirements. Before deciding the arrangements, the LA must by law consult firstly the governing bodies for which it is the admission authority and then other admission authorities (e.g. VA school governing bodies), neighbouring LAs and the Admission Forum.
- 3.2 All local authorities are required to establish an Admission Forum to discuss local admission arrangements and advise admission authorities on ways in which they can be improved (Schools Standards and Framework Act 1998). The Forum's statutory role, membership and terms of reference are stipulated in Regulations. The Tower Hamlets Admission Forum has representatives from the community primary and secondary schools, voluntary aided primary and secondary schools, the Collective of Bangladeshi Governors, a parent governor, the Council of Mosques, the Church of England and Roman Catholic Dioceses, the Early Years Development and Childcare Partnership, the Parents' Advice Centre (SEN) and an LA Officer.
- 3.3 It is also important to ensure that parents, students, community groups, other statutory and voluntary agencies are appropriately consulted and contribute their ideas and comments where policy changes are proposed. The consultation about the admission arrangements for sixth forms for the 2010/11 admissions must be completed by 1 March 2009 and the LA must determine the arrangements before 15 April. A further report to Cabinet with the results of the consultation will be available in March 2009.
- 3.4 With the establishment of the LA's 14-19 partnership this is an opportune time to develop a distinct policy for the oversubscription criteria to sixth forms.

4 ADMISSIONS TO SIXTH FORMS

- 4.1 A school must have an admission number each relevant age group in which pupils are admitted. For sixth forms, the admission number is the number of pupils to be admitted to the school for the first time and

does not include children transferring from Year 11

- 4.2 Admission authorities may set criteria for transfer or admission to the sixth form based on ability, for example requiring applicants to have a set number of GCSEs at particular grades. However, the Admissions Code recognises that with an increasing range of courses available, it may be more practical for some schools simply to state the courses available, the entry requirements for each, and how priority for entry to courses will be determined in the event of oversubscription.
- 4.3 Where a sixth form is oversubscribed with applicants meeting the minimum entry criteria, there must be clear oversubscription rules to determine the allocation of places.
- 4.4 It is proposed that the consultation should seek views on the minimum academic requirements for different levels of courses, ie entry level, Level 1 (BTec, NVQ, Diploma), Level 2 (BTec, NVQ, Diploma) and Level 3 (Advanced level). The suggested minimum requirements are attached as Appendix 1.
- 4.5 In the event of oversubscription, the consultation should seek views as to whether the oversubscription criteria should be the same as the admission policy for entry to Year 7 (attached as Appendix 2) or if there should be variations to this, for example removing the priority for first born children, removing sibling priority or removing the priority geographical areas.

5 COMMENTS OF THE CHIEF FINANCIAL OFFICER

- 5.1 This report informs Cabinet of the proposals for consulting on the admission arrangements to 6th forms Tower Hamlets maintained community and voluntary controlled schools.
- 5.2 The proposals for consultation focus on the admissions process for the 2010 -11 academic year and, as such, there are no financial implications in respect of the administration of the process.

6 CONCURRENT REPORT OF THE ASSISTANT CHIEF EXECUTIVE (LEGAL SERVICES)

- 6.1 Section 89 of the School Standards and Framework Act 1998 as amended by the Education Act 2002 and the Education (Determining School Admission Arrangements) Regulations issued pursuant to that legislation require the admission authority for a maintained school to

determine before the school year the admission arrangements which are to apply for that year. Normally this annual determination must be preceded by consultation.

- 6.2 The Education (Relevant Areas for Consultation on Admission Arrangements) Regulations 1999 provide that the LA must consult with governing bodies for which it is the admission authority, neighbouring LAs and the Admission Forum. This report proposes how the Council will fulfil that duty.

7 ONE TOWER HAMLETS CONSIDERATIONS

- 7.1 The LA's admission policy seeks to use objective criteria which maximise equal opportunities and access to education. Admission policies are circumscribed by law and statutory guidance. They must be compatible with equal opportunities legislation, promote racial equality and as far as possible be inclusive of the local community. Whilst there is a duty to comply with parental preference where possible, some schools are more popular than others and parents do not always obtain places in the schools that they prefer, even after exercising the right of appeal.
- 7.2 A full Equalities Impact Assessment on admissions was undertaken in 2008.
- 7.3 There are no specific anti-poverty implications.

8 SUSTAINABLE ACTION FOR A GREENER ENVIRONMENT (SAGE)

- 8.1 Most post 16 students use public transport if necessary for the home to school/college journey. They may choose to attend institutions further out of their immediate local area to access particular courses. There are not, however, significant SAGE implications.

9 RISK MANAGEMENT IMPLICATIONS

- 9.1 Admission arrangements must be reviewed periodically in accordance with the DCSF School Admissions Code. Failure to do so could lead to legal challenge and a loss of confidence in the Council as an admission authority.

10 EFFICIENCY STATEMENT

- 10.1 There are no efficiency implications for the LA as the implementation of

the policy on admission to sixth forms will continue to be administered by the schools themselves, as at present.

Local Government Act, 1972 Section 100D (As amended)
List of “Background Papers” used in the preparation of this report

Brief description of “back ground papers” Name and telephone number of holder
and address where open to inspection.

10 APPENDICES

10.1 Appendix 1: Proposed minimum entry requirements

10.2 Appendix 2: Current oversubscription criteria for entry to Year 7

Appendix 1: Proposed minimum entry requirements

Level 3 (Advanced level): 5+ A* - C grades at GCSE

Level 2 (BTec / NVQ / Diploma): 5+ C and D pass grades at GCSE

Level 1 (BTec / NVQ / Diploma): 5+ passes at GCSE

Entry level: fewer than 5 pass grades at GCSE

Appendix 2: Current oversubscription criteria for entry to Year 7

Pupils who have a statement of special educational needs which names the school applied to must be offered a place.

In the event of oversubscription for places the criteria below will be used (in descending order of priority) to allocate places.

1. Children in public care
2. Pupils who have a strong medical or social reason to attend the school applied to.
3. Pupils living nearest the school who are the first born of their sex in the case of a single sex school or the eldest child in the case of a mixed school. The number of children admitted under this category will represent up to 25% of the intake.
4. Pupils who have a brother or sister in the school.
5. Pupils who live nearest to the school by the shortest walking route.

In categories 3, 4 and 5 above, higher priority will be given to pupils who live in the priority geographical areas of South Wapping or West Bethnal Green applying to one of the designated schools.

Agenda Item 8.2

Cabinet	Date: 3 December 2008	Classification Unrestricted	Report No.	Agenda Item No.
Report of: Corporate Director Children's Services		Title: Ben Jonson and Arnhem Wharf Primary Schools – Proposed Expansion		
Originating Officer(s): Pat Watson Head of Building Development		Ward Affected: St Dunstan's & Stepney Green; Millwall		

1. SUMMARY

- 1.1 This report explains the background to the proposals and informs Cabinet of the consultation that has taken place to date. The report recommends that statutory proposals are now published for the enlargement of both schools.

2. RECOMMENDATIONS

Cabinet is recommended to:

- 2.1 Note the contents of this report;
- 2.2 Agree that statutory proposals should be published for the enlargement of Ben Jonson Primary School to admit 90 pupils in each year from September 2009;
- 2.3 Agree that statutory proposals should be published for the enlargement of Arnhem Wharf Primary School to admit 90 pupils in each year from September 2010.

3. PRESENT POSITION

- 3.1 Ben Jonson Primary School is in Harford Street, E1. At present it admits 60 pupils in each year group (two forms of entry) and has a maximum capacity of 420 pupils. Arnhem Wharf Primary School is in Arnhem Place, Westferry Road E14. At present it admits 60 pupils in each year group (two forms of entry) and has a maximum capacity of 420 pupils, plus 50 places in two nursery classes.
- 3.2 There is a rising need for primary school places in the borough. The greatest pressure for admission to primary schools is being experienced in the central and eastern areas of the borough. Children's Services has to ensure that there are sufficient school places available to meet the needs of the population.

- 3.3 A number of school sites have been investigated for their capacity to expand to accommodate more pupils. Both Ben Jonson and Arnhem Wharf Schools have been identified as having the potential to expand.
- 3.4 Preliminary consultation has taken place on the proposal to expand the schools. The feedback from this consultation supported the proposals. This report gives details of the consultation on both schools and the action that is now required to publish proposals formally.

4. PROPOSALS FOR CHANGES TO SCHOOL ORGANISATION – CONSULTATION AND DECISION-MAKING

- 4.1 There is a statutory framework for implementing certain alterations to schools, including enlargements, as in this case. The requirements are included in the Education & Inspections Act 2006 with associated regulations. For community schools, the Local Authority (LA) can propose certain alterations, including enlargements. The Act has abolished the School Organisation Committee, and the LA now decides a wider range of proposals than it was previously able to do.
- 4.2 The prescribed process requires a two stage consultation process. The initial, pre-statutory consultation should provide information on the proposals and include a wide range of consultees. The outcome of this stage is then considered and, if the LA agrees, statutory proposals are published for a specified period (usually four weeks). After this period, the LA must consider any responses to the second consultation and decide whether or not to implement the proposals, or modify them in the light of the consultation.
- 4.3 There is a right of appeal to the Schools Adjudicator for certain parties against the LA's decision.
- 4.4 The timetable for the process for each school is shown in paragraphs 7 & 8 below, taking into account the legal requirements of the consultation and decision-making process.

5. THE NEED FOR ADDITIONAL PRIMARY SCHOOL PLACES

- 5.1 The LA keeps the need for additional school places under regular review to ensure that there are sufficient places to meet need. Annual school roll information is used to project the need for places in future years. The projection methodology takes into account the trend in school rolls, actual birth data and population projections. This information is compared with data on the capacity of existing schools and the extent of unfilled places in schools in order to assess if additional capacity has to be planned for, or if there is excess capacity which can be reduced.
- 5.2 In taking into account the anticipated scale of new residential development in the borough it has been clear for some time that new primary school places will be required. The LA has been experiencing pressure on admission to Reception year particularly in the areas in the centre and

east of the borough where new residential development has been taking place.

	Current places available
Reception	3126
Total R-Y6	21882

	January 2008 actual roll	January 2011 projected roll
Reception	3064	3137
Total R-Y6	19873	20874

- 5.3 The pattern for many years has been that reception and lower year groups in schools are filled at or near capacity and upper years tend to have some unfilled places. This reflects some movement out of the borough by families as their children grow up. However, the LA has to plan for meeting the numbers of children needing reception class places.
- 5.4 Proposals to increase Marner School by one form of entry have been published for consultation. If proposals for Marner, Ben Jonson and Arnhem Wharf Schools are all implemented, there will be 3,216 Reception class places available in 2010/11. Additional new provision will be required in subsequent years and further proposals continue to be investigated.

6. IDENTIFICATION OF POTENTIAL SITES FOR EXPANSION

- 6.1 The Local Development Framework indicated that some new primary schools are likely to be required, even after allowing for some schools which are not now completely full and that some schools could be expanded on their existing sites. In managing the best use of its assets and the available finance, the LA has first considered which of the existing school sites could be expanded. Manorfield School was one of the earliest to be identified in this category and Cabinet agreed to implement a proposed expansion with effect from the September 2008 school year. Statutory proposals have recently been published for the expansion of Marner School.
- 6.2 In identifying potential sites for expansion, the following factors have been considered:
- the physical capacity of the existing site and buildings to be expanded;
 - the location of the school – is it in an area where the need is rising;

- the practical implications of the scheme – can it be implemented with an acceptable level of disruption to the school;
- 6.3 In addition to the above factors, in taking the decision to proceed with the proposals at any site, the LA will consider the strength of the individual school, its popularity and success, and its capacity to adapt to the increase in size.
- 6.4 Paragraphs 7 details matters relating to Ben Jonson School and paragraph 8 deals with Arnhem Wharf School.
- 7. BEN JONSON PRIMARY SCHOOL**
- 7.1 The potential for Ben Jonson School to expand was identified and some initial work to assess the proposal was carried out. The governing body discussed the initial proposal and agreed to work with the LA to develop the proposal further and to consider the implications for the school and the neighbourhood.
- 7.2 Ben Jonson School was rebuilt as part of the grouped schools PFI contract. The new school opened in September 2006. The design of the proposed extension and its location on the school site will allow the expansion scheme to be achieved as a discrete construction project minimising impact on existing curriculum delivery.
- 7.3 In close cooperation with the Headteacher and governors, a proposal was developed to provide the additional accommodation to allow the school to expand by an additional form of entry (i.e. 30 places in each year group). The plans include providing 7 new classrooms, new multi-purpose and group rooms, and extra toilets. The additional facilities include a large new school library on the first floor and increased staff facilities. The layout of the existing school will enable the expansion works to be carried out in an area which is mainly isolated from the occupied areas. The works will be carefully planned to ensure the impact on the running of the school is minimised.
- 7.4 The building scheme sought to ensure that principles of sustainability are central to the design and this is reflected in the proposed use of materials. The whole scheme and construction method will fall within the requirements of BREEAM. A pre-construction assessment has been carried out and a projected rating of 'Very Good' has been achieved. It is for the LA and contractor (when appointed) to deliver the recommendations and specification to achieve this in practice.
- 7.5 The governing body has agreed to the scheme designed. The governing body has responded positively to the proposal in recognising the benefits that the increased size will offer to the school. The scheme will provide improved facilities for pupils and staff and the enhanced budget and staffing levels will allow greater curriculum flexibility and range of offer, and enhanced career prospects for staff in the larger school. The school is strongly identified with its local area and the projected residential

development in the area, particularly associated with the development of Ocean Estate, will ensure that more children can obtain a place at their local school.

- 7.6 The existing school has a large external recreation area which is a valued amenity for the school and has been laid out following the rebuilding of the school. The design of the extension has sought to minimise the amount of the play area taken up. The existing play area is well in excess of the standard for a school of the current size and will meet the standard for the increased number of pupils when the expansion is implemented. The school recognises that some management arrangements will have to be put in place to manage the use of the play area in break and lunchtimes to ensure it is used effectively and safely.

Financial Implications

- 7.7 At its meeting on 11 June 2008 Cabinet adopted a capital estimate for the scheme of £3.5 million. The funding available is within the allocation from the LA's capital funding from the DCSF (Department for Children, Schools & Families) specifically for the provision of additional school places. A contribution will also be made from developer contributions received in respect of expanding the provision of school places.
- 7.8 Additional revenue finding will be provided to the school through the LA's funding formula.

Implementation of the Expansion

- 7.9 It is proposed that the increase should take effect from the school year 2009/10, subject to the approval of the statutory proposals. This means that the first increased year group of 90 will be admitted in September 2009.
- 7.10 It is proposed to admit the extra pupils to the school at reception year only until all year groups are full to three forms of entry. This will mean that the school has time to gradually adapt to the increase in size and introduce any new management arrangements as the pupil numbers increase.

CONSULTATION

- 7.11 The initial consultation period was from 15 September to 24 October 2008. The proposed building design was on display in the school for parents and children to see. Pupils were consulted about the proposals. A copy of the consultation paper issued is included as Appendix B. The consultation paper was sent to:
- all parents and carers of children now at Ben Jonson School
 - all staff at Ben Jonson School
 - all governors of Ben Jonson School
 - all headteachers and chairs of governors of primary schools in Tower Hamlets

- all councillors in Tower Hamlets
 - local MPs
 - the London Boroughs of Newham and Hackney
 - the London Diocesan Board for Schools and the Westminster Diocese Education Service
 - local trades unions
- 7.12 Consultation meetings were held to discuss the proposals:
- with the governing body of the school
 - with the staff of the school
 - with parents of children at the school
- 7.13 The overall response to the proposed expansion of the school was positive. The consultation paper included a form to return and the analysis of those returned is as follows:

Received from	For	Against	Not sure
Parents	22	1	2
Staff	2		
Others	2		

- In addition, the London Borough of Hackney responded to say that it considered the proposals would have no impact on schools in Hackney.
- 7.14 Two well-attended parents' meetings were held at the school. The response from parents who attended these meetings was positive and they welcomed the proposal to invest in Ben Jonson School and the local area and generally saw this as something positive for their children. At the parents' meetings there were questions and discussion on a number of issues which were responded to by the LA officers and the headteacher in the meetings:
- will the playground be big enough
 - will the reception class play area be improved
 - will the entrance via Harford Street be less congested
 - will there be community access to the school
 - will there be enough teachers
 - how will the school be affected by the works on site

FURTHER ACTION NOW PROPOSED FOR BEN JONSON SCHOOL

- 7.15 The outcome of the consultation has been reviewed and it is clear that there is support for the proposal in the local community. Officers are continuing to work with the Acting Headteacher and governing body to plan the details of the building works scheme and the implementation of

the works. A planning application was submitted on 10 June 2008 and permission was received on 8 September 2008.

- 7.16 The Cabinet is recommended to agree to publication of statutory proposals for the expansion of Ben Jonson School. The statutory proposals will be published in East End Life and made available at the school. Any comments or representations on the proposals should be submitted to the Council by the end of the four week period.
- 7.17 As referred to in paragraph 4, after the statutory representation period, there will be a further report to Cabinet. This will include details of any comments made during the representation period. Cabinet will be asked to take account of these and the detail of the report in reaching a decision on whether to proceed to implement the proposals. An appeal against the decision can be made to the Schools Adjudicator by the Roman Catholic or Church of England Diocese, or the governing body of the school concerned. If the Council is unable to reach a decision on the proposals within two months of the end of the representation period, they have to be referred to the Schools Adjudicator.
- 7.18 The timetable for the process is set out below:

Initial consultation	15 September to 24 October 2008
Cabinet receives a report on the consultation and decides on publishing formal statutory proposals	3 December 2008
Statutory proposals published with 4 weeks allowed for comments	8 December to 5 January 2009
Cabinet meets to consider any comments from the 4 week period and, in the light of these, to decide on implementing the proposals as published or with any modification	11 February 2009
Building works commence	Spring 2009
Additional pupils admitted to Reception year	September 2009

8. ARNHAM WHARF PRIMARY SCHOOL

- 8.1 The potential for Arnhem Wharf School to expand was identified and some initial work to assess the proposal was carried out. The governing body discussed the initial proposal and agreed to work with the LA to develop the proposal further and to consider the implications for the school and the neighbourhood.

- 8.2 In close cooperation with the Headteacher and governors, a proposal was developed to provide the additional accommodation to allow the school to expand by an additional form of entry (i.e. 30 places in each year group). An important part of the development was to address some existing problems with the school's accommodation, including insufficient space for work with pupils with special education needs. The plans include providing 7 new classrooms, new multi-purpose rooms, SEN Support space, extra toilets, including accessible toilets for children with disabilities. The addition of these new facilities will necessitate the re-organisation of some existing spaces. Circulation around the school will be improved with an additional lift being installed to allow access for people with disabilities. There will be a new office and enhanced staff facilities, including a new, larger staff room and a work preparation room.
- 8.3 The building scheme seeks to ensure that principles of sustainability are included in the design and this is reflected in the proposed use of materials. The design will incorporate a new green roof to encourage wild life and provide enhanced insulation. Solar shading will be provided by the use of exposed Glulam timber pergolas with large areas of glazing including roof lights to maximise natural light and minimise artificial lighting requirements. Natural ventilation will be provided with minimal mechanical air handling.
- 8.4 The governing body has agreed to the scheme designed. The Headteacher and governing body have responded positively to the proposal in recognising the benefits that the increased size will offer to the school. The scheme will provide improved facilities for pupils and staff and the enhanced budget and staffing levels will allow greater curriculum flexibility and range of offer, and enhanced career prospects for staff in the larger school. The projected residential development in the area will ensure that more children can obtain a place at their local school.
- 8.5 The existing school has a large external recreation area which is a valued amenity for the school. The design of the extension has sought to minimise the amount of the play area taken up. The existing play area is well in excess of the standard for a school of the current size and will meet the standard for the increased number of pupils when the expansion is implemented. A new MUGA (multi use games area) has already been provided and further consideration will be given to the layout and access to the playgrounds in order to improve their use. The school recognises that some management arrangements will have to be put in place to manage the use of the play area in break and lunchtimes to ensure it is used effectively and safely.

Financial Implications

- 8.6 At its meeting on 11 June 2008 Cabinet adopted a capital estimate for the scheme of £4.4 million. The funding available is within the allocation from the LA's capital funding from the DCSF (Department for Children, Schools

& Families) specifically for the provision of additional school places. A contribution will also be made from developer contributions received in respect of expanding the provision of school places.

- 8.7 Additional revenue finding will be provided to the school through the LA's funding formula.

Implementation of the Expansion

- 8.8 It is proposed that the increase should take effect from the school year 2010/2011, subject to the approval of the statutory proposals. This means that the first increased year group of 90 will be admitted in September 2010. All phases of the building project will not be completed by September 2010, but the works will be planned to ensure that there is sufficient accommodation available to admit the additional pupils.
- 8.9 It is proposed to admit the extra pupils to the school at reception year only until all year groups are full to three forms of entry. This will mean that the school has time to gradually adapt to the increase in size and introduce any new management arrangements as the pupil numbers increase.

CONSULTATION

- 8.10 The initial consultation period was from 8 September to 17 October 2008. The proposed building design was on display in the school for parents and children to see. Pupils were consulted about the proposals. A copy of the consultation paper issued is included as Appendix C. The consultation paper was sent to:
- all parents and carers of children now at Arnhem Wharf School
 - all staff at Arnhem Wharf School
 - all governors of Arnhem Wharf School
 - all headteachers and chairs of governors of primary schools in Tower Hamlets
 - all councillors in Tower Hamlets
 - local MPs
 - the London Boroughs of Newham and Hackney
 - the London Diocesan Board for Schools and the Westminster Diocese Education Service
 - local trades unions
- 8.11 Consultation meetings were held to discuss the proposals:
- with the governing body of the school
 - with the staff of the school
 - with parents of children at the school
- 8.12 The overall response to the proposed expansion of the school was positive. The consultation paper included a form to return and the analysis of those returned is as follows:

Received from	For	Against	Not sure
Parents	19	3	1
Staff	3		
Others	1		

In addition, the London Borough of Hackney responded to say that it considered the proposals would have no impact on schools in Hackney.

8.13 Two parents' meetings were held at the school. The general response was positive although parents had a number of concerns which were responded to at the meeting by LA officers and the Headteacher. These included:

- how will the building works be phased and what will be the effect on the school
- what will be the effect on the playground
- concerns about road safety
- want the quality of the school to be maintained

8.14 Some opposition to the proposed expansion was expressed at one of the parents' meetings and 3 response forms from parents said they did not agree with the proposal. The reasons given were:

- there will be too many children at the school and class sizes will be too large
- the larger number of pupils will have an adverse effect on the children and on the management of the school

These issues were responded to at the parents meetings.

FURTHER ACTION NOW PROPOSED

8.15 The outcome of the consultation has been reviewed and it is clear that there is support for the proposal in the local community. Officers are continuing to work with the Headteacher and governing body to plan the details of the building works scheme and the implementation of the works. A planning application was submitted on 6 August 2008 and permission was received on 30 September 2008.

8.16 The Cabinet is recommended to agree to publication of statutory proposals for the expansion of Arnhem Wharf School. The statutory proposals will be published in East End Life and made available at the school. Any comments or representations on the proposals should be submitted to the Council by the end of the four week period.

8.17 As referred to in paragraph 4, after the statutory representation period, there will be a further report to Cabinet. This will include details of any comments made during the representation period. Cabinet will be asked

to take account of these and the detail of the report in reaching a decision on whether to proceed to implement the proposals. An appeal against the decision can be made to the Schools Adjudicator by the Roman Catholic or Church of England Diocese, or the governing body of the school concerned. If the Council is unable to reach a decision on the proposals within two months of the end of the representation period, they have to be referred to the Schools Adjudicator.

8.18 The timetable for the process is set out below:

Initial consultation	8 September to 17 October 2008
Cabinet receives a report on the consultation and decides on publishing formal statutory proposals	3 December 2008
Statutory proposals published with 4 weeks allowed for comments	8 December to 5 January 2009
Cabinet meets to consider any comments from the 4 week period and, in the light of these, to decide on implementing the proposals as published or with any modification	11 February 2009
Building works commence	Spring 2009
Additional pupils admitted to Reception year	September 2010

9. COMMENTS OF THE CHIEF FINANCIAL OFFICER

Capital funding

9.1 As indicated above in paragraphs 7.7 and 8.6, provision has been made from within the available capital funding allocation for these projects.

Revenue finding

9.2 The schools' revenue budgets will be increased to reflect the increased size of the building and the rise in pupil numbers. This funding is within the Dedicated Schools Grant which reflects increases in the total roll in the Borough.

10. CONCURRENT REPORT OF THE ASSISTANT CHIEF EXECUTIVE (LEGAL)

10.1 Decisions on school organisation are taken by the Local Authority or the Schools Adjudicator. Section 21 of the Education and Inspection Act 2006 provides for regulations to set out who should decide any prescribed alterations to maintained schools, including expansion proposals. The

School Organisation (Prescribed Alterations to Maintained Schools) (England) Regulations 2007 provide that those bringing forward statutory proposals to expand a school must consult interested parties and in doing so must have regard to the Secretary of State's guidance. In addition under Section 176 of the Education Act 2002 local authorities and governing bodies are also under a duty to consult pupils on any proposed changes to local school organisation that may affect them and guidance on how this duty can be achieved is available.

- 10.2 The Regulations and guidance state that those bringing forward proposals must ensure that the consultation must allow adequate time; provide sufficient information for those being consulted to form a considered view; make clear how the views can be made known. Proposers must be able to demonstrate how they have taken into account the views expressed during the consultation in reaching any subsequent decision as to the publication of proposals. The Regulations prescribe which interested parties must be consulted
- 10.3 Paragraphs 7 & 8 of the report set out the consultation which has taken place and the responses to the views provided. In reaching its decision Cabinet must have regard to the responses received to the consultation.
- 10.4 The Regulations prescribe what information must be specified in the Proposals. Proposals should be published within a reasonable timeframe following consultation so that they are informed by up to date feedback. A statutory notice containing specified information and stating how complete copies of the proposals can be obtained must be published in a local newspaper, and also posted at the main entrance to the school (and all the entrances if there are more than one) and at some other conspicuous place in the area served by the school (eg. local library, community centre). It is essential that the published notice complies with the statutory requirements as set out in the Regulations otherwise it may be judged invalid.

11. ONE TOWER HAMLETS CONSIDERATIONS

- 11.1 The Local Authority has a key role in planning service provision to ensure there are sufficient school places to meet local need. The proposals to expand both schools are part of this planning process to ensure access to education. The works to the schools will include provision of a lift and improved accessibility.
- 11.2 Strategies to raise educational attainment, including ensuring sufficient school places, support students in a successful period of statutory education and then moving into employment.

12. SUSTAINABLE ACTION FOR A GREENER ENVIRONMENT

- 12.1 The design of the building and materials proposed to be used have taken account of sustainability and energy efficiency. Cladding products have been chosen that offer significant energy saving values; insulation

- products that have an approved environmental profile; and timber from certified sustainable sources.
- 12.2 The aim will be to ensure the building is sustainable in its operation and raw energy usage, waste and effect on the environment. Key sustainable elements include rainwater harvesting, passive ventilation for 80% of the building, and high efficiency boiler and heating systems.
- 12.3 The design must comply with Building Regulations, Part L which has strict guidelines in respect of carbon emission levels and energy efficiency. To conserve biodiversity it is also proposed to include a grassed sedum roof which it is hoped will encourage bird life and become a natural habitat for insects.
- 13. RISK MANAGEMENT IMPLICATIONS**
- 13.1 The projects have a high capital value and close monitoring of the projects through the preparatory stages is in place and will continue through implementation stages with appropriate, experienced project management resources. If the proposals do not proceed, there will be a risk to be managed that some children will be without a school place local to their home.
- 14. EFFICIENCY STATEMENT**
- 14.1 The Council is using its assets efficiently by seeking to extend and expand existing school sites to meet the needs of the rising school age population before acquiring land to build a new school.

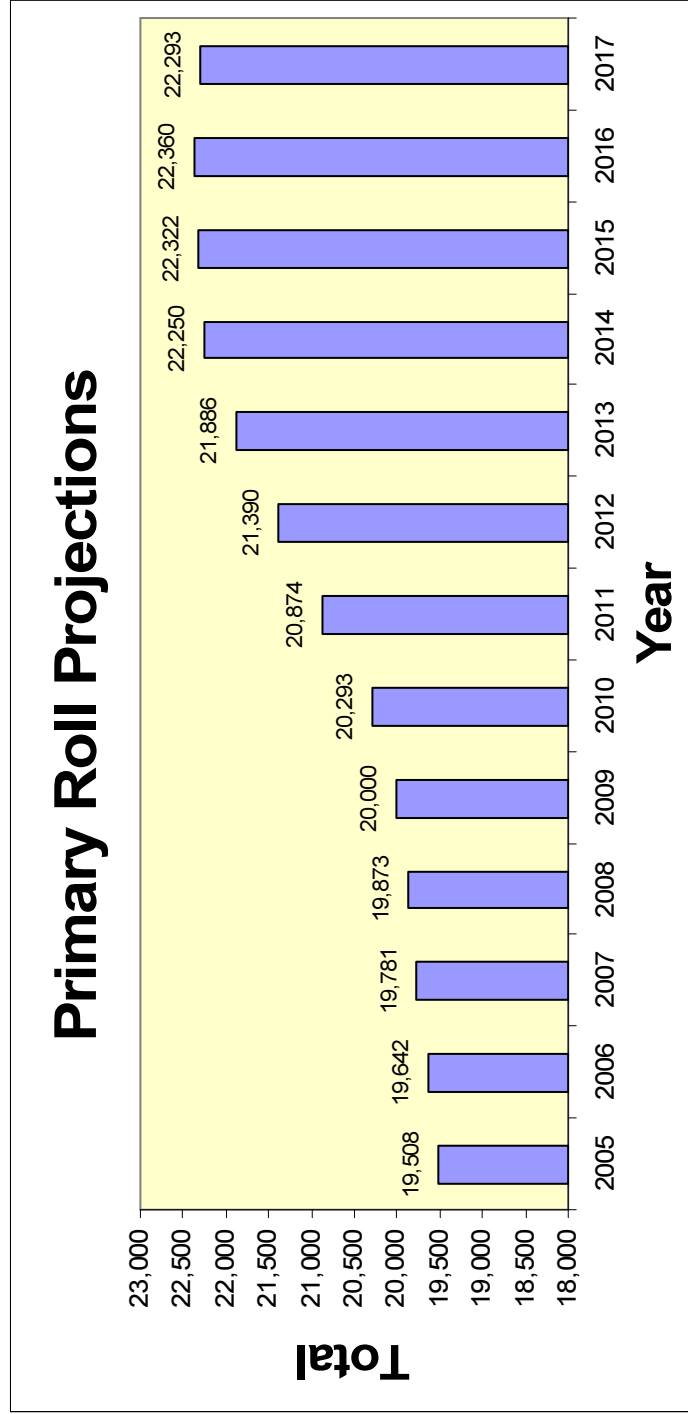
**Local Government Act, 1972 Section 100D (As amended)
List of “Background Papers” used in the preparation of this report**

Brief description of “background papers”	Name and telephone number of holder and address where open to inspection.
n/a	n/a
To be completed by author	To be completed by author ext. xxx
n/a	n/a

15. APPENDICES

Appendix A	Projections of need for primary places
Appendix B	Consultation document on proposals to expand Ben Jonson School
Appendix C	Consultation document on proposals to expand Arnhem Wharf School

PROJECTIONS OF NEED FOR PRIMARY PLACES



LB TOWER HAMLETS

CONSULTATION ON PROPOSALS TO EXPAND BEN JONSON PRIMARY SCHOOL

Introduction

In Tower Hamlets there is a rising school age population. The Council has to ensure there are sufficient school places so that all resident children can attend school locally. The Council considers that Ben Jonson Primary School can be successfully developed to improve facilities and accommodate additional places and this paper is published for consultation on this proposal.

Consultation Process

This paper is being sent to:

- all parents and carers of children now at Ben Jonson School
- all staff at Ben Jonson School
- all governors of Ben Jonson School
- all parents and carers of children now at Ocean Children's Centre
- all headteachers and chairs of governors of primary schools in Tower Hamlets
- all councillors in Tower Hamlets
- local MPs
- the London Boroughs of Newham and Hackney
- the London Diocesan Board for Schools and the Westminster Diocese Education Service
- local trades unions

This consultation period runs from 15 September to 24 October 2008. A form is included at the end of this paper for the return of your views. Two meetings for parents will be held at the school to hear about the proposals and let us know your views. The meetings will be held on:

13 October at 3.30 pm

14 October at 9.00 am

Why are more school places needed?

In Tower Hamlets there has recently been considerable development to provide new homes and this is anticipated to continue for some time. The

London Mayor's Plan proposed that 42,000 new homes would be built in Tower Hamlets over a period of about 15 years. Approximately 3,000 new homes will be built each year in the next few years. Although many of these homes will be occupied by people who already live in Tower Hamlets, it is clear that the population trend is rising and that the Council needs to plan for the services that the population will need, including schools.

In 2008 there are 19,873 children on roll of our primary schools and there is a total of 21,672 primary school places in the borough. Our projections show that by 2011 - 2012 the need for places will exceed the existing capacity. This means that Council has to plan now to provide extra school places. It is already the case that some children living in the eastern part of the borough are not able to gain admission to their nearest primary school and have to travel to other areas of the borough.

The main areas where the need for school places is rising are in the central and eastern parts of the borough. These areas will benefit from a large amount of the new residential development. In time, the projections of the increase in the school roll will require one or more new primary schools to be built. However, because providing a new school is a very substantial investment, the Council has first considered if any of the existing schools could be expanded to take more children. Where this is possible, this is a good use of the Council's assets before the purchase of more land and building a new school is undertaken.

Ben Jonson School

Ben Jonson School is in the area of the borough where the school age population is rising. The Council has considered the existing school site and buildings and, working with the headteacher and governing body, we have shown that it is possible to provide new accommodation and improvements to the existing school which will allow the size of the school to be increased. The Council considers this to be an exciting development opportunity for the school to follow on from the recent completion of the new school building.

Ben Jonson is a successful school and the Council believes that the strong ethos and management of the school will enable the new Headteacher and staff to effectively include the increased roll whilst maintaining the standards for all children and the character of the school which parents value. The admissions criteria for the school will not change and so the children at the school will continue to be those who live in the local area.

Expanding the school will bring additional resources to the school, so that the range of opportunities for children will be enhanced. In addition there will be more teaching and support staff and increased professional development opportunities for existing staff.

The building plans for the school

The building plans for the school to accommodate the increased roll have been drawn up in close cooperation with the Headteacher and governors. The building plans are on display in the school during the consultation period. The plans include providing 8 new classrooms and new group rooms, a new library, a new multi-purpose room and extra toilets.

The new extension can be built whilst minimising the disruption to the running of the school. There will be no need for temporary classrooms for children at the school during the works. The construction work will be planned with the highest priority given to the safety of everyone at the school.

The existing school has a large play area, which is valued by everyone at the school. The proposed extension has been designed to take up as small an area of the playground as possible to minimise the impact, but there will be more pupils using the recreation area. The recreation area for the expanded school will still conform to the standards set by the Department for Children, Schools & Families (DCSF).

Size of the increase in roll

The school now has 60 places in each year group. Under the new proposals, there will be 90 places in each year. The total school roll over time will eventually be 630. There will be no change to the admissions arrangements to the school.

How will the increase take effect

The extra children will be admitted to the school in Reception year only, so that the full increase will arise after 7 years. Additional children will not be admitted above the total of 60 for a year group where 60 was the original year group number. (However, there may be admissions where there are vacancies in any year group).

Effect on children now at the school

The increase in roll will happen over a 7 year period which will allow the school to gradually absorb the changes. The children now on roll of the school will be in the school during the building works to create the new space. Very careful planning is continuing by the Authority and the Headteacher to ensure that the disruption to school life is kept to the minimum possible.

Other expansion proposals in the area

The Council is considering other options for schools where it may be possible to expand. Consultation on proposals will take place as they are developed. The eastern part of the borough is one of the areas where the highest levels of new housing are anticipated and it is likely that a new primary school will eventually be built.

Timing

This consultation runs from 15 September to 24 October 2008. The timetable for consultation and taking decisions following this stage of consultation is:

Initial consultation	15 September to 24 October 2008
The Council's Cabinet receives a report on the consultation and decides on publishing formal statutory proposals	3 December 2008
Statutory proposals published with 4 weeks allowed for comments	8 December to 5 January 2009
The Council's Cabinet meets to consider any comments from the 4 week period and, in the light of these, to decide on implementing the proposals as published or with any modification	11 February 2009
Building works commence	Spring 2009
Additional pupils admitted to Reception year	September 2009

Next steps

During this current consultation period, the Council wants to hear from as many people as possible. Please let us know your views by completing and returning the form on the next page.

There will be parents' meetings at the school on 13 October at 3.30 pm and on 14 October at 9.00 am – we hope as many parents as possible will be able to come to one of the meetings to hear about the proposals and let the Council know your views.

BEN JONSON PRIMARY SCHOOL

CONSULTATION ON THE PROPOSED EXPANSION OF BEN JONSON SCHOOL

	Please tick as appropriate
I agree with the proposal to expand the school	<input type="checkbox"/>
I do not agree with the proposal to expand the school	<input type="checkbox"/>
I am not sure	<input type="checkbox"/>

Other comments

NAME	
PARENT, GOVERNOR, OTHER (please state)	
DATE	

Please return this page by 24 October 2008 to:

The school office; or

Pat Watson, Head of Building Development, Children's Services, Town Hall,
Mulberry Place, 5 Clove Crescent, E14 2BG, or

e-mail to: pat.watson@towerhamlets.gov.uk

LB TOWER HAMLETS

CONSULTATION ON PROPOSALS TO EXPAND ARNHEM WHARF PRIMARY SCHOOL

Introduction

In Tower Hamlets there is a rising school age population. The Council has to ensure there are sufficient school places so that all resident children can attend school locally. The Council considers that Arnhem Wharf Primary School can be successfully developed to improve facilities and accommodate additional places and this paper is published for consultation on this proposal.

Consultation Process

This paper is being sent to:

- all parents and carers of children now at Arnhem Wharf School
- all staff at Arnhem Wharf School
- all governors of Arnhem Wharf School
- all headteachers and chairs of governors of primary schools in Tower Hamlets
- all councillors in Tower Hamlets
- local MPs
- the London Boroughs of Newham and Hackney
- the London Diocesan Board for Schools and the Westminster Diocese Education Service
- local trades unions

This consultation period runs from 8 September to 17 October 2008. A form is included at the end of this paper for the return of your views. Two meetings for parents will be held at the school to hear about the proposals and let us know your views. The meetings will be held on:

17 September at 9.00 am

14 October at 5.00 pm

Why are more school places needed?

In Tower Hamlets there has recently been considerable development to provide new homes and this is anticipated to continue for some time. The London Mayor's Plan proposed that 42,000 new homes would be built in Tower Hamlets over a period of about 15 years. Approximately 3,000 new

homes will be built each year in the next few years. Although many of these homes will be occupied by people who already live in Tower Hamlets, it is clear that the population trend is rising and that the Council needs to plan for the services that the population will need, including schools.

In 2008 there are 19,873 children on roll of our primary schools and there is a total of 21,672 primary school places in the borough. Our projections show that by 2011 - 2012 the need for places will exceed the existing capacity. This means that Council has to plan now to provide extra school places. It is already the case that some children living in the eastern part of the borough are not able to gain admission to their nearest primary school and have to travel to other areas of the borough.

The main areas where the need for school places is rising are in the central and eastern areas of the borough, including the Isle of Dogs. These areas will benefit from a large amount of the new residential development. In time, the projections of the increase in the school roll will require one or more new primary schools to be built. However, because providing a new school is a very substantial investment, the Council has first considered if any of the existing schools could be expanded to take more children. Where this is possible, this is a good use of the Council's assets before the purchase of more land and building a new school is undertaken.

Arnhem Wharf School

Arnhem Wharf School is in an area of the borough where the school age population is rising. The Council has considered the existing school site and buildings and, working with the headteacher and governing body, we have shown that it is possible to provide new accommodation and improvements to the existing school which will allow the size of the school to be increased. The Council considers this to be an exciting development opportunity for the school.

Arnhem Wharf is a successful school and the Council believes that the strong ethos and management of the school will enable the Headteacher and staff to effectively include the increased roll whilst maintaining the standards for all children and the character of the school which parents value. The admissions criteria for the school will not change and so the children at the school will continue to be those who live in the local area.

Expanding the school will bring additional resources to the school, so that the range of opportunities for children will be enhanced. In addition there will be more teaching and support staff and increased professional development opportunities for existing staff.

The building plans for the school

The building plans for the school to accommodate the increased roll have been drawn up in close cooperation with the Headteacher and governors. The building plans are on display in the school during the consultation period.

The plans include providing new classrooms and new multi-purpose rooms, extra toilets and improvements to the early years area.

The additional facilities will include a new suite of rooms for pupils with special education needs (including a therapy room and hygiene area) and also a community room. A lift will be installed to allow access for people with disabilities. There will be a new office and enhanced staff facilities, including a new, larger staff room and a work preparation room. Because of the need to carefully plan the works to manage the impact on the running of the school, the works will be phased over a period of time.

The existing school has a large play area, which is valued by everyone at the school. The proposed extension has been designed to take up as small an area of the playground as possible to minimise the impact, but there will be more pupils using the recreation area. The recreation area for the expanded school will still conform to the standards set by the Department for Children, Schools & Families (DCSF).

Size of the increase in roll

The school now has 60 places in each year group with 2 nursery classes. Under the new proposals, there will be 90 places in each year and 2 nursery classes. The total school roll over time will eventually be 630, plus the nursery classes. There will be no change to the admissions arrangements to the school.

How will the increase take effect

The extra children will be admitted to the school in Reception year only, so that the full increase will arise after 7 years. Additional children will not be admitted above the total of 60 for a year group where 60 was the original year group number. (However, there may be admissions where there are vacancies in any year group). So that the disruption to the school during the building works to provide the new teaching accommodation is kept to the minimum, the works will be done in a phases but the additional accommodation for all the extra children will be in place before the school fills up to its new total roll.

Effect on children now at the school

The increase in roll will happen over a 7 year period which will allow the school to gradually absorb the changes. The children now on roll of the school will be in the school during the building works to create the new space. Very careful planning is continuing by the Authority and the Headteacher to ensure that the disruption to school life is kept to the minimum possible. The construction work will be planned with the highest priority given to the safety of everyone at the school.

Other expansion proposals in the area

The Council is considering other options for schools where it may be possible to expand. Consultation on proposals will take place as they are developed. The eastern part of the borough is one of the areas where the highest levels of new housing are anticipated and it is likely that a new primary school will eventually be built.

Timing

This consultation runs from 8 September to 17 October 2008. The timetable for consultation and taking decisions following this stage of consultation is:

Initial consultation	8 September to 17 October 2008
The Council's Cabinet receives a report on the consultation and decides on publishing formal statutory proposals	3 December 2008
Statutory proposals published with 4 weeks allowed for comments	8 December to 5 January 2009
The Council's Cabinet meets to consider any comments from the 4 week period and, in the light of these, to decide on implementing the proposals as published or with any modification	11 February 2009
Building works commence	Spring 2009
Additional pupils admitted to Reception year	September 2010

Next steps

During this current consultation period, the Council wants to hear from as many people as possible. Please let us know your views by completing and returning the form on the next page.

There will be parents' meetings at the school on 17 September at 9.00 am and on 14 October at 5.00 pm – we hope as many parents as possible will be able to come to one of the meetings to hear about the proposals and let the Council know your views.

ARNHEM WHARF PRIMARY SCHOOL

CONSULTATION ON THE PROPOSED EXPANSION OF ARNHAM WHARF SCHOOL

	Please tick as appropriate
I agree with the proposal to expand the school	<input type="checkbox"/>
I do not agree with the proposal to expand the school	<input type="checkbox"/>
I am not sure	<input type="checkbox"/>

Other comments

NAME	
PARENT, GOVERNOR, OTHER (please state)	
DATE	

Please return this page by 17 October 2008 to:

The school office; or

Pat Watson, Head of Building Development, Children's Services, Town Hall,
Mulberry Place, 5 Clove Crescent, E14 2BG, or

e-mail to: pat.watson@towerhamlets.gov.uk

Agenda Item 8.3

Committee: Cabinet	Date: 3 December 2008	Classification: Unrestricted	Report No:	Agenda Item No:
Report of: Corporate Director of Development and Renewal		Title: Arrangements for Corporate Match Funding 2009-10		
Originating Officer(s): Chris Holme - Service Head Resources		Wards Affected: All		

1. SUMMARY

- 1.1 The Council has a policy commitment to support the Third Sector in delivering key services to the local community. The commitment is supported through the allocation of Corporate Match Funding to local projects and initiatives. This report sets out proposals for the period 2009/10.

2. RECOMMENDATIONS

The Cabinet is asked to:

- 2.1 Note the role of Corporate Match Funding as set out in paragraphs 5.1-5.3.
- 2.2 Agree, subject to the decisions arising from the Authority's budget setting processes, the priorities and arrangements for 2009/10 as set out in paragraphs 6.2 to 6.8.
- a. One year extended contracts of appropriate currently match funded projects
 - b. Financing projects and initiatives that aim to develop and maintain a thriving third sector

3. BACKGROUND

- 3.1 The Corporate Match Funding budget provides a mechanism for support to economic development projects and has traditionally been utilised to co-finance the European Structural Fund Programme and other external regeneration funding streams. Over recent years the Corporate Match Funding (CMF) budget has supported a number of local third sector organisations in accessing external sources of funding through co-financing.

4. CURRENT EXTERNAL FUNDING ENVIRONMENT

- 4.1 The external funding environment is moving increasingly towards a process of supporting cross-borough or pan-London regeneration projects (delivered by larger specialist agencies). This move proposes to ensure that disadvantaged organisations have access to business development and employment support that is of the same quality and standard no matter where they are based in London.

- 4.2 Other key factors impacting on both the London and the local funding environment include:

- ERDF now managed by the LDA and aligned to The Mayor's Economic Development Strategy for London
- National programme of ESF being managed in London through 4 Co-financing Organisations - Learning and Skills Council, London Councils, LDA and JobCentre Plus: Focussing on worklessness, up to level 2 qualifications and clear pathways to work.
- Focus on London 2012 Olympics.
- Moving into the Final years of the Ocean NDC Programme
- Conclusion of, Leaside SRB6 – Communities into Business Programme, NRF, and the LDA Area Programme to City Fringe programmes.
- Working Neighbourhoods Fund is significantly below the previous NRF level.
- Increased need for the Council to align funding to achieve LAA targets and rewards.

5. ROLE OF CORPORATE MATCH FUNDING

- 5.1 The Corporate Match Funding (CMF) is used to deliver projects' whose outputs and outcomes support the aims and objectives of the Local Authority's employment and business development programmes including the Council's Regeneration Strategy which focuses primarily on people, employment and the local economy. The Local Area Agreement sets out the priority outcomes agreed by the Tower Hamlets Partnership. These

priorities are reflected in the partnership work with the other Olympic host boroughs to ensure that the 2012 Olympic and Paralympic Games deliver maximum benefits in Tower Hamlets.

5.2 The focus for prioritisation is the Community Plan as exercised through the Regeneration Strategy and the Local Area Agreements. Three themes have emerged to support the delivery of the vision:

- Helping families escape poverty, by providing employment support and advice
- Identifying and removing barriers to employment for target groups
- Helping people to get and keep employment by ensuring there is support and training before and after they get a job

5.3 These themes will assist in addressing the weakness of current employment programmes to tackle the high levels of worklessness of local residents, particularly young people. More robust tracking and monitoring is highlighted as essential to identify areas of good practice as well as providing more intelligence on effective removal of barriers preventing local residents accessing employment.

6. PROPOSED FUNDING PRIORITIES FOR 2009/10

6.1 In previous years funding priorities for Corporate Match Funding have been allocated as follows:

- Delivery of outcomes and outputs associated with job creation, job placement, business development, or the provision of new / improved workspace
- Building the capacity of local organisations

6.2 The proposed priorities for the 2009/10 financial year will be the same. This will enable the Council to consider how best to maximise the potential synergy between the Corporate Match Funding programme and other regeneration funding initiatives.

6.3 The Corporate Match Funding Budget will therefore continue to deliver activities outlined in key strategic documents. Specifically, those that go towards delivering Community Plan priorities as agreed by Cabinet in November 2006: It will therefore be used to support the delivery of outputs and outcomes associated with delivering skills and enterprise and establishing a thriving third sector.

6.4 The current budget for Corporate Match Funding is £680,000, but this report assumes a £20,000 reduction in 2009/10 as part of the Council's previously agreed three-year budget process. It is recommended that funding is prioritised as follows:

- Up to £550k for co-financing externally funded projects; and,
 - Up to £110k to support capacity building projects.
- 6.5 Where current Corporate Match Funding supported projects have Service Level Agreements that end 31 March 2009 but have forward delivery plans for 2009/10 and, where the project has been delivering effective and efficient services as measured by its outputs, outcomes and financial procedures, we recommend that Corporate Match Funding be 'rolled-over' for a further year to 31 March 2010.
- 6.6 This arrangement would require Officers to negotiate and agree appropriate project spend, output and outcome targets for the additional year. Officers will ensure that outputs and outcomes are in line with the priorities of the Prosperous Communities theme and that the level of support represents good value for money.
- 6.7 The rationale behind the request to 'roll-over' i.e. extend CMF Agreements to currently supported projects is as follows:
- Many of the organisations who would normally be embarking on the CMF application round at this time are now heavily involved in the Council's new commissioning process for Mainstream Grants;
 - Organisations involved in both Corporate Match Funding and Mainstream Grants would be significantly disadvantaged if timings for both these funding opportunities are simultaneous
- 6.8 Following the allocation of the co-financing budget in line with paragraph 6.5 above, Members are asked to agree that the Corporate Director, Development and Renewal be authorised, in consultation with the Chair of the Grants Panel, to commission the remaining funds to meet the needs of Third Sector infrastructure projects and initiatives essential in delivering a Thriving Third Sector in the borough. These commissioned projects and initiatives will include the following:
- Introduction to Project Management
 - Risk Management
 - Developing Funding Strategies and Bid Writing
 - Advanced Project Management for Practitioners
 - Supporting organisations to achieve and maintain externally verified Quality Assurance accreditation

Table 1 below sets out proposed funding priorities based on indicative CMF allocations for the year.

Table 1

Objectives	2009/10 £000
a. One year extended contracts of appropriate currently funded projects	550
b. Supporting initiatives to develop and maintain a thriving third sector	110
Totals	660

7. CONCURRENT REPORT OF THE ASSISTANT CHIEF EXECUTIVE (LEGAL)

- 7.1 There are a range of statutory powers under which local authorities may provide funding to various organizations, in particular the third sector. Section 2 Local Government Act 2000 enables a local authority to do anything which is likely to achieve the promotion or improvement of the economic, social or environmental well-being of its area. In exercising the power conferred by Section 2, a local authority must have regard to their Community Plan.
- 7.2 The funding priorities for each of the funding streams, in particular the Corporate Match Funding, includes the priorities set out in the Community and Strategic Plans and Local Area Agreement. This enables a strong link between the funding provided and the contribution to delivering outcomes from those plans and fulfils the Council's obligation in that regard.
- 7.3 All services involving the third sector should be commissioned in accordance with the Council's Third Sector Commissioning Strategy.
- 7.4 Once some contracts involving appropriately funded projects have been extended for one year, the projects involved should then be re-commissioned in accordance with the Commissioning Strategy referred to in para.7.3 above.

8. COMMENTS OF THE CHIEF FINANCIAL OFFICER

- 8.1 The report seeks Cabinet's approval for the priorities and arrangements of the Corporate Match Funding budget for 2009/10 subject to resources being made available through the annual budget process. The recommended approach will facilitate effective targeting of limited resources to maximize

inward investment through external funding to the borough whilst ensuring those resources are targeted toward Community Plan Priorities.

8.2 Budget figures quoted in the report are at this stage indicative.

9. EQUAL OPPORTUNITIES AND ANTI-POVERTY IMPLICATIONS

9.1 The Corporate Match Funding programme focuses on tackling worklessness through customised delivery of services and activities by Third Sector partners as well as supporting projects and initiatives which help to develop and maintain a thriving Third Sector. As a result, the Programme will target some of the most socially and economically excluded residents in the borough. Each initiative recommended for funding will have to demonstrate a clear commitment to equal opportunities set out within its delivery or implementation plan

10. SUSTAINABLE ACTION FOR A GREENER ENVIRONMENT

10.1 The programme of support will seek to promote the use of sustainable environmental technologies through both the appraisal and contracting stages of the budget's roll out.

11. RISK MANAGEMENT IMPLICATIONS

11.1 A number of different risks arise from any funding of external organisations. The key risks are:

- The funding will not be fully utilised i.e. allocations remain unspent or outcomes are not maximised;
- The funding will be used for purposes that have not been agreed e.g. in the case of fraud;
- The organisations may not be able to secure additional funding necessary to deliver the agreed activities;
- The organisation may not in the event have the capacity to sustain the outputs and outcomes required.

11.2 To ensure risks are mitigated or minimised, each organisation or project sponsor will be required to comply with the requirements of an Agreement, which sets out the outputs to be delivered, and evidence required to support delivery, in order to trigger payments. All supported projects will be strictly monitored to ensure compliance

12. EFFICIENCY STATEMENT

- 12.1 The proposed funding priorities will deliver better outcomes for local people within existing resources. Through, for example:
- Increased Leverage of external resources.
 - Improved outcomes from utilisation of co-financing arrangements
 - The application of the Green Book compliant appraisal process, in which delivery of value for money is a key activity. In addition all commissioning is undertaken in accordance with the principles of the Third Sector Strategy, and the Council's Financial Regulations.

Local Government Act 1972 (as amended) Section 100D List of "Background Papers" used in the preparation of this report

Brief description of "Background paper"

Name and telephone number
of holder and address where open
to inspection

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Agenda Item 11.1

Committee: Cabinet	Date: 3 rd December 2008	Classification: Unrestricted	Report No:	Agenda Item:
Report of: Corporate Director Resources Originating officer(s) Paul McDermott Service Head – Revenue Services		Title: Revised Guidelines for Awarding Business Rates Relief to Charities and Other Non-Profit Making Organisations Wards Affected: All		

1. SUMMARY

- 1.1. This report proposes new guidelines for awarding discretionary relief from National Non-Domestic Rates (NNDR or business rates) and explains the reason why new guidelines are necessary.
- 1.2. The report also outlines the existing operation within the Borough of two types of relief from NNDR; mandatory relief for charities and discretionary relief for charities and other non profit making organisations.
- 1.3. There is no discretion involved in granting mandatory relief but it must be administered in accordance with the legislation and any relevant case law. The cost of awarding mandatory relief is fully offset against the council's contribution into the national rating pool and there is no financial impact on the local authority in granting mandatory relief, unless it is granted incorrectly.
- 1.4. Discretionary relief is not fully offset against council's contribution into the national rating pool; The council must fund 75% of the discretionary relief it gives to charities on top of the mandatory relief that they are entitled to receive. The council also meet the cost of 25% of all other discretionary relief it chooses to award.
- 1.5. The Borough has finite resources and it is prudent to ensure that the part of the burden of discretionary relief that falls on the Authority is allocated in accordance with the agreed priorities of the authority. In particular, the authority may wish to ensure that priority is given to discretionary relief for small groups and other organisations that are mainly of direct benefit to residents of Tower Hamlets and that do not duplicate provisions already provided by similar bodies locally. In achieving this, it is important to emphasise that every application must be considered on its merits.
- 1.6. In recent years, the amount of mandatory relief for charitable organisations and discretionary relief for charitable and non-profit making organisations has been growing within Tower Hamlets. During 2007/08 the council gave relief from business rates of £1.3m which cost council taxpayers £875k. Research has revealed that Tower Hamlets gives the greatest amount of relief in England.

The relatively high value can be attributed to a number of factors:-

- a) The number of applicants eligible under the existing scheme.
- b) The high valuation of properties occupied by some organisations.
- c) The attraction of locating the organisation in Tower Hamlets.

1.7. There are a number of reasons why the guidelines require review at this time:-

a) The Charities Act 2006 revised the definition of an organisation that can register as a charity with the Charities Commission. Most of the provisions of this Act became effective from April 2008 which may have the effect of reducing the number of registered charities and increasing claims for discretionary relief.

b) There have been amendments to legislation effective from 1st April 2008 affecting liability to empty property rates as a result of which it is anticipated that substantial increases in applications for discretionary relief will be received.

1.8 In order to implement the revised guidelines with effect from 1st April 2009, the statutory notice period of one year has been given to current recipients' of the relief.

2. **RECOMMENDATIONS**

Cabinet is recommended to:-

2.1 Agree that determination of eligibility for mandatory relief is a question of fact and should remain delegated to an Officer of the Authority as part of the normal administration of national non-domestic rates;

2.2 Approve to Council the revised criteria for awarding discretionary relief to charities and other non-profit making organisations as set out in Appendix 2 to the report;

2.3 Authorise the Service Head – Revenue Services to determine the award of discretionary relief with a right of appeal to an Appeal Panel. Also note that the Service Head – Revenue Services will operate within the approved guidelines and the Appeal Panel will consist of the Corporate Director of Resources or their nominated representative and The Assistant Chief Executive (Legal) or nominated representative and that this Panel is responsible for setting the criteria for and hearing of appeals in relation to determinations made by the Service Head – Revenue Services.

2.4 Agree the future review of both mandatory and discretionary relief in respect of national non-domestic rates at 3 years intervals in conjunction with a review of the associated guidelines.

3. **BACKGROUND**

3.1 Mandatory relief from NNDR is available to registered charities who receive relief of 80% of their liability. The Council has discretionary powers to provide additional relief to of up to the remaining 20% in these cases, and may also give up to 100% to other non-profit making organisations which are not registered charities and therefore not eligible for mandatory relief.

- 3.2 The full amount of mandatory relief granted is financed by central Government, but the local authority must finance a percentage of the discretionary relief.
- 3.3 The council must fund 75% of the discretionary relief it gives to charities on top of the mandatory relief that they are entitled to receive. The council also meet the cost of 25% of all other discretionary relief it chooses to award.
- 3.4 The Council is required to exercise discretion and consider applications on the basis of corporate guidelines. The current guidelines for granting discretionary relief were set in April 2002 and it is appropriate to review these guidelines in the light of the changes outlined above. Since 2002, all decisions on discretionary relief in Tower Hamlets have been delegated to the Revenue Services Manager (RSM) with a right of appeal to an Appeal Panel. The RSM operates within the guidelines set down by the Non-Domestic Rate Relief Panel consisting of the Director of Resources (or nominated representative) and Chief Legal Officer (or nominated representative).
- 3.5 There is no legal requirement to have an internal appeal mechanism but in its absence, the only appeal would be to the High Court by way of a Judicial Review. It is therefore prudent to leave the existing mechanism in place.
- 3.6 The decision to grant discretionary relief may only be revoked or reduced with effect from the expiry of a financial year, and so that at least one year's notice is given. Ratepayers who are in receipt of mandatory or discretionary rate relief were notified in March 2008 that the existing policy was subject to review and that their entitlement would be cancelled; subject to an successful application under the new guidelines, with effect from 31st March 2009.
- 3.7 The Department of the Environment issued a practice note in August 1990 giving guidance on discretionary relief. The practice note encouraged authorities to have readily understood policies for deciding relief and receiving appeals. The policy should not allow a case to be disposed of without individual consideration of its merits. Any criteria used to determine cases should be made public.
- 3.8 The current criteria for awarding discretionary relief are set out in Appendix 1.
- 3.9 In considering a recommended revised set of criteria, the following points were taken into account:
- a) The rise in number and value of cases.
 - b) The financial impact on the residents of Tower Hamlets.
 - c) To strengthen the guidelines to reduce potential disputes about the benefit the applicant organisation has to the community.
 - d) Ensure the relief is targeted at the most deserving cases.
 - e) The rules contained in the current procedure do not provide sufficient flexibility, as relief is either 100% or nothing.
 - f) The need to avoid disposing applications without individual consideration.
- 3.10 A recommended revised set of criteria is set out in Appendix 2.

4. **MANDATORY RELIEF**

4.1 Organisations entitled to mandatory relief are those registered with the Charity Commission. The purposes of a charity are usually set out in its own governing document. Before the 2006 Act, charities relieving poverty or advancing education or religion were presumed to benefit the public. The Act removes that presumption and all charities have to demonstrate how their purposes benefit the public.

4.2 The Act lists 12 specific headings and one general heading as follows:

- the prevention or relief of poverty;
- the advancement of education;
- the advancement of religion;
- the advancement of health or the saving of lives;
- the advancement of citizenship or community development;
- the advancement of the arts, culture, heritage or science;
- the advancement of amateur sport;
- the advancement of human rights, conflict resolution or reconciliation, or the promotion of religious or racial harmony or equality and diversity;
- the advancement of environmental protection or improvement;
- the relief of those in need by reason of youth, age, ill-health, disability, financial hardship or other disadvantage;
- the advancement of animal welfare;
- the promotion of the efficiency of the armed forces of the Crown, or of the efficiency of the police, fire and rescue services or ambulance services; and
- other purposes that are currently recognised as charitable or are in the spirit of any purposes currently recognised as charitable.

4.3 Decisions on mandatory relief are a question purely of fact, based on legislation and case law. There is no local authority discretion involved and therefore this is a matter that should remain delegated to officer level as part of the normal administration of national non-domestic rates.

5. **DISCRETIONARY RELIEF**

5.1 The Local Government Finance Act 1988, section 47(2) (as amended by the Local Government act 2003, section 64(3)) provides that discretionary relief of any amount up to 100% of the amount payable for the year may be granted where:

- (a) the ratepayer is a charity or trustees for a charity, and the hereditament is wholly or mainly used for charitable purposes (whether of that charity or of that and other charities);
- (b) the hereditament is not an excepted hereditament, and all or part of it is occupied for the purposes of one or more institutions or other organisations none of which is established or conducted for profit and each of whose main objects are charitable or are otherwise philanthropic or religious or concerned with education, social welfare, science, literature or the fine arts;

(c) the ratepayer is a registered club for the purposes of Schedule 18 to the Finance Act 2002 (community amateur sports clubs), and the hereditament is not an excepted hereditament and is wholly or mainly used—

(i) for the purposes of that club, or

(ii) for the purposes of that club and of other such registered clubs;

(d) the hereditament is not an excepted hereditament, it is wholly or mainly used for purposes of recreation, and all or part of it is occupied for the purposes of a club, society or other organisation not established or conducted for profit.

5.2 The Local Government Finance Act 1988, section 47(9) provides that a hereditament is an excepted hereditament if all or part of it is occupied (otherwise than as trustee) by a charging authority or a precepting authority other than the Receiver for the Metropolitan Police or Charter Trustees.

5.3 The Local Government Finance Act 1988, section 47(7) (as amended by the Local Government and Rating Act 1997, schedule 3, paragraphs 22 and 23) requires the decision to grant the relief to be made not more than 6 months after the end of the financial year.

5.4 The Department of the Environment issued a practice note in August 1990 giving guidance in the exercise of relief by charging authorities. The practice note encouraged authorities to have readily understood policies for deciding relief and receiving appeals. The policy should not allow a case to be disposed of without individual consideration of its merits. Any criteria used to determine cases should be made public. Although there is no statutory requirement for organisations to submit applications, thus not precluding an authority from taking the initiative to grant relief, authorities should encourage organisations to provide relevant information. Authorities should notify organisations of the reasons for any refusal of relief.

5.5 The practice note gave various examples of criteria that might be adopted in deciding on relief. These can be summarised as:

- Is membership open to all sections of the community?
- Does the organisation encourage memberships from particular groups within the community?
- Are facilities available to people other than members?
- Does the organisation provide training or education for members?
- Have the facilities been provided by self help or grant-aid?
- Does the organisation run a bar?
- Does the organisation provide facilities which indirectly relieve the authority of the need to do so, or enhance and supplement those that it does provide?
- Is it affiliated to local or national organisations?
- Is membership mainly drawn from the authority's area?
- Does the organisation further council policies and development programmes?

- 5.6 There is no legal requirement to have an internal appeal mechanism but in its absence, the only appeal would be to the High Court by way of a Judicial Review. It is therefore prudent to leave the existing mechanism in place.
- 5.7 The current criteria for awarding discretionary relief is set out in Appendix 1.
- 5.8 A recommended revised set of criteria is set out in Appendix 2.

6. **COMMENTS OF THE CHIEF FINANCIAL OFFICER**

- 6.1 The discretionary relief scheme for charities and non-profit making organisations currently costs the Council £875,000 a year. This figure has increased in recent years due mainly to the use of high value accommodation in Docklands by national charities. Tower Hamlets residents are therefore being asked to pay an effective subsidy to national organisations. The Tower Hamlets scheme is more generous than that for authorities in a similar position, such as Westminster and Camden.
- 6.2 The proposals in this report would limit the granting of discretionary relief to exceptional cases where the organisation concerned predominantly benefits Tower Hamlets residents and the objectives of the organisation support the Council's strategic objectives.

7. **CONCURRENT REPORT OF THE ASSISTANT CHIEF EXECUTIVE (LEGAL)**

- 7.1 The legal considerations are referred to in the body of the report. To ensure that fairness and equality are maintained in all cases it is necessary for guidelines to inform the exercise of the discretionary relief and the proposed guidelines fulfil those criteria.

8. **ONE TOWER HAMLETS CONSIDERATIONS**

- 8.1 There are specific One Tower Hamlets considerations. The criteria does encourage eligibility to organisations that support the Council's strategic objectives.

9. **SUSTAINABLE ACTION FOR A GREENER ENVIRONMENT**

- 9.1 There are no greener environment issues.

10. **RISK MANAGEMENT IMPLICATIONS**

- 10.1 There are no risk management implications beyond those outlined in the report.

11. **EFFICIENCY STATEMENT**

11.1 Implementation of the guidelines proposed in this report is likely to reduce eligibility to relief to organisations that do not predominantly benefit Tower Hamlets residents and the degree to which the objectives of the organisation support the Council's strategic objectives. The implications will result in cashable savings.

12. **APPENDICES**

Appendix 1 – Existing Criteria for Discretionary Relief

Appendix 2 – Revised Criteria for Discretionary Relief

**Local Government Act, 1972 Section 100D (As amended)
List of “Background Papers” used in the preparation of this report**

Brief description of “back ground papers”

Name and telephone number of holder
and address where open to inspection.

There are no additional background papers

Appendix 1: Existing Criteria for Discretionary Relief

CHARITABLE OR KINDRED ORGANISATION RELIEF

Charities – (Already in Receipt of Mandatory Relief)

Registered Charity

Any organisation whose Area of Benefit or Operation is registered with the Charity Commission as being within Tower Hamlets will be awarded Discretionary Relief.

Where an organisation is registered with the Charity Commission and the Area of Benefit or Operation is not shown as being within Tower Hamlets, it will need to demonstrate that their facilities are open to the general public and the residents of Tower Hamlets benefit from the facilities.

In both instances, the relief awarded will be 20% (80% Mandatory Relief having already been granted). Where it has not been possible to back date relief in view of the limitations imposed by statute, hardship relief (maximum amount) will be awarded.

Exempt Charities

Any organisation that is exempt from registration will need to demonstrate that their facilities are open to the general public and that the residents of Tower Hamlets benefit from the facilities.

If relief is to be awarded, it will be 20% (80% Mandatory Relief having already been granted). Where it has not been possible to back date relief in view of the limitations imposed by statute, hardship relief (maximum amount) will be awarded.

Kindred Organisations (Not in Receipt of Mandatory Relief)

Any non-profit making organisation (whose objectives are charitable or otherwise philanthropic or religious or concerned with education, social welfare, science, literature or the fine arts or where the hereditament is wholly or mainly used for the purposes of recreation and all or part of it is occupied for the purposes of a club or society, will need to demonstrate that their facilities are open to the general public and that the residents of Tower Hamlets benefit from the facilities.

If relief is to be awarded, it will be 100%. Where it has not been possible to back date relief in view of the limitations imposed by statute, hardship relief (maximum amount) will be awarded.

Exclusions

Discretionary Relief will not be awarded in the following instances:-

- Housing Associations (unless the hereditament is used for the purpose of a Community Centre).
- Any organisation whose objectives are solely concerned with religion or education.

Appendix 2:

Revised Criteria for Discretionary Relief

Determining Relief

If the ratepayer completes an application form for discretionary relief satisfactorily, then the process for determining whether to award relief on the hereditament and the level of relief will be divided into the following steps:

1. Determine if the ratepayer and the hereditament falls within the category below of ratepayers entitled to apply for relief. If it does not fall within this category, then relief will be refused.;
2. Determine if the hereditament is excluded by the General Exclusions listed below. If it is excluded, then relief will be refused;
3. Where the rateable value of the hereditament is below £21,500, apply the simplified criteria below (£21,500 is the amount the Government have determined as being a property occupied by a “small” business for small business rate relief and transitional relief purposes. This rateable value limit has been used following this lead);
4. Where the rateable value of the hereditament is £21,500 or above, it will be placed into one of the following categories and the criteria to be applied in each category are set out further below:
 - a) Amateur Sports Clubs and Leisure Centres
 - b) Charity shops
 - c) Community Centres
 - d) Factories and Workshops
 - e) Health Centres
 - f) Hostels
 - g) Museums, Art Galleries, Theatres and Places of Historic Interest
 - h) Offices and other hereditaments not within any other category
 - i) Schools and Day Nurseries
 - j) Social Clubs

1 - Ratepayers Entitled to Apply for Discretionary Relief

Ratepayers are entitled to apply for discretionary relief in the circumstances provided for in the legislation. The legislation allows discretionary relief of any amount up to 100% of the amount payable for the year to be granted in the following specific categories:

- (a) the ratepayer is a charity or trustees for a charity, and the hereditament is wholly or mainly used for charitable purposes (whether of that charity or of that and other charities);

(b) the hereditament is not an excepted hereditament, and all or part of it is occupied for the purposes of one or more institutions or other organisations none of which is established or conducted for profit and each of whose main objects are charitable or are otherwise philanthropic or religious or concerned with education, social welfare, science, literature or the fine arts;

(c) the ratepayer is a registered club for the purposes of Schedule 18 to the Finance Act 2002 (community amateur sports clubs), and the hereditament is not an excepted hereditament and is wholly or mainly used—

(i) for the purposes of that club, or

(ii) for the purposes of that club and of other such registered clubs;

(d) the hereditament is not an excepted hereditament, it is wholly or mainly used for purposes of recreation, and all or part of it is occupied for the purposes of a club, society or other organisation not established or conducted for profit.

A hereditament is an excepted hereditament if all or part of it is occupied (otherwise than as trustee) by a charging authority or a precepting authority other than the Receiver for the Metropolitan Police or Charter Trustees.

2 - General Exclusions

Discretionary relief will not be granted within Tower Hamlets in the following cases, unless the ratepayer can demonstrate to the Council's satisfaction that very exceptional circumstances exist:

- a) Empty properties.
- b) Charity Shops that are not entitled to mandatory relief.
- c) Housing Associations (unless the hereditament is a community centre).
- d) Organisations whose objectives are solely concerned with education.
- e) Organisations offering similar services or facilities to those already available in the immediate locality.
- f) Car parking spaces.
- g) If the occupation is involved in the production of work for sale on a commercial basis.
- h) Applications backdated beyond 1st April of the year the application is received.

3 - Hereditaments with an RV below £21,500

The organisation will need to demonstrate that their facilities are open to the general public and it is the residents of Tower Hamlets who predominately benefit from them. If the organisation cannot demonstrate this, the Council reserves the right to refuse relief on that basis.

Where similar facilities are available within close proximity of the hereditament, the Council reserves the right to refuse relief on that basis.

A hereditament not within the general exclusions, with a rateable value below £21,500, where the ratepayer is also entitled to mandatory relief on that hereditament, may be awarded

discretionary relief of up to the remaining 20% (80% Mandatory Relief having already been granted).

A hereditament not within the general exclusions, with a rateable value below £21,500, where the ratepayer is not entitled to mandatory relief, may be awarded discretionary relief of up to 100%.

The level of discretionary relief in either case will be determined on the basis of;

- a) the complementary impact of the organisations objectives on the Council strategic aims
- b) the number of users of the organisation's services
- c) the exclusivity of the services offered within the immediate vicinity

As under the small business rate relief rules where the ratepayer occupies more than one hereditament and the total rateable value of all of the ratepayer's hereditaments added together is £21,500 or more, the Council reserves the right at its own discretion to aggregate the rateable values and treat any application under the same criteria used for a single hereditament with a rateable value of £21,500 or more.

4 - Hereditaments with an RV of £21,500 or more

Hereditaments not within the General Exclusions, with a rateable value £21,500 or more will be divided into the following categories for further consideration:

- a) Amateur Sports Clubs and Leisure Centres
- b) Charity shops
- c) Community Centres
- d) Factories and Workshops
- e) Health Centres
- f) Hostels
- g) Museums, Art Galleries, Theatres and Places of Historic Interest
- h) Offices and other hereditaments not within any other category
- i) Schools and Day Nurseries
- j) Social Clubs

Amateur Sports Clubs and Leisure Centres - RV £21,500 or more

A hereditament which is an amateur sports club or leisure centre with a rateable value of £21,500 or more will need to satisfactorily demonstrate that their facilities are open to the general public and that it is the residents of Tower Hamlets who benefit from them.

Where the ratepayer is also entitled to mandatory relief on that hereditament, discretionary relief may be awarded of up to the remaining 20% (80% Mandatory Relief having already been granted).

Where the ratepayer is not entitled to mandatory relief, discretionary relief may be awarded of up to 100%.

The level of discretionary relief in either case will be determined on the basis of:

- a) the impact of the organisations objectives on the Council strategic aims
- b) the number of users of the organisation's services
- c) the exclusivity of the services offered within the immediate vicinity

Where it has not been possible to back date relief in view of the limitations imposed by statute, application for hardship relief may be considered.

Where the rateable value of the hereditament exceeds £50,000 relief will be limited to the rate charge on a rateable value of £50,000 (after Mandatory relief if applicable), unless the facilities are open to residents of Tower Hamlets at a discount of at least 10%.

Charity shops - RV £21,500 or more

A hereditament which is a Charity Shop with a rateable value of £21,500 or more will need to satisfactorily demonstrate that they are selling mainly donated goods and the proceeds are applied for the purposes of a charity.

Where the ratepayer is also entitled to mandatory relief on that hereditament, discretionary relief may be awarded of up to the remaining 20% (80% Mandatory Relief having already been granted).

The level of relief discretionary relief will be determined on the basis of:

- a) the impact of the organisations objectives on the Council strategic aims
- b) the number of users of the organisation's services
- c) the exclusivity of the services offered within the immediate vicinity

Where it has not been possible to back date relief in view of the limitations imposed by statute, application for hardship relief may be considered.

Community & Cultural Centres - RV £21,500 or more

A hereditament which is a Community or Cultural Centre or Hall with a rateable value of £21,500 or more will need to satisfactorily demonstrate that their facilities are open to the general public and it is the residents of Tower Hamlets who predominately benefit from them.

Where the ratepayer is also entitled to mandatory relief on that hereditament, discretionary relief may be awarded of up to the remaining 20% (80% Mandatory Relief having already been granted).

Where the ratepayer is not entitled to mandatory relief, discretionary relief may be awarded of up to 100%.

The level of relief in either case will be determined on the basis of:

- a) the impact of the organisations objectives on the Council strategic aims
- b) the number of users of the organisation's services

- c) the exclusivity of the services offered within the immediate vicinity

Where it has not been possible to back date relief in view of the limitations imposed by statute, application for hardship relief may be considered.

Factories and Workshops - RV £21,500 or more

A hereditament which is a Factory or Workshop with a rateable value of £21,500 or more will need to satisfactorily demonstrate that their facilities are open to the general public and it is predominately the residents of Tower Hamlets who benefit from them, which does not offer or produce goods for sale on a commercial basis.

Where the ratepayer is also entitled to mandatory relief on that hereditament, discretionary relief may be awarded of up to the remaining 20% (80% Mandatory Relief having already been granted).

Where the ratepayer is not entitled to mandatory relief, discretionary relief may be awarded of up to 100%.

The level of discretionary relief in either case will be determined on the basis of:

- a) the impact of the organisations objectives on the Council strategic aims
- b) the number of users of the organisation's services
- c) the exclusivity of the services offered within the immediate vicinity

Where it has not been possible to back date relief in view of the limitations imposed by statute, application for hardship relief may be considered.

Health Centres - RV £21,500 or more

A hereditament which is a Health Centre with a rateable value of £21,500 or more will need to satisfactorily demonstrate that their facilities are open to the general public and that the residents of Tower Hamlets benefit from them.

Where the ratepayer is also entitled to mandatory relief on that hereditament, discretionary relief may be awarded of up to the remaining 20% (80% Mandatory Relief having already been granted).

Where the ratepayer is not entitled to mandatory relief, discretionary relief may be awarded of up to 100%.

The level of relief in either case will be determined on the basis of:

- a) the impact of the organisations objectives on the Council strategic aims
- b) the number of users of the organisation's services
- c) the exclusivity of the services offered within the immediate vicinity

Where it has not been possible to back date relief in view of the limitations imposed by statute, application for hardship relief may be considered.

Hostels - RV £21,500 or more

A hereditament which is a Hostel with a rateable value of £21,500 or more will need to satisfactorily demonstrate that their area of benefit or operation is within Tower Hamlets or Tower Hamlets and adjoining areas.

Where the ratepayer is also entitled to mandatory relief on that hereditament, discretionary relief may be awarded of up to the remaining 20% (80% Mandatory Relief having already been granted).

Where the ratepayer is not entitled to mandatory relief, discretionary relief may be awarded of up to 100%.

The level of discretionary relief in either case will be determined on the basis of:

- a) the impact of the organisations objectives on the Council strategic aims
- b) the number of users of the organisation's services
- c) the exclusivity of the services offered within the immediate vicinity

Where it has not been possible to back date relief in view of the limitations imposed by statute, application for hardship relief may be considered.

Museums, Art Galleries, Theatres and Places of Historic Interest - RV £21,500 or more

A hereditament which is a Museum, Art Gallery, Theatre or Place of Historic Interest with a rateable value of £21,500 or more will need to satisfactorily demonstrate that their facilities are open to the general public and it is the residents of Tower Hamlets who predominately benefit from them.

Where the ratepayer is also entitled to mandatory relief on that hereditament, discretionary relief may be awarded of up to the remaining 20% (80% Mandatory Relief having already been granted).

Where the ratepayer is not entitled to mandatory relief, discretionary relief may be awarded of up to 100%.

The level of discretionary relief in either case will be determined on the basis of:

- a) the impact of the organisations objectives on the Council strategic aims
- b) the number of users of the organisation's services
- c) the exclusivity of the services offered within the immediate vicinity

Where it has not been possible to back date relief in view of the limitations imposed by statute, application for hardship relief may be considered.

Where the rateable value of the hereditament exceeds £50,000 relief will be limited to the rate charge on a rateable value of £50,000 (after Mandatory relief if applicable), unless either

admission is free or if charges are made, residents of Tower Hamlets are given a discount of at least 10%.

Offices and other hereditaments not within any other category - RV £21,500 or more

A hereditament which is an office or does not fall within any other category, with a rateable value of £21,500 or more, will need to satisfactorily demonstrate that their facilities are available to the general public and it is the residents of Tower Hamlets who predominately benefit from them.

Where the ratepayer is also entitled to mandatory relief on that hereditament, discretionary relief may be awarded of up to the remaining 20% (80% Mandatory Relief having already been granted).

Where the ratepayer is not entitled to mandatory relief, discretionary relief may be awarded of up to 100%.

The level of relief in either case will be determined on the basis of:

- a) the impact of the organisations objectives on the Council strategic aims
- b) the number of users of the organisation's services
- c) the exclusivity of the services offered within the immediate vicinity

Where it has not been possible to back date relief in view of the limitations imposed by statute, application for hardship relief may be considered.

Where the aggregate rateable value of the hereditaments occupied exceeds £500,000, discretionary relief will be limited to the rate charge on a rateable value of £500,000, unless the ratepayer can satisfactorily demonstrate that the residents of Tower Hamlets will benefit exclusively from the facilities.

Schools and Day Nurseries - RV £21,500 or more

A hereditament which is a School or Day Nursery with a rateable value of £21,500 or more will need to satisfactorily demonstrate that their facilities are open to the general public and that it is the residents of Tower Hamlets who predominately benefit from them.

The Organisation must operate on a not for profit basis and charge less than equivalent commercial providers.

Where the ratepayer is also entitled to mandatory relief on that hereditament, discretionary relief may be awarded of up to the remaining 20% (80% Mandatory Relief having already been granted).

Where the ratepayer is not entitled to mandatory relief, discretionary relief may be awarded of up to 100%.

The level of discretionary relief in either case will be determined on the basis of:

- a) the impact of the organisations objectives on the Council strategic aims
- b) the number of users of the organisation's services
- c) the exclusivity of the services offered within the immediate vicinity

Where it has not been possible to back date relief in view of the limitations imposed by statute, application for hardship relief may be considered.

Where the rateable value of the hereditament exceeds £50,000 relief will be limited to the rate charge on a rateable value of £50,000 (after Mandatory relief if applicable), unless the facilities are open to residents of Tower Hamlets at a discount of at least 10%.

Social Clubs - RV £21,500 or more

A hereditament which is a Social Club with a rateable value of £21,500 or more will need to satisfactorily demonstrate that their facilities are open to the general public and that it is the residents of Tower Hamlets who benefit from them.

Where the ratepayer is also entitled to mandatory relief on that hereditament, discretionary relief may be awarded of up to the remaining 20% (80% Mandatory Relief having already been granted).

Where the ratepayer is not entitled to mandatory relief, discretionary relief may be awarded of up to 100%.

The level of discretionary relief in either case will be determined on the basis of:

- a) the impact of the organisations objectives on the Council strategic aims
- b) the number of users of the organisation's services
- c) the exclusivity of the services offered within the immediate vicinity

Where it has not been possible to back date relief in view of the limitations imposed by statute, application for hardship relief may be considered.

Where the rateable value of the hereditament exceeds £50,000 discretionary relief will be limited to the rate charge on a rateable value of £50,000, unless the membership is open to residents of Tower Hamlets at a discount of at least 10%.

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Agenda Item 11.2

Committee: Cabinet	Date: 3 December 2008	Classification: Unrestricted	Report No:	Agenda Item:
Report of: Corporate Director of Resources Originating officer(s) Claire Symonds Service Head, Customer Access		Title: The Customer Promise - refresh Wards Affected: ALL		

1. **SUMMARY**

- 1.1 In June 2005, The Council launched its Customer Promise as part of the early development of the Council's strategic approach to customer access. The Customer Promise set standards for dealing with visits to council reception areas, replies to letters, telephone enquires, fax and email to ensure all are dealt with courteously, fairly and within set time limits. Since then a great deal of work has been undertaken to improve customer access. With the completion of the first year's action plan to support the Customer Access Strategy and the introduction of initiatives to support service transformation, including the development of a new Channel Strategy, it appears an opportune time to refresh the Customer Promise

2. **RECOMMENDATIONS**

Cabinet is recommended to:-

- 2.1 Agree the refreshed Customer Promise attached at Appendix B to the report and subsequent promotion throughout the Authority and to be publicised to the Authority's customers.

3. BACKGROUND

- 3.1 The Customer Promise is a “contract” between the Council and its customers, whichever service they use and however they choose to contact the Council.
- 3.2 The full version of the current Promise is attached at Appendix A; it broadly divides into two separate areas:-
- customer care standards and good practice
 - service or performance standards and measures

In total, there are nearly 40 separate points, some show a level of duplication e.g., “We will always listen to your views” and “We will find ways to listen to your views” and many are hedged with caveats e.g. “We aim to...”, “Where possible”, “Where we can”, “We will always try to...”.

- 3.3 The length of the Promise and tentative nature of some of the undertakings has always made the document difficult to communicate to customers and staff. Reviewing the Promise would create the opportunity to make fewer, but clearer and more meaningful commitments which could form the basis of publicity to residents and for training to staff. In particular, the Promise should contain the basic principles of good customer care which are clear and understood by all.
- 3.4 It is suggested that the current Promise is refreshed to be of practical use, both to customers and staff, and set out in clear and realistic terms the Council’s guiding principles of customer contact. It is also important that each of these elements are measurable through an appropriate performance indicator.

4. CUSTOMER SATISFACTION AND DRIVERS OF SATISFACTION

- 4.1 The fundamental measurement for all the work on customer access is the level of customer satisfaction and so in reviewing the Promise and its usefulness, there needs to be clarity on what our customers want in order that satisfaction can be maximised. The publication of Sir David Varney’s report, Service Transformation: A Better Service for Citizens & Businesses, A Better Deal for the Taxpayer, has refocused attention on the way in which customer satisfaction is measured
- 4.2 The Report led to the establishment of the Performance Management Framework (PMF) for publicly-funded contact centres. This sets out 24 performance indicators, establishing for the first time in this field, the principle of measuring the same indicators in the same way. It must be noted that, although the PMF refers to Contact Centres, the Report itself does include all forms of contact e.g. face to face and e-mail as well as telephone.

- 4.3 Whilst not a compulsory submission, use of the PMF is growing at a fast rate, with over 200 contact centres now submitting returns compared to only 91 for the first round of submissions in late 2007. It is likely that the PMF will quickly become the standard performance monitoring tool for local authority contact centres. This should improve understanding, benchmarking and sharing of best practice.
- 4.4 An immediate impact of the PMF has been to open a debate around “failure demand” or “avoidable contact”. Definitions of avoidable contact can be wide-ranging, but a major element will be the repeat contact that customers make due to their issue not being resolved to their satisfaction at first point of contact. A new measure of this has been included in the new compulsory National Indicator framework introduced by the DCLG. National Indicator 14 sets out to measure the volume of “avoidable contact” and while work is continuing on data collection methodology, the principle behind the indicator is firmly established.
- 4.5 The joint impact of the PMF and NI14 is two-fold. Firstly, there is a move towards far greater sophistication in measuring customer contact activity. The traditional service level measure – “the percentage of calls answered within 15 seconds” – has been replaced in the PMF with a measure of the average wait time for calls to be answered. The emphasis on avoidable contact and first contact resolution seeks to uncover the drivers behind call volumes and performance.
- 4.6 Secondly, there is greater emphasis on the customer’s experience in terms of ‘first time fix’, customer satisfaction and consultation and the reasons behind making the call. Overall the aim is to determine that the actions of the council satisfy the needs of the customer.
- 4.7 New performance indicators for the Contact Centre have been agreed corporately, and are now in place, which reflect these new developments.

5. REFRESHING THE CUSTOMER PROMISE

- 5.1 The Customer Promise has been refreshed with the Varney report in mind and the work being undertaken on customer satisfaction. Automated customer satisfaction surveys have been introduced as an integral part of both telephone and face-to-face customer contact within the Customer Access Department. These telephone surveys and One Stop Shop touch-screens not only enable the measurement of customer satisfaction, but also facilitate detailed service user consultation on such issues as ease of access, waiting times and service quality.
- 5.2 Headline results from the latest quarter’s telephone surveys (July-September) are as follows:-

85% were satisfied with the overall handling of their call
84% were satisfied that the call had resolved their issue
85% were satisfied with the time waiting before their call was answered
42% had phoned previously about the same issue

A key, but not surprising, finding is that overall satisfaction dips for those having to make a repeat call. The figures also indicate that well over a third of calls should be avoidable with better back office service delivery, eliminating the need for repeat calls.

- 5.3 The proposed new Channel Strategy will be instrumental in examining some of these issues for the Council. In particular by reviewing front and back office relationships the aim would be to determine how unnecessary contact can be minimised.
- 5.4 The draft revised Promise is attached as Appendix B. Consultation has been undertaken with those managers responsible for services incorporated within the Council Hotlines and their views have been taken on board. The revisions have also taken on board comments gleaned for the customer surveys mentioned above. As can be seen the main differences are around simplicity and clarity.
- 5.5 A significant change is that e-mail is now acknowledged as being different from paper post. Previously the undertaking was to treat e-mails to the same standard as letters – i.e. an answer within 10 working days. When developed it was probably felt that to offer those with access to e-mail a different standard than those who didn't was not appropriate, but in practice this only generates additional calls and e-mails from the customer as chase-ups. It must be made clear, as stated in the promise, that the next day response, and in the main this will be an acknowledgment, only refers to Service Name email addresses. Attached as Appendix C is a table that shows how the proposed Promise encompasses the commitments made in the current Promise.
- 5.6 Attached as Appendix D is a table showing the mechanisms put in place to measure performance against the new promise.

6. COMMENTS OF THE CHIEF FINANCIAL OFFICER

- 6.1 There are no financial implications arising from this report. Any publicity regarding the re-freshed Customer Promise will need to be met from existing budgets, as will the cost of any modified office practices or procedures, if any prove necessary.

7. CONCURRENT REPORT OF THE ASSISTANT CHIEF EXECUTIVE (LEGAL)

7.1 There are no immediate legal implications arising from this report.

8. ONE TOWER HAMLETS CONSIDERATIONS

8.1 One of the key aims of One Tower Hamlets is to improve access to facilities and services that exist in the different parts of the borough. The aim of the Customer Promise is to set out clearly the standards of service that customers can expect when approaching the Council.

9. SUSTAINABLE ACTION FOR A GREENER ENVIRONMENT

9.1 There are no specific sustainability considerations.

10. RISK MANAGEMENT IMPLICATIONS

10.1 There are no risk management implications arising from this report.

**Local Government Act, 1972 Section 100D (As amended)
List of “Background Papers” used in the preparation of this report**

None

12. APPENDICES

Appendix A -The current Customer Promise

Appendix B - Redrafted Customer Promise

Appendix C - Comparison between current and proposed Customer Promise

Appendix D - How the new promise will be measured

The Current Customer Promise

Our Customer Promise

We will always:

- Give you our name and section
- Be polite, helpful and honest, as we would expect you to be
- Treat you with respect, as we would like to be treated
- Treat you fairly
- Take responsibility for assisting you and not pass you around
- Listen to your views
- Make it clear what we can and cannot do
- Be accountable for the service we provide
- Consider your needs when designing our services
- Admit when things go wrong and do our best to put them right

Telephones

- We aim to answer your call within 5 rings during our published office hours
- We aim to resolve your enquiry at the first point of contact – or someone will call you back within an agreed time scale
- If you leave us a message we will try to get back to you within one working day
- We aim never to let a phone go unanswered during our published office hours

Letters, emails and faxes

- We aim to provide a full response to letters in under 10 working days
- If we can't, we will send you an acknowledgement after five days telling you who is dealing with the matter and when to expect a full reply
- We will always try to use plain language, and give you our contact details
- Faxes and Emails are treated like letters
- We will ensure emails have our name, job title, telephone number, and website address

Face to face

- We aim to start dealing with your enquiry within 15 minutes at our One Stop Shops and other receptions

- If you prefer not to wait, we will offer you an appointment at a time to suit you (where possible)
- We will try to see you promptly if you arrive on time – and will not make you wait if it can be avoided
- We will see you in a private area if you prefer – although you may need to book or wait
- We will provide you with translation and interpreting services should you require them
- All our reception staff will wear name badges

Service standards

- We will let you know what to expect from us
- We ask you to provide us with any information we request to help us give you the service you require

Listening

- We will find ways to listen to your views about our services and will publish the results
- We will carry out independent mystery shopping exercises and act on the results
- We will make it easier for you to comment on our services by introducing comment cards
- And if things go wrong, we will make it easy for you to complain and will do our best to put things right
- Stage 1 Complaints will be dealt with in 10 working days and Stage 2 and 3 in 20 working days

Visits

- You will be offered a choice of morning or afternoon when requesting an appointment, including specific times where possible and evening and weekend appointments where we can
- If you are out when we visit, we will leave a card with our contact details
- We will show you identity cards so you know who we are
- We will treat your home with respect

Benefits

- Benefit applications will be dealt with in 14 days.

**CUSTOMER PROMISE
DRAFT**

Our commitment to you:-

- We will help you to contact us by publicising easy-to-remember Service Hot Line phone numbers
- We will deal with you politely and with respect
- We will give you honest and clear advice about the services available to you
- We will resolve your enquiry the first time that you ask us to
- We will actively ask for and listen to your views on our services
- We will always answer your telephone calls to our Service Hot Lines
- We will give advice and information at our One Stop Shops on all services provided by us and our partners
- We will respond to your e-mails when sent to our Service email addresses by the next working day
- We will respond to your letters promptly and in plain English

Our request of you:-

- We will ask you to treat us politely and with respect
- We will ask you to be patient when you contact us at our peak busy times
- We will ask you to tell us when things go wrong so that we can put them right

APPENDIX C

Comparison between current and proposed Customer Promise

Our Customer Promise	Proposed revised Customer Promise
We will always:	
Give you our name and section	We will deal with you politely and with respect
Be polite, helpful and honest, as we would expect you to be	We will deal with you politely and with respect
Treat you with respect, as we would like to be treated	We will deal with you politely and with respect
Treat you fairly	We will deal with you politely and with respect
Take responsibility for assisting you and not pass you around	We will give you honest and clear advice about the services available to you
Listen to your views	We will actively ask for and listen to your views on our services
Make it clear what we can and cannot do	We will give you honest and clear advice about the services available to you
Be accountable for the service we provide	<i>The new Customer Promise sets out these standards/levels of accountability</i>
Consider your needs when designing our services	We will actively ask for and listen to your views on our services We will ask you to tell us when things go wrong so that we can put them right
Admit when things go wrong and do	We will give you honest and clear advice

our best to put them right	about the services available to you We will ask you to tell us when things go wrong so that we can put them right
Telephones	
We aim to answer your call within 5 rings during our published office hours	We will always answer your telephone calls to our Service Hot Lines We will ask you to be patient when you contact us at our peak busy times
We aim to resolve your enquiry at the first point of contact – or someone will call you back within an agreed time scale	We will resolve your enquiry the first time that you ask us to
If you leave us a message we will try to get back to you within one working day	We will resolve your enquiry the first time that you ask us to
We aim never to let a phone go unanswered during our published office hours	We will always answer your telephone calls to our Service Hot Lines We will ask you to be patient when you contact us at our peak busy times
Letters, emails and faxes	
We aim to provide a full response to letters in under 10 working days	We will respond to your letters promptly and in plain English
If we can't, we will send you an acknowledgement after five days telling you who is dealing with the matter and when to expect a full reply	We will respond to your letters promptly and in plain English
We will always try to use plain language, and give you our contact details	Staff management/performance issue
Faxes and Emails are treated like letters	We will respond to your e-mails to our Service email addresses by the next working day
We will ensure emails have our name, job title, telephone number,	Staff management/performance issue

and website address	
Face to face	
We aim to start dealing with your enquiry within 15 minutes at our One Stop Shops and other receptions	We will give advice and information at our One Stop Shops on all services provided by us and our partners
If you prefer not to wait, we will offer you an appointment at a time to suit you (where possible)	<i>We do not offer this facility at the One Stop Shops</i>
We will try to see you promptly if you arrive on time – and will not make you wait if it can be avoided	<i>We do not operate an appointment system at the One Stop Shops</i>
We will see you in a private area if you prefer – although you may need to book or wait	<i>Very limited interview room facilities are available at all One Stop Shops but we are not in a position to offer this service to all customers.</i>
We will provide you with translation and interpreting services should you require them	<i>Staff management/performance issue</i>
All our reception staff will wear name badges	<i>Staff management/performance issue</i>
Service standards	
We will let you know what to expect from us	<i>The new Customer Promise sets out these standards</i>
We ask you to provide us with any information we request to help us give you the service you require	<i>This service standard needs to be communicated only to those accessing relevant services, eg Housing Benefit</i>
Listening	
We will find ways to listen to your views about our services and will publish the results	We will actively ask for and listen to your views on our services
We will carry out independent mystery shopping exercises and act on the results	We will actively ask for and listen to your views on our services

We will make it easier for you to comment on our services by introducing comment cards	We will actively ask for and listen to your views on our services
And if things go wrong, we will make it easy for you to complain and will do our best to put things right	We will give you honest and clear advice about the services available to you
Stage 1 Complaints will be dealt with in 10 working days and Stage 2 and 3 in 20 working days	<i>This service standard needs to be communicated only to those accessing this service</i>
Visits	
You will be offered a choice of morning or afternoon when requesting an appointment, including specific times where possible and evening and weekend appointments where we can	<i>Home visits are offered for certain specific services only (eg repairs, pest control) and there is no Corporate consistency on specific timed appointments or evening and weekend appointments. Standards should be communicated only to those accessing these services.</i>
If you are out when we visit, we will leave a card with our contact details	<i>Staff management/performance issue</i>
We will show you identity cards so you know who we are	<i>Staff management/performance issue</i>
We will treat your home with respect	<i>Staff management/performance issue</i>
Benefits	
Benefit applications will be dealt with in 14 days.	<i>This service standard is communicated to those accessing this service</i>

How the new promise will be measured

PROMISE	MEASUREMENT/MONITORING
<ul style="list-style-type: none"> We will help you to contact us by publicising easy-to-remember Service Hot Line phone numbers 	<p>Ensure web site and publicity material have accurate and latest Hot Line information.</p> <p>Customer Satisfaction survey – finding right number</p>
<ul style="list-style-type: none"> We will deal with you politely and with respect 	<p>Customer Satisfaction survey – overall satisfaction with contact, politeness</p> <p>Mystery shopping - politeness</p>
<ul style="list-style-type: none"> We will give you honest and clear advice about the services available to you 	<p>Customer Satisfaction survey – relevant and correct info</p> <p>Mystery shopping – no jargon</p>
<ul style="list-style-type: none"> We will resolve your enquiry the first time that you ask us to 	<p>Customer Satisfaction survey – did contact resolve your issue? (CEO59)</p>
<ul style="list-style-type: none"> We will actively ask for and listen to your views on our services 	<p>Customer Satisfaction survey</p>
<ul style="list-style-type: none"> We will always answer your telephone calls to our Service Hot Lines 	<p>CEO57 percentage of calls to Hot Lines answered</p>
<ul style="list-style-type: none"> We will give advice and information at our One Stop Shops on all services provided by us and our partners 	<p>Customer Satisfaction survey – did contact resolve your issue? (CEO59)</p>
<ul style="list-style-type: none"> We will respond to your e-mails to our Service Hot Lines by the next working day 	<p>Introduction of automated e-mail acknowledgement and handling system planned for 08/09</p>
<ul style="list-style-type: none"> We will respond to your letters promptly and in plain English 	<p>Random sampling of response letters</p>

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Committee: Cabinet	Date: 3rd December 2008	Classification: Unrestricted	Report No:	Agenda Item:
Report of: Corporate Director Development and Renewal		Title: Sale of Bishop Challenor School site – revised contract terms		
Originating officer(s) Andy Algar, Service Head, Asset Strategy Capital Delivery and Property Services		Wards Affected: Whitechapel		

1. **SUMMARY**

- 1.1 This report sets out the current position on the proposed sale of the former Bishop Challenor School site to Bellway Homes.

2. **RECOMMENDATIONS**

Cabinet is recommended to:-

Either

- 2.1 Authorise the Service Head, Asset Strategy Capital Delivery and Property Services, after consultation with the Assistant Chief Executive (Legal) and the Lead Member Resources and Performance, to finalise all terms with Bellway Homes Limited (“Bellway”) necessary for a sale of the site ensuring the council’s financial position is maximised and the social housing, community centre and public open space elements are delivered within an agreed longstop date, **or**
- 2.2 Reject Bellways revised proposals and authorise the Service Head, Asset Strategy Capital Delivery and Property Services, after consultation with the Assistant Chief Executive (Legal), to bring the existing contract with Bellway to an end and takes steps to remarket the site as a time when market conditions improve.

3. **BACKGROUND**

- 3.1 The sale of the site has a protracted history and terms of sale were last considered by Cabinet in July 2007 who approved a sale of the site to Bellway. The contract was subsequently completed on 14 November 2007 and its headline terms are summarised below:

- 3.2 The contract was conditional upon the following matters:
- (a) Satisfactory planning permission
 - (b) Bellway purchasing title insurance
 - (c) Bellway instructing the Council to obtain a stopping up order following planning consent
 - (d) The Council gaining a registered title to former highway land and
 - (e) Bellway being satisfied with the position on listed building consent.
- 3.3 The parties had 12 months to meet these conditions and the contract was due to expire on 14th November 2008.
- 3.4 The main terms of contract are set out in the exempt report.

4. CURRENT POSITION

- 4.1 Planning permission was granted in October 2008. It was not possible for the contract to become unconditional by 14th November 2008. The principal reasons for this is that the stopping up order (which can only be applied for after grant of planning permission) cannot be obtained within this timescale and the planning consent will not become unconditional until the expiry of the judicial review period for challenge in January 2009. After the contract expiry date the contract will continue to run until either side serves notice bringing the contract to an end. In order to keep the contract alive to enable Cabinet to consider a proposal in December, it was extended by one month (i.e. to 14th December 2008) using officers' delegated authority.
- 4.2 There are three options available:-
- (i) agree to renegotiate terms with Bellway
 - (ii) terminate the contract now and remarket immediately; or
 - (iii) terminate the contract and remarket when market conditions improve.

Each option is considered further below.

Renegotiate terms with Bellway

- 4.3 Against this contractual backdrop and a worsening housing market, Bellway approached the council in September 2008 with a request to renegotiate terms. Officers and the council's valuation advisers have held a series of "without prejudice" discussions with Bellway to establish what alternative terms could be on offer.

4.4 Any discussions, and any consideration of alternative terms, need to be considered in the context of both current market conditions and the contractual position between the parties. As referred to above, the current contract can be terminated after 14th December. This would leave the Council with no basis to recover a capital receipt from Bellway and no mechanism to ensure the early delivery of the social housing, community facilities and enhanced public open space.

4.5 Initial discussions with Bellway have explored the parameters of possible revised terms. These have centred on the reduction of the headline price being paid but with significant adjustments to the overage provisions. Greater guarantees about the timing of the delivery of the 61 affordable housing units, community centre and new open space have also been discussed. An update of these discussions will be provided in the exempt report.

5. **COMMENTS OF THE CHIEF FINANCIAL OFFICER**

Set out in exempt report

6. **CONCURRENT REPORT OF THE ASSISTANT CHIEF EXECUTIVE (LEGAL)**

Set out in exempt report.

7. **ONE TOWER HAMLETS CONSIDERATIONS**

The proposed development will provide enhanced public open space and community facilities.

8. **SUSTAINABLE ACTION FOR A GREENER ENVIRONMENT**

The new residential units within this development will be built to modern sustainability standards.

9. **RISK MANAGEMENT IMPLICATIONS**

Sale of land for development has inherent risks. The revised contracts terms will be structured and managed to ensure the council's financial position is protected and the social elements of the scheme are delivered.

10. **EFFICIENCY STATEMENT**

10.1 The proposed sale will raise a capital receipt that will be available for investment in new capital projects. Alternatively, the receipt could be used to reduce borrowing and produce a potential revenue saving.

Local Government Act, 1972 Section 100D (As amended)
List of “Background Papers” used in the preparation of this report

Brief description of “background papers”

July 2007 Cabinet report and minutes

Appendices

Appendix 1 – Site Location Map

CONTRACT PLAN

- land to be acquired by Bellway TGN
- Vendors retained land



rev date description

stock woolstencroft

47-49 Pilsbury Street, London N1 6DA
t: 020 7134 8531
f: 020 7134 8532
e: info@stockwoolstencroft.co.uk

ARCHITECTURE
URBAN PLANNING

client

Bellway Homes

project

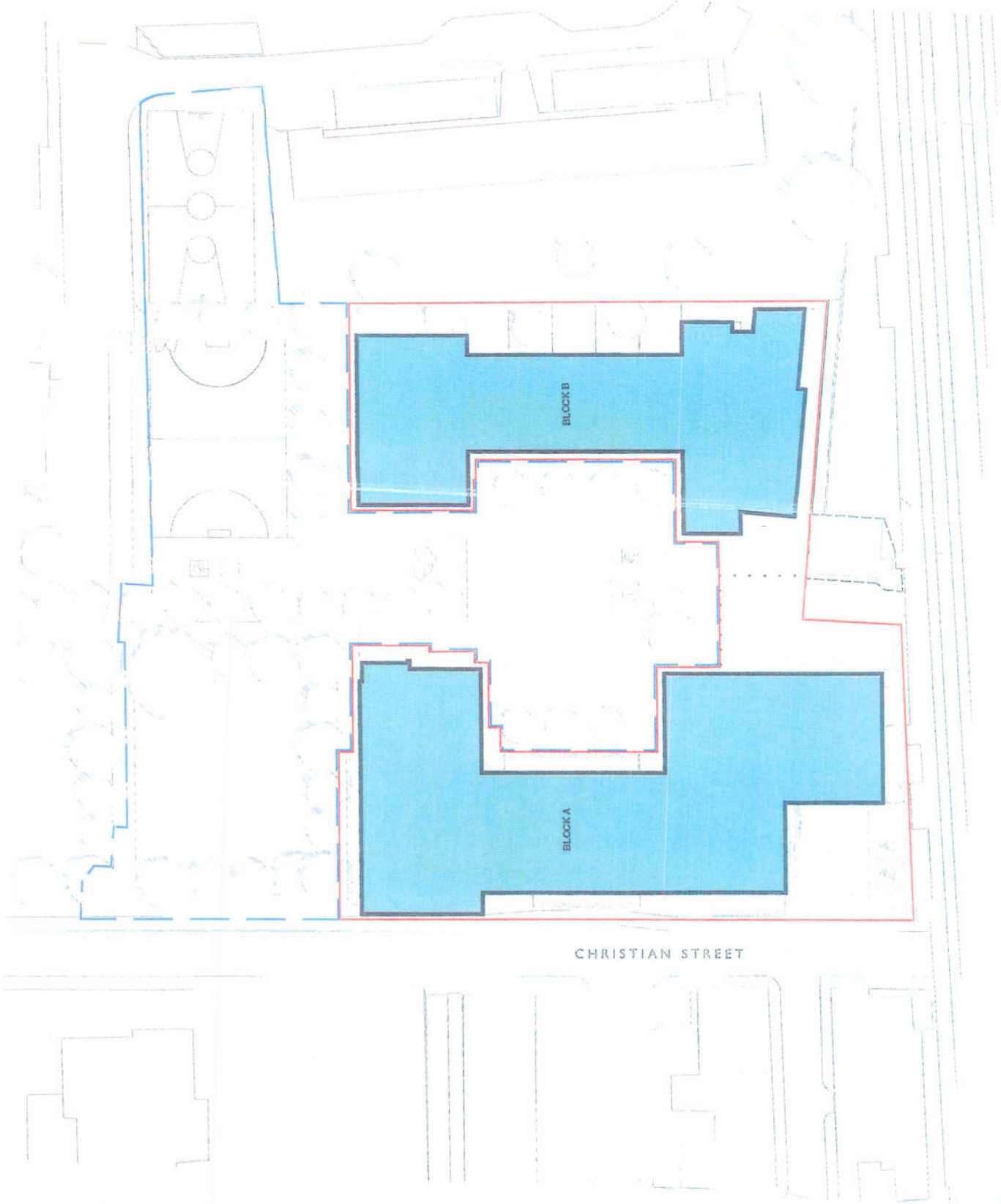
Christian Street

drawing

Contract Plan 1

scale: 1:500
cad file: 2006-07-03
date: July 2007
drawn: JS
checked: JS

project no: 2865
drawing no: L01
revision: A



CHRISTIAN STREET

Any errors and omissions to be reported to the Architect prior to commencement. Dimensions and areas are based on survey information provided by the client. This drawing is copyright © Stock Woolstencroft. All dimensions to be checked on site. Do not scale.

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Committee(s)	Date:	Classification:	Report No:	Agenda Item No:
Overview and Scrutiny Cabinet	2nd December 2008 3rd December 2008	Unrestricted		
Report of: Assistant Chief Executive Director of Resources Originating Officer(s) Lucy Sutton, Performance Manager Martin McGrath, Financial Planning and Systems Manager		Title: Strategic Plan and Corporate Revenue Budget Monitoring report 2008-09 Performance to 30th September 2008 Wards affected: All		

1 SUMMARY

- 1.1 Effective performance monitoring and reporting is crucial to the way the Council drives improvement in services. This report draws together the performance monitoring reports on the Strategic Indicators and General Fund Revenue Budget. Combining our performance and financial reporting in this way strengthens the Council's robust performance management arrangements.
- 1.2 This is a combined service and financial performance report, which covers the authority's progress against the actions in the Strategic Plan, key performance indicators and its financial position to the end of September 2008 (Quarter 2). This report includes monitoring updates for:-
- The Strategic Plan.
 - Strategic and Priority performance indicators.
 - Corporate Revenue Budget Monitoring.
- 1.3 The performance information is contained in the report appendices as follows:
- Appendix 1 provides a Progress Report on the Strategic Plan to 30 September 2008
 - Appendix 2 provides an overview of performance and comments on each Strategic indicator (Tower Hamlets Index)
 - Appendix 3 provides a chart showing in-year direction of travel for each THI key indicator
 - Appendix 4 provides an overview of performance and comments on each Priority Indicator.
- 1.4 Compared to a total net budget of £294.917m, spending is projected to total £292,940m. This represents a projected underspend of £1.977 for the authority on the General Fund revenue budget for the current financial year which is an increase in the position as reported in the first quarter's report. A number of directorates are reporting overspends and it will be important

for Corporate Directors to act to contain these overspends in the coming months.

1.5 Overall, performance against Strategic Plan activities is not as strong as would be hoped, with only 60% of all due activities completed on time. Further analysis is included within the report which gives a more positive message, indicating that the majority of overdue activities will nevertheless be completed by January 2009. There are also some areas of concern on performance against our key Strategic Indicators with only just over half of those targets for which data is available met or nearly met (within 10% of target) at the mid-year period. However, performance against our other Priority indicators is better – nearly all targets (68%) were met or nearly met.

1.6 The table below provides headline performance for the Strategic Plan monitoring (Section 3), performance indicator monitoring (Section 4) and Financial performance monitoring (Section 5).

Directorate	Spend Against Budget	Strategic Plan Activities Completed on Time	Strategic Indicators on Target or within 10%	Priority Indicators on Target or within 10%
Adults Health & Well-Being	<i>GREEN</i> Underspend (1.98%)	<i>N/A</i> 0 (None Due)	<i>GREEN</i> 2 (100%)	<i>AMBER</i> 2 (50%)
Chief Executive's	<i>AMBER</i> Overspend 1.61%	<i>AMBER</i> 1 (50%)	<i>GREEN</i> 1 (100%)	<i>N/A</i> 0 (None Due)
Children's Services	<i>AMBER</i> Overspend 0.91%	<i>GREEN</i> 4 (80%)	<i>RED</i> 2 (40%)	<i>AMBER</i> 24 (60%)
Communities, Localities & Culture	<i>GREEN</i> Overspend 0.37%	<i>GREEN</i> 3 (75%)	<i>AMBER</i> 8 (73%)	<i>GREEN</i> 15 (94%)
Development & Renewal	<i>AMBER</i> Overspend 3.7%	<i>RED</i> 0 (All 3 Overdue)	<i>AMBER</i> 4 (67%)	<i>GREEN</i> 13 (81%)
Resources	<i>GREEN</i> Underspend (6.64%)	<i>RED</i> 0 (1, Overdue)	<i>RED</i> 2 (22%)	<i>AMBER</i> 6 (67%)
Whole Council	<i>GREEN</i> Underspend (0.67%)	<i>AMBER</i> 8 (53%)	<i>AMBER</i> 19 (56%)	<i>AMBER</i> 61 (70%)

2 RECOMMENDATIONS

Overview and Scrutiny Committee is requested to:

- 2.1 Review and note the performance information set out in the report.
- 2.2 Consider any further action or research required to ensure performance improvement and recommend Cabinet accordingly.

Cabinet is requested to:

- 2.1 Consider any further action requested by the Overview and Scrutiny Committee;
- 2.2 Review and note the progress against Strategic Plan activities and milestones (Section 3 and Appendix 1);
- 2.3 Review and note performance against targets for Strategic Indicators (Section 4.3 and Appendix 2)
- 2.4 Review and note performance against targets for Priority Indicators (Section 4.10 and Appendix 3)
- 2.5 Note the projected outturn for Directorate service budgets and for the total General Fund net expenditure budget for 2008/2009 in section 5.2 and Appendices 5A-G.
- 2.6 Note the projected outturn for Directorate Trading Accounts for 2008/2009 as detailed in section 6.2 and Appendix 6.
- 2.7 Approve the virements over £250,000 as referred to in paragraph 7.1 and detailed in Appendix 7
- 2.8 Agree the budget target adjustments as detailed in section 8 and Appendix 8.
- 2.9 Note the performance against Service Improvement Growth targets in section 9.1.
- 2.10 Note the projected spend against Area Based Grant (ABG) as detailed in section 10.1
- 2.11 Note the 2008/09 performance against savings targets as detailed in section 11 and Appendix 9.

3 STRATEGIC PLAN

- 3.1 The Council's performance framework requires members to consider our progress against Strategic Plan Activities every 6 months. This report is a monitoring update on the first 6 months of the plan. This report consists of a summary of the number and proportion of milestones achieving red, amber or green traffic lights and analysis of the milestones, in particular the reasons for unsuccessful implementation.
- 3.2 Appendix 1 details the progress of all activities and milestones. Where an activity has been completed, it is marked as Completed (Green). Where an activity is not due for completion yet (31 October was taken as the cut-off for this report), and managers consider that progress is on track to meet the

deadline, it is marked as On Target (Amber) and the percentage complete is given to provide Cabinet with an indication of the work already carried out. Where an activity is at risk of not meeting the deadline, or the deadline has passed (as at 31 October), the activity is marked as Overdue (Red) and again, the percentage complete is provided. In addition, managers have provided comments for all overdue activities to explain why the deadline was missed; what is being done about it; and by when the activity will be completed.

Performance

- 3.3 The Council's Strategic Plan sets out our 14 strategic priorities and targets for the period 2008/09.
- 3.4 Currently there are 66 activities, and 168 milestones in the Strategic Plan. Of the total activities and milestones included within the plan, 15 activities and 78 milestones were due for completion between April and September 2008. All activities and milestones within the Strategic Plan, regardless of due date, have been monitored and are included in Appendix 1.
- 3.5 Strategic Plan performance is measured against the progress milestones for each key activity. Depending on progress against milestones, the activity is allocated one of three performance levels:

RED = Activity Overdue; deadline has expired or high risk of being missed

AMBER = Progress is on track to meet the deadline; deadline not yet reached

GREEN = Activity Completed; outcomes achieved.

- 3.6 Tables 3 and 4 provide a progress update by Community Plan Theme and directorate respectively for activities and milestones due by 30 September 2008. The percentage figure for green and red activities is as a percentage of all activities and milestones due for completion between April and September 2008.

Table 1: Activities and Milestone Progress by Theme

A = Activities M = Milestones

	Due April – September 08		Total Green		Total Red	
	A	M	A	M	A	M
One Tower Hamlets	4	13	1	8	3	5
A Great Place To Live	3	13	1	11	2	2
A Prosperous	4	23	3	16	1	7

Community						
A Safe and Supportive Community	2	18	1	12	1	6
A Healthy Community	2	11	2	7	0	4
Total	15	78	8	54	7	24
%	100%	100%	53.33%	69.23%	46.66%	30.76%

Table 2: Total Activities and Milestones by Directorate

	Due April – September 08		Total Green		Total Red	
	A	M	A	M	A	M
Adults Health & Well Being	0	7	0	4	0	3
Chief Executives	2	3	1	1	1	2
Children's Services	5	29	4	21	1	8
Communities, Localities & Culture	4	25	3	18	1	7
Development & Renewal	3	10	0	7	3	3
Resources	1	4	0	3	1	1
Total	15	78	8	54	7	24
%	100%	100%	53.33%	69.23%	46.66%	30.76%

3.7 Overdue Activities

3.7.1 The table below details the overdue activities, their original due date, the date by which the activities are now expected to be completed, and the reason for failing to achieve:

Activity	Directorate	Due date	Reason for failing to achieve	New expected date for completion
01.01.03a. Implement partnership structure and governance changes to strengthen decision making and	CLC	September 2008	Communication strategy delayed to November 2008, further comment requested to identify reason. LAP Action plans delayed to January 2009 to ensure fits with the	January 2009

Activity	Directorate	Due date	Reason for failing to achieve	New expected date for completion
accountability			Core strategy (LDF).	
01.02.01b. Co-ordinate the Council's marketing and communications activity under the Brighter Borough theme to maximise impact and improve value for money.	CE	June 2008	Consumer research indicated that respondents did not favour the proposed strapline. More research is recommended, in the form of an EEL readers' poll. The EEL survey proposal is being discussed with the Leader w/c 27 October 2008.	January 2009
01.02.02. Develop a Workforce strategy to recruit and develop a workforce to deliver priorities and reflect the community.	RES	September 2008	The WFTRC strategy, jointly with the PCT, identifies a number of key tasks and activities, many of which have started but yet to show the impact. Key to this is workforce data to set targets across both organisations. This is expected in January 2009 for the council (later in the PCT). Positive actions have been taken to plan the implementation of the full WFTRC strategy with all activities complete by March 2009.	March 2009
02.01.02b. Commission a strategic review of our retained housing stock.	D&R	July 2008	The overcrowding strategy and action plan was incorporated into the Housing Strategy. Discussions are ongoing regarding the procurement strategy for the delivery of decent homes, it is likely to be completed in January 2009.	January 2009
02.03.01e. Progress the High Street 2012 concept including public realm improvements, improved provisions for pedestrians, reductions in street clutter and accessibility improvements.	D&R	September 2008	The High Street 2012 Vision Study commenced in April and will now report in early November. The reason for slippage has been the need to extend the Community Consultation and stakeholder engagement activities within the study due to the high level of interest in the initiative.	November 2008
03.02.02b. Update evidence base and develop an economic development strategy to better inform key priorities for the	D&R	September 2008	The Wider Economic Development Strategy Paper will be incorporated into the Wider Economic Assessment due to new Government guidelines. An Employment	Employment Strategy, January 2009. Other milestones during

Activity	Directorate	Due date	Reason for failing to achieve	New expected date for completion
borough.			Strategy will go to Cabinet in Jan 09. The wider economic assessment will be prepared by 2010.	2009/10.
04.01.04. Improve access to and quality of support to children and young people with disabilities and their families.	CS	September 2008	This activity is overdue because Senior manager posts responsible for delivering the positive parenting programme were unfilled. Post holders are now in place and are driving the recruitment process.	January 2009

More detailed information is contained in Appendix 1.

3.8 Managers' comments suggest that the majority of overdue activities are expected to achieve their expected outcomes by January 2009.

3.9 Other risk areas

3.9.1 In addition to the 7 overdue activities, 26 milestones within wider activities are overdue. Of these, the majority relate to an activity which is currently predicted to be completed on schedule. For some, however, the managers' monitoring comments have indicated that there are risks to the completion of the overall activity by its due date. These, and their new estimated date for completion, are included in the table below.

Activity	Directorate	Due date	Reason for failing to achieve	New expected date for completion
02.01.01. Through effective shaping policy, ensure supply of affordable and low cost home ownership	D&R	March 2009	We are unlikely to achieve end of year targets due to the impact of the economic downturn, and subsequent impact on house building. Completion of some schemes has already been delayed. We are identifying with RSL/developers, on a scheme by scheme basis, any adjustments needed to forecast completion dates, any other influences that may cause potential delays, and potential solutions.	To be advised following meetings with RSLs/developers

Activity	Directorate	Due date	Reason for failing to achieve	New expected date for completion
02.02.02. Develop a strategic commissioning approach to mainstream grants and other 3rd sector support	CE	March 2009	Responsibility for update of Third Sector Strategy transferred to Assistant Chief Executive in October 2008. Next step is appointment of an internal secondment project manager for the Third Sector and Community Empowerment - by middle of November 08.	July 2009
03.01.02d. Develop new ways of communication and engagement with children and young people, parents, families and partners. Use this to promote take-up and access to services, and inform service design and delivery	CS	November 2008	We have put in place a number of communications initiatives to ensure that Children, Young people and their families are fully engaged in the development of our services. We now plan to write a strategic framework ensuring lessons are learned from these initiatives, by the end of the 2008 calendar year.	December 2008
03.03.03. Develop a Cultural Industries Strategy	CLC	October 2009	Delayed in order to better link with the emerging Local Development Framework.	February 2009
03.01.03a. Complete a refresh of the Idea Store Strategy	CLC	November 2008	Consultation delayed until end of December 2008 following decisions to change the methodology from citizens' panels to on the street survey. The methodology was changed to match the resources available to complete the task. The report has been delayed until May 2009 because CMT decided to include a more detailed evaluation of the future of the Lifelong Learning Service and some additional decision making and review stages.	May 2009
04.01.01a. Implementation of agreed programme for integrating commissioning and service provision across health and social care	AHWB	March 2009	Slippage largely due to service review within PCT. Unlikely to be completed by the end of the year and so therefore will be rolled over to 2009/2010.	March 2010

Activity	Directorate	Due date	Reason for failing to achieve	New expected date for completion
04.01.03. Further reduce the incidence of homelessness in the borough and improve support to individuals and families experiencing homelessness.	AHWB	March 2009	The specific target of 10% reduction in homeless acceptances against last year's "all time low" is unlikely to be achieved until planned changes to the Allocation Policy are introduced..	During 2009/10 financial year

More detailed information is contained in Appendix 1.

4 PERFORMANCE INDICATORS

4.1 This is the first six-month monitoring report for the new sets of Strategic Indicators and Priority Indicators, covering the period to September 2008. The Strategic and Priority indicators are the top two tiers of our performance framework. They are:

1. Strategic Indicators - consisting of the National Indicators and local indicators in our LAA, and some measures of corporate health (such as sickness absence) and customer satisfaction (annual residents survey). These are monitored corporately every two months as the Tower Hamlets Index and quarterly in the joint strategic and budget monitoring report.
2. Priority Indicators – these are the rest of the National Indicator set with a small number of (usually ex-BVPI) indicators that provide important measures of our services. We monitor these every six months.

4.2 How We Are Doing

Tower Hamlets Index monitoring August – September 2008

4.3 Performance against the Strategic Indicators in the Tower Hamlets Index for the period July-September (Quarter 2 2008/09) is set out in Appendices 2 and 3.

4.4 There are still six months to the end of the year and comments will reflect steps taken to ensure targets are met.

- 4.5 For a large number of the indicators, data is only available annually. Of the 34 indicators where mid-year data is available, 14 of the performance indicators (41.18%) are on track to achieve their end of year target (GREEN). Areas where performance exceeded target by 10% or better are as follows:
- Reduction of tenanted non-decent homes in homes transferred to RSLs through Housing Choice (better than target by 120.0%)
 - Carers receiving needs assessment or review (70.5%)
 - Households that consider themselves homeless (58.5%)
 - Number of drug users being in effective treatment (46.3%)
 - Number of deliberate secondary fires (26.7%)
- 4.6 A total of 20 indicators (58.82%) are not meeting their second quarter target, of which managers indicate that 5 (14.71%) are predicted to return to target by year end (AMBER), while 15 (44.12%) may not (RED). Indicators that missed target by 10% or worse are:
- Number of schools where fewer than 55% of pupils achieve level 4 or above in both English and Maths at KS2 (target was no more than 1 school but actual was 5)
 - Number of schools where fewer than 30% of pupils achieve 5 or more A*-C grades at GCSE and equivalent including GCSEs in English and Maths (target was no more than 1 school but based on provisional results there are three schools not achieving this threshold. When results are finalised this is expected to fall to two, as one is likely to exceed the threshold.)
 - Improved street cleanliness – graffiti (target was no more than 8% of streets with graffiti, actual was 18%)
 - Number of social rented housing completions for family housing (target missed by 70.1%)
 - Improved street cleanliness – fly posting (66.7%)
 - Number of affordable homes delivered (53.1%)
 - Waiting time for calls to Hot Lines to be answered (30.0%)
 - Rate of proven re-offending by younger offenders aged 10-17 (25.0%)
 - Improved street cleanliness – detritus (23.1%)
 - Top 5% of staff from ethnic minority (19.5%)
 - Working days/shifts lost to sickness absence (17.5%)
 - Invoices paid on time (12.0%)
 - Top 5% of staff who have a disability (11.7%)
 - Complaints completed on time (11.3%)
- 4.7 In this second quarterly monitoring round of 2008/09 there are 41.18% GREEN, 14.71% AMBER and 44.12% RED indicators.
- 4.8 Compared to the last quarterly monitoring period, there is a worrying and significant increase in the number of indicators which are not predicted to meet year end targets (RED).

	GREEN	AMBER	RED
Quarter 1	11 (55.0%)	8 (40%)	1 (5.0%)
Quarter 2	14 (41.18%)	5(14.71%)	15 (44.12%)

- 4.9 Two indicators that were on target (GREEN) in Quarter 1 are now off target for this period, although managers' comments indicate that performance will return to target by year end (AMBER):
- Calls to Hot Lines answered (1.5% off target)
 - Waiting time for calls to Hot Lines to be answered (30% off target)

Priority Indicators Monitoring April – September 2008

- 4.10 Performance against the first monitoring of the Priority Indicators for the first six months of 2008/09 is set out in Appendix 4.
- 4.11 There are still six months to the end of the year and comments will reflect steps taken to ensure targets are met.
- 4.12 For a large number of the indicators, data is only available annually. Of the 87 indicators where data is available, 42 of the performance indicators (48.28%) are on track to achieve their end of year target (GREEN). 14 indicators exceeded target by 10% or better. Areas where performance was better than target by more than 50% are as follows:
- Ethnic composition of offenders on Youth Justice System disposals - Chinese/Other (better than target by 100%)
 - The percentage of hate crime cases with identified perpetrators investigated by the Community Safety Service resulting in formal action (100%)
 - Percentage of the resident population aged 15-24 accepting tests/screen for Chlamydia (80%)
 - Trading standards, levels of business compliance, high-risk premises (52.7%)
- In addition to the indicators which met their target, a total of 17 indicators were on or within 10% of target, equating to 68% of Priority indicators at or near target.
- 4.13 A total of 45 indicators (51.72%) are not meeting their six-month target, of which managers indicate that 8 (9.20%) will return to target by year end (AMBER), while 37 (42.53%) may not (RED). 26 indicators missed target by 10% or worse. Areas where performance is more than 50% off target are as follows:
- Percentage of early retirements (excluding ill-health retirements) as a percentage of the total workforce (target was 0.15% and the actual was 0.49%)
 - Young people within the Youth Justice System receiving a conviction in court who are sentenced to custody (target missed by 156%)

- The average number of days taken to repair a street lighting fault, which is under the control of the local authority - non DNO (target missed by 144.4%)
 -
- 4.14 In this first six-month monitoring round of 2008/09 there are 48.28% GREEN, 9.20% AMBER and 42.53% RED indicators.
- 4.15 As this is the first time that the Priority indicators have been monitored as a set, it is not possible to compare the whole set to previous periods. However, where 2007/08 data is available, it is possible to say that overall 47% of indicators improved since year-end, and over a third of the indicators which missed their target in this period have improved.

5 CORPORATE REVENUE BUDGET MONITORING 2008/09 - TO 30/09/08

5.1 Background

5.1.1 This part of the report sets out the financial position for the Council's General Fund revenue budget for the second quarter of 2008/09. It is based on expenditure and service activity until the end of September 2008 and has been obtained from monitoring statements provided by Corporate Directors. Separate reports on the Housing Revenue Account budget and capital programme are set out elsewhere on this agenda.

Corporate Directors have provided the following information in support of their projected outturn and variance figures:

Explanation of Variances:-

- ◆ Explanations for the most significant net variances (greater than £100,000) in both expenditure and income.
- ◆ Details of actions to deal with any variances including whether the actions are on target and, if not, what alternative/additional courses of action have been put in place.
- ◆ Any implications for the 2008/09 and future years' budgets.

5.1.2 Risk areas

- ◆ Explicit monitoring information on the key risk areas identified in the final budget report 2008/09 which was submitted to Cabinet in March 2008.
- ◆ Details of any additional risk factors which have emerged since the budget was set in February.

5.1.3 Virements

- ◆ Virements are transfers of budget allocated for one purpose to another purpose. Financial Regulations stipulate that virements in excess of £250,000 must be submitted to Cabinet for approval.

5.2 Projected Outturn Position

5.2.1 The table below shows the projected outturn position against the latest budget for each directorate which includes the original budget plus carry forwards agreed by Cabinets on 2nd and 30th July 2008 and target adjustments agreed between directorates:

Directorate/Service	Latest Budget	Projected variance as at 30/09/08	Projected variance as % of budget	Status
	£'000	£'000	£000	£000
Adults' Health & Wellbeing	84,877	(1,678)	(1.98%)	Green
Children's Services	80,106	726	0.91%	Red
Communities, Localities and Culture	72,278	265	0.37%	Red
Development & Renewal	14,791	547	3.7%	Red
Chief Executive's	12,227	197	1.61%	Red
Resources	30,638	(2034)	(6.64%)	Green
TOTAL	294,917	(1,977)	(0.67%)	Green

Key to 'Traffic Light System'

The elements in the traffic light system are used to indicate significant outturn variances as follows:-

Red – Potentially detrimental to the finances of the Council

Amber – Previously reported overspend, position improved since the last report

Green – Potentially advantageous to the finances of the Council

5.3 Variance Analysis

The following sections set out explanations of the main variances in each Directorate's budget provided by the relevant Corporate Director.

5.3.1 Adults' Health & Wellbeing

Home Care net underspend £450,000

Following restrictions on referrals in 2007/08 to deal with budget pressures, the service is now accepting referrals for high intensity care packages. To date the demand has been somewhat less than predicted, leading to the projected underspend. Although a £450,000 underspend is the best estimate at this stage, it is anticipated that this will reduce over the remainder of the year, with an even more intensive focus on care at home as an alternative to institutional care.

Elders Commissioning net overspend £513,000

This overspend is attributed mainly to the rising costs of residential and nursing care. There has been a significant increase in referrals for residential and nursing care, mainly related to the high needs of increasing numbers of people with dementia. This continues an already existing trend of increased pressure for places for clients requiring intensive support. Stringent measures have been introduced, to ensure that all alternatives to institutional care are exhaustively explored, before placements are agreed.

Learning Disabilities Commissioning net underspend £684,000

Recent legislation changes that support 'independent living' packages continues to increase demand for direct payments to clients and other service areas. However, as a result of successful negotiations with the Primary Care Trust (PCT) regarding the sharing or distribution of high cost complex client cases that receive intensive support, there is additional income to cover these costs that has contributed to a net underspend. Nevertheless this position is liable to significant change during the year as individual cases are reviewed and re-assessed.

Mental Health Commissioning net underspend £240,000

Expenditure continues to increase in this area with rising residential care costs and therefore care packages. However, successful negotiations with the PCT regarding the allocation and distribution of costs for a number of these complex cases has increased income to cover these costs to project a net underspend. But, due to the nature of the demand for this service this position may change during the year through review and reassessment of individual cases.

Physical Disabilities Commissioning net overspend £168,000

This expenditure variance represents increases in demand for direct payments and other service areas as a result of legislation changes towards more 'independent living' care packages.

Homelessness & Housing Advice Services net underspend £1,084,000

The variance reflects increased temporary accommodation placements, as more households pay administration charges which increases rental income and also administration income from government subsidy.

5.3.2 Children's Services

Fieldwork – Children's Social Care – net overspend £750,000

There remain significant budget pressures in relation to the requirement to maintain agency staff, in order to provide a safe service and ensure children are safeguarded.

As per the first quarter figures, it has been essential that agency staff are maintained in the service to cover staff vacancies and in addition to this, retaining a quota of agency staff above establishment to meet the increased demand for a service.

A detailed strategy to remodel the service is being undertaken as reported in the first quarter. A key component of this strategy is to put in place systems, processes and support to increase the skill base of social workers.

The emphasis is on developing an early intervention and prevention strategy to reduce service demands and overspend in the medium term. The service's workflow and activity continue to be kept under close scrutiny and review.

PDC – £130,000 net underspend £130,000

Variance is due to an increase in fees and charges received, and the vacancy of the head of PDC.

Trading Account Deficit

A deficit is projected on the Catering & Welfare Trading account and this is explained further in Section 6.

5.3.3 Communities, Localities and Culture

Street Services Management net overspend £138,000

As reported in the first quarter a review of call volumes charges from the Contact Centre are now being more accurately reflected within the Street Management service, resulting in increased costs. It is anticipated that this variance will be offset during the remainder of the financial year but at this stage there is a risk of a budget variance.

5.3.4 Development and Renewal

Development Decisions net overspend £151,000

The Directorate budget includes a high level of income from development fees and land charges. These are forecast to be significantly reduced as a direct consequence of both the current 'credit crunch' and its impact on the property market and the introduction of Home Improvement Packs (HIPS). The first quarter's budget monitoring return projected a shortfall of £325,000 for the financial year. Over the summer months, significant fees were received for major planning applications and this has meant that the projected pressure for the 2008/09 financial year has been eased. It must be stressed however that these are one-off applications and that no more major applications are anticipated in the near future. This will cause severe budgetary pressures in 2009/10 and later years.

Asset Management net overspend £390,000

Expenditure is significantly higher than initially estimated to reflect the costs of the development and implementation of the corporate asset management system, together with the ongoing additional costs that are being incurred to address leasing arrangements, building surveys and backlog health and safety maintenance. In the current financial year these costs are being largely funded through ringfenced reserves established for this purpose, leading to the increased income levels shown.

Regeneration Strategy Sustainability net overspend £225,000

The Local Labour in Construction service has been historically accounted for within the Housing Revenue Account and funded through a combination of Housing Capital, HRA and Section 106 resources. With the establishment of the Arms Length Management arrangements for the HRA, the service must now be funded within the General Fund. The reduced availability of Section 106 resources for LLiC has led to a projected budget pressure in the current and future years.

5.3.5 Chief Executive's Directorate

Communications - £197,000 net overspend

Unbudgeted staffing costs might not be met by extra advertising revenue due to unfavourable commercial conditions. That was the position in September, however this is currently being addressed and the overspend from the latest figures has significantly reduced to £62k and expected to reduce further.

5.3.6 Resources Directorate

Council Tax & National Non Domestic Rates (NNDR) net underspend £841,000

A surplus of around £658k is expected to arise from maximisation of Council Tax Benefits subsidy from government. Also, additional income of

£198k is forecast from fines for non payment of NNDR charges which may increase by the financial year end.

Information Services net overspend £100,000

This overspend is attributable to the additional costs of retaining existing agency staff following a reorganisation of the service and the recruitment of new staff.

Facilities Management net overspend £2,900,000

The Asset and Capital Board has initiated a project to manage these pressures. The medium term financial strategy requires that £800,000 of this overspend pressure needs to be resolved in 2009/10 and a further £600,000 resolved in 2010/11. The budget is also at risk from other pressures including the outcome of the Council's rent review of the East India Dock complex. The project team will bring back options to the Asset & Capital Board before Christmas setting how these meet the targets in the medium term financial strategy.

Capital/Treasury Management net underspend £4,350,000

As reported in the first quarter it is anticipated that the Council will continue to benefit from being able to invest at higher interest rates for much of the year whilst in addition taking advantage of the reduced the cost of external borrowing partly through the normal maturing of long term debt and partly through a restructuring of debt to reduce interest costs during the year. This budget is under constant review due to the current world economic and financial circumstances. Further interest rate cuts may reduce the level of underspend reported.

6 TRADING ACCOUNTS 2008-09

- 6.1 A number of Council services are managed as trading accounts where they recover their costs by charging users to break-even in accordance with accounting requirements and good financial management practice. These trading accounts have been created for a number of reasons such as legislation requirements, the need to charge for services and competitive tendering exercises by the Council. Furthermore, the accounts are reported in order to facilitate better scrutiny of services, performance review and value for money.
- 6.2 The table below shows an overall projected year-end overspend of £0.357m from the Council's trading accounts.

Directorate/Service	Projected Annual Net Variance
	£000
Children's Services – Catering & Welfare Service	457
Development & Renewal	(100)
Communities, Localities & Culture	-
TOTAL	357

6.3 The projected overspend in Children's Services is attributable to increased costs for meals & transport due to high levels of inflation in these areas.

6.4 Further details are provided in Appendix 6.

7 VIREMENTS

7.1 Virements are transfers of budget that result in no overall change to the budget of the Council. Under Financial Regulations, virements over £250,000 are required to be approved by the Cabinet. Virements over £100,000 are required to be reported for information and are agreed by the Corporate Directors.

There are virements for Children's Services and Resources, full details of which, may be found at Appendix 7.

8 TARGET ADJUSTMENTS

8.1 Target adjustments are transfers of budget management between services/directorates and are subject to approval by Cabinet.

8.2 On 8th October Cabinet agreed to set aside £1 million from reserves, and £700,000 from the proceeds of emission-based car parking charges to the Parking Control Account to deliver in-year service improvement growth.

8.3 Directorate Budget Adjustments

The following budget adjustments are required in order to reflect accurately the transfer of managerial responsibilities within directorates.

8.3.1 Chief Executive's

8.3.1.1 To transfer management of the Employment (Equality Initiatives) budget (£911,000) to Children's Services.

8.3.2 Development & Renewal

- 8.3.2.1 To transfer the Community Safety & Anti-Social Behaviour budget (£427,900) to Communities, Localities & Culture, who have recently inherited responsibility for these services.
- 8.3.2.2 To transfer the residual Housing Benefits Administration budget of £331,000 to Resources.

8.3.3 Communities, Localities & Culture

- 8.3.3.1 To reflect the transfer of the Sustainability Officer post (£40,000) to the Sustainable Development Team within Development & Renewal.

8.4 As part of the efficiency programme a change in telephone supplier has resulted in the £70,000 savings approved during the 2008/09 budget process. This saving has been allocated to those directorates directly benefiting from this initiative. This does not affect the overall Council budget.

8.5 Asset Rental increase of £4,312,000 is primarily due to the revaluation of assets during 2007/08 and budgets are required to reflect this increase. This is a technical charge to reflect the notional use of assets. This does not affect the overall Council budget.

A further charge will be actioned to reflect the revaluation of assets during this current year.

8.6 Appendix 8 reflects the overall effect on budgets of these adjustments.

9 SERVICE IMPROVEMENT GROWTH

9.1 On 27th February 2008 Cabinet agreed a total of £3,634k Service Improvement Growth for 2008/09. At this stage in the financial year directorates appear to be on target to meet their spend, with the exception of Communities, Localities & Culture, whose Service Improvement Growth relating to the 2008 Tower Hamlets Mela will not be spent during 2008/09. The £130k allocated to this bid will be transferred back into reserves.

9.2 The table below shows areas of current slippage.

Ref	Title	Full Year Budget 2008/09	Spend to 30/09/08	Projected Outturn	Comments
SIG		£'000	£'000	£'000	
AHWP/01	LinkAge Plus	243	0	243	A procurement process has led to new contract arrangements for linkage plus to be mainstreamed. Expenditure will be incurred in the second half of the year as planned.
CLC/02	Participation in Sport & Physical Activity	34	6	34	It is envisaged that this will be fully spent by year-end.
CLC/05	Public Realm Improvement Programme	258	26	258	Number of jobs completed have doubled since team's conception
CLC/06	TH Mela	130	0	0	This funding was not spent on the 2008 Mela and will be transferred back to reserves.
DR/02	Town Centre Project Lead	140	40	140	A recruitment process to appoint a permanent member of staff to this position is currently being undertaken.
DR/04	Subsidy of Burials	321	2	321	The scheme was launched in August 2008. At this stage it is not possible to determine likely take up for the subsidy.
DR/05	Olympic & Paralympic Engagement	210	0	210	Although expenditure has not yet been incurred, it is envisaged that funds will be fully utilised by the end of the year.

10 AREA BASED GRANT

10.1 As agreed by Cabinet on 30th July 2008, a zero-based exercise is currently being undertaken with regards to the way that Area Based Grants are utilised and deliver benefits. The table below sets out how ABG is being utilised in 2008/09 and the projected year end position.

Directorate	Budget to 30/09/08	Spend to 30/09/08	Full Year Budget 2008/09	Comments
	£'000	£'000	£'000	
Adults Health & Wellbeing	2,067	2,067	4,233	It is forecast that there will be no year-end variances.
Children's Services	5,100	3,310	10,199	It is forecast that there will be no year-end variances.

Communities, Localities & Culture	5,833	1,909	11,666	Although there have been some slippage to date it is envisaged that all funds will be fully spent by year-end.
Resources	518	546	1,036	It is forecast that there will be no year-end variances.
Chief Exec's	207	32	414	It is envisaged that funds will be allocated fully by the end of the year.

11 SAVINGS/EFFICIENCY TARGETS

11.1 Savings/Efficiency Targets

11.1.1 Efficiency targets are underway or planned to deliver the cashable savings of £6,346,000 as part of the Council's Budget Strategy for 2008/09.

11.1.2 Directorates have indicated that £50k worth of savings will not be achieved in 2008/09. The impact of this will need to be contained within directorates' budgets.

11.1.3 A breakdown of efficiency savings is attached at Appendix 9.

12 INCOME COLLECTION PERFORMANCE 2007/08 & 2008/09 TARGETS

12.1 The table below relates to debt raised since the 1st April 2008, and collected in the year to date. In addition, a proportion of debt is collected as arrears, so a greater proportion of overall debt is collected than these targets suggest. The direction of travel arrows indicate that for most types of debt, performance is above target.

12.2 The 2008/09 targets will be monitored on a regular basis with a further report to Cabinet in March 2009.

Income Stream	Collected In 2007-08 %	2008-09 Target to 30/09/08 %	2008-09 Collected to 30/09/08 %	Direction of Travel
Business Rates	99.6	54	59.7	↑
Central Income	74	76	79.5	↑
Council Tax	94.7	55	54.9	↓
Housing Rent	98.14	97.6	98	↑
Major Works	7.4	5	5.2	↑

Parking Fines (to end to August)	69.4	-	69.4	-
Service Charges	35.3	39.2	28..2	↓

13 COMMENTS OF THE CHIEF FINANCIAL OFFICER

- 13.1 This report sets out the performance of the authority against priority performance indicators for the second quarter of the year together with budget monitoring against the General Fund revenue budget, which is the main budget influencing performance in the short term. This represents good practice as it enables performance in both areas to be considered alongside one another and thus actions can be taken on the basis of a balanced overall view.
- 13.2 This report projects a net General Fund underspend for 2008/09 of £1.977m based on spending to the end of September 2008. If this is carried through to the end of the financial year, this will result in an increase in general reserves of the same amount.
- 13.3 The report indicates that five out of six directorates are now projecting an overspend in 2008/09. Financial regulations require corporate directors to take measures to eliminate or reduce the overspend and report this to Cabinet. The fact that most directorates are now reporting overspends may reflect the tightening financial position of the Council, but it nevertheless remains the responsibility of officers too ensure that budgets are adhered to where possible. The corporate director for Resources will be monitoring closely the position to ensure the implications are reported to Members and reflected in financial plans.
- 13.4 The 2008/2009 budget process also included an assessment of the robustness of expenditure and income forecasts including identification of the key risk areas. This report continues the development of that process by explicitly commenting on the current status of those risk areas within Appendix 5A-G.

14 CONCURRENT REPORT OF THE ASSISTANT CHIEF EXECUTIVE (LEGAL)

- 14.1 The Local Government Act 1999, Section 3, requires all authorities to 'make arrangements to secure continuous improvement in the way in which its functions are exercised, having regard to a combination of economy, efficiency and effectiveness'. Performance monitoring of corporate plans is an important way in which that obligation can be fulfilled and regular monitoring reports to members on performance and actions arising from those reports will demonstrate that the Council has undertaken activity to satisfy the statutory duty.
- 14.2 Under the Local Government Act 1972, the budget monitoring framework underpins the Council's section 151 legal framework to ensure there are

sound and robust systems of financial administration, financial management and strategic financial planning advice for the Authority as a whole. In addition, it enables the Council to plan and control its income and expenditure through the financial year and report to managers and members the Authority's financial position.

- 14.3 Further, the Local Government Act 2003 requires the Chief Finance Officer to review the robustness of the budget estimates and its impact on reserves periodically in year through regular budget monitoring. Also, where there has been deterioration in the Authority's financial position it requires the Authority to take action to address the situation.

15 ONE TOWER HAMLETS CONSIDERATIONS

- 15.1 The Council's Strategic Plan is focused upon meeting the needs of the diverse communities living in Tower Hamlets. The Key Themes reflect diversity issues and there are key equality milestones in relation to delivering One Tower Hamlets.

16 SUSTAINABLE ACTION FOR A GREENER ENVIRONMENT

- 16.1 An element of the monitoring report deals with environmental milestones within the Safe and Supportive agenda.

18 RISK MANAGEMENT IMPLICATIONS

- 18.1 In line with the Council's risk management strategy, the information contained within the Strategic Indicator Monitoring will assist the Cabinet, Corporate Directors and relevant service managers in delivering the ambitious targets set out in the Strategic Plan. Regular monitoring reports will enable Members and Corporate Directors to keep progress under regular review.
- 18.2 There is a risk to the integrity of the authority's finances if an imbalance occurs between resources and needs. This is mitigated by regular monitoring and, where appropriate, corrective action. This report provides a corporate overview to supplement more frequent monitoring that takes place at detailed level.
- 18.3 The explanations provided by the Directorates for the budget variances also contain analyses of risk factors.
- 18.4 The projected favourable variance on the revenue outturn is mainly due to the receipt of interest on investments. This has become a high risk area with the current volatility in the economy and financial markets.

19 EFFICIENCY STATEMENT

- 19.1 The efficiency statement is included within the body of the report at section 11 and Appendix 9; risk factors are covered throughout the report and at Appendix 5A-G.

20 INDEX OF APPENDICES

Appendix	Detailing the following:
1	Strategic Plan Progress Report to 30 September 2008
2	Tower Hamlets Index – overview of performance
3	Tower Hamlets Index - performance chart
4	Performance and comments on each priority indicator
5A-G	Directorates' projected outturns
6	Trading Accounts
7	Virements over £250,000
8	Budget Adjustments
9	Efficiency Savings Targets 2008/09

LOCAL GOVERNMENT ACT, 1972 SECTION 100D (AS AMENDED)

LIST OF "BACKGROUND PAPERS" USED IN PREPARATION OF THIS REPORT

Brief description of "background paper"	Name and telephone number of holder and address where open to inspection		
	Performance Manager	Lucy Sutton	x3186
	Corporate Finance	Martin McGrath	x 4645

Appendix 1: Strategic Plan Progress Report (Six Month Monitoring)

01.01.01 To reduce inequalities				
Activity	Lead Officer	Deadline	Mid Year Status	Mid Year Comments
01.01.01a Ensure that the Council achieves level 5 of the revised Equality Standard.	Lutfur Ali	31/03/09	On target 50%	
Progress Milestone	Lead Officer	Deadline	Milestone Status	Comments
Assessment extended by March 2009	Michael Keating	31/03/09	On target 50%	On target. Preparations are currently being made in advance of the assessment in December by the IDeA on the revised Standard.
Level 5 self assessment review completed by November 2008	Michael Keating	28/11/08	On target 50%	Preparations are underway for a self-assessment in advance of the formal assessment by the IDeA in December.
01.01.02 Foster strong community cohesion				
Activity	Lead Officer	Deadline	Mid Year Status	Mid Year Comments
01.01.02a. The Development of the Cultural Olympiad	Stephen Halsey	31/03/09	On target (80%)	
Progress Milestone	Lead Officer	Deadline	Milestone Status	Comments
Publication of 5 Borough Festival Brochure	Paul Martindill	30/05/08	Complete	
5 Borough Olympic Art Project commissioned September 2008	Paul Martindill	30/09/08	Complete	
Project scoped by September 2008	Paul Martindill	30/09/08	Complete	Project scoped but some funding yet to be identified
Draft Framework completed by March 2009	Paul Martindill	31/03/09	On target (80%)	Framework on target for March
Activity	Lead Officer	Deadline	Mid Year Status	Mid Year Comments
01.01.02b. Develop and implement a programme to respond to the report of the Commission on Cohesion and Integration to include bridging communities work, inter faith, responding to new communities, etc.	Lutfur Ali	30/06/08	Completed	
Progress Milestone	Lead Officer	Deadline	Milestone Status	Comments
Initial proposals developed by June 2008	Michael Keating	30/06/08	Completed	The new Community Plan theme of 'One Tower Hamlets' encompasses the issues raised by the Commission with a focus specific to the borough. A report on how this works in practice is due to be reported to the TH Partnership Executive in November 2008. This seeks to address the delivery of specific cohesion and participation targets and proposes a framework for embedding this commitment in the delivery of the Community Plan.
01.01.03 Provide strong community leadership and inclusive services				
Activity	Lead Officer	Deadline	Mid Year Status	Mid Year Comments
01.01.03a. Implement partnership structure and governance changes to strengthen decision making and accountability	Stephen Halsey	30/09/08	Overdue (90%)	Communication strategy delayed due to additional negotiations necessary to deliver the Local Strategic Partnership governance refresh. Strategy is in draft form. Work with the Communications team will enhance the further development of the strategy and action plan to ensure roll out in Jan 09 with the Community Plan.
Progress Milestone	Lead Officer	Deadline	Milestone Status	Comments
LAP Action plans developed and agreed by September 2008	Shazia Hussain	30/09/08	Overdue (70%)	Delayed until January 2009 to ensure it fits with the Core Strategy (LDF).
LSP revised information governance arrangements agreed September 2008	Shazia Hussain	30/09/08	Complete	
New Participation and Engagement strategic work ready for roll out September 2008	Shazia Hussain	30/09/08	Overdue (90%)	Framework to be agreed by Partnership Executive on 24/11/08 (90%)
Partnership Communications strategy developed. September 2008.	Shazia Hussain	30/09/08	Overdue (90%)	Delayed until January 2009
Activity	Lead Officer	Deadline	Mid Year Status	Mid Year Comments
01.01.03b. Modernise the Council's democratic structures.	Lutfur Ali	30/01/09	On target (20%)	2 key milestones are overdue due to (i) delayed Government Guidance and (ii) other urgent work. However, work is now programmed to meet the overall deadline for the activity. A further report will be submitted to CMT/LAB in November 2008 on enhancing transparency; (ii) and in December (subject to receipt of final government guidance) on the Councillor Call for action.
Progress Milestone	Lead Officer	Deadline	Milestone Status	Comments
Implement Councillor Call for action by October 2008	John S Williams	31/10/08	Overdue (20%)	Government Guidance delayed. New target implementation date end December 2008.
Implement 'roving' Council or committee meetings in local venues - by October 2008.	John S Williams	31/10/08	Overdue (20%)	Initial paper has been submitted to CMT and LAB but further implementation has been delayed by competing demands on officer time coupled with sickness to key staff. Revised programme of work includes proposals for discussion in November 2008, leading to the development of a pilot programme by the end of January 2009 in line with the overall activity deadline.
Introduce web-casting of Council/Cabinet other meetings - pilot project by January 2009.	John S Williams	30/01/09	On Target (0%)	

Appendix 1: Strategic Plan Progress Report (Six Month Monitoring)

01.02.01 Ensuring value for money across the Council				
Activity	Lead Officer	Deadline	Mid Year Status	Mid Year Comments
01.02.01a. Further embed a strategic approach to efficiency and value for money.	Chris Naylor	31/03/09	On target (70%)	On target to achieve by the end of the financial year.
Progress Milestone	Lead Officer	Deadline	Milestone Status	
Use Council's unit cost index to identify services for detailed efficiency review by June 2008.	Alan Finch	30/06/08	Complete	Identification of services for efficiency reviews has been undertaken and the work will be monitored through the Performance Review Group.
Develop approach to resource planning which links resource allocation more directly to strategic planning by March 2009.	Alan Finch	31/03/09	On target (50%)	
Develop project appraisal for all capital schemes and major procurements by March 2009.	Alan Finch	31/03/09	On target (50%)	This is being picked up as part of the review of the Capital Strategy which will be undertaken by the Asset Management and Capital Strategy Board.
Ensure that efficiency is appropriately reflected in all resource strategies by March 2009.	Alan Finch	31/03/09	On target (50%)	This will be achieved by working through the Performance Review Group and the three Boards (Assessment Management, Capital Strategy and Corporate Procurement Boards).
Activity	Lead Officer	Deadline	Mid Year Status	Mid Year Comments
01.02.01b. Co-ordinate the Council's marketing and communications activity under the Brighter Borough theme to maximise impact and improve value for money.	Lutfur Ali	30/06/08	Overdue (80%)	Consumer research indicated that respondents did not favour the proposed "Bright end of London" strapline. Of several others tested, "The heart of London" and "The life in London" were preferred, although not conclusively. More research is recommended, in the form of an EEL readers' poll. The improving vfm and maximising impact issues are not directly related to the strapline issue but are very much part of better co-ordination and brand identity as detailed below. The EEL survey proposal is being discussed with the Leader w/c 27 October 2008. The activity is now due to be complete by January 2009.
Progress Milestone	Lead Officer	Deadline	Milestone Status	
Review council-wide marketing activity and prepare report by June 2008 with recommendations for a corporate policy	Charles Skinner	30/06/08	Overdue (80%)	<p>There have been previous attempts over years to: identify the cost to the council of all the marketing communications material (publications, posters, DVDs, etc) it procures; and to ensure consistent brand and design standards by channelling such work through Communications Service. But these have foundered through the apparent reluctance of some commissioning directorates to make available sufficient details of such work. Indeed, the two most recent trawls for information last financial year and this resulted in inadequate returns. This has made quantifying the scale and cost of such work impossible. Communications have therefore worked with Procurement to try to identify data through their records, which is itself time consuming because of the sometimes ambiguous procurement coding used by some directorates. However, besides the welcome help and support of Procurement, work is proceeding well on better co-ordination of marketing through positive relationship building as evidenced by Communications' close working with relevant directorates on the anti-knife and recycling projects.</p> <p>The need for an overall corporate policy has now been given added impetus by being included in the savings options. The extensive research and other work we have undertaken (hence "80% complete) is now being used in developing a CMT report which, if approved, should result in directorates co-operating with new corporate marketing arrangements. This much fuller report than that originally envisaged by the target will follow in 4th quarter.</p>
Activity	Lead Officer	Deadline	Mid Year Status	Mid Year Comments
01.02.01c. Improve the effective and efficient utilisation of our property portfolio.	Paul Evans	31/03/09	On Target (50%)	
Progress Milestone	Lead Officer	Deadline	Milestone Status	
Review of maintenance and WLC strategies by December 2008	Paul Evans	31/12/08	Overdue (50%)	Milestone date revised in order to allow input of Asset Management Board, it will now be completed by 31/3/09
Update of joint AMP and capital strategy by December 2008.	Paul Evans	31/12/08	On Target (50%)	
Strategy for areas asset reviews agreed by March 2009.	Paul Evans	31/03/09	On Target (50%)	

Appendix 1: Strategic Plan Progress Report (Six Month Monitoring)

01.02.02 Recruiting, supporting and developing an effective workforce				
Activity	Lead Officer	Deadline	Mid Year Status	Mid Year Comments
01.02.02. Develop a Workforce strategy to recruit and develop a workforce to deliver priorities and reflect the community.	Chris Naylor	30/09/08	Overdue (40%)	The WFTRC strategy, jointly with the PCT, identifies a number of key tasks and activities, many of which have started but yet to show the impact. Key to this is workforce data to set targets across both organisations. This is expected in January 2009 for the council (later in the PCT). Members are due to see proposals for the development of progression routes, management programmes and recruitment activity in February 2009 with a view of expanding positive action training schemes. The existing schemes are relatively new and therefore the impact and outcomes will take longer to become visible within the workforce. Positive actions have been taken to plan the implementation of the full WFTRC strategy with all activities complete by March 2009. A pilot project to attract local residents into work through a joint council and PCT 'talent pool' is live on the internet, with further technical development in 2009/10, aligned to business improvements in the recruitment process.
				To improve representation at a senior level, the Joint Director of HR has responsibility for ensuring search and selection agencies are briefed to improve the representation of candidates from under-represented groups at a senior level. To better understand progression routes to improve the development of our own local staff, the council is currently undertaking a strategic equalities impact assessment into the positive action schemes and progression experiences of BME and disabled staff groups. In 2009, the council will work jointly with the PCT on raising the profile of opportunities and careers for the local community. The strategy is expected to demonstrate an improvement in the representation of various groups that reflect our community. Whilst no targets have been formally set, it is unlikely that this will be achieved within this financial year, but the council will demonstrate progress in 2008/09. The impact of the positive action schemes, and recruitment is expected to show greater representation and progression opportunities for local people throughout 2009.
Progress Milestone	Lead Officer	Deadline	Milestone Status	
Complete consultation with PCT and other key partners by June 2008	Deb Clarke	30/06/08	Complete	The PCT Board has approved the Workforce to Reflect the Community Strategy
Strategy approved by Cabinet and PCT Board September 2008.	Deb Clarke	30/09/08	Complete	Both the Cabinet and the PCT Board approved the strategy prior to September 2008.

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01.02.03 Providing effective and joined up corporate services to ensure the delivery of Council priorities				
Activity	Lead Officer	Deadline	Mid Year Status	Mid Year Comments
01.02.03a. Develop an information Strategy to ensure the effective use of information across the Council and its partners.	Chris Naylor	31/12/08	On target (50%)	
Progress Milestone	Lead Officer	Deadline	Milestone Status	
Strategy completed by December 2008.	Jim Roberts	31/12/08	On target (50%)	Terms of reference complete and submitted to CMT Sep 08.
Activity	Lead Officer	Deadline	Mid Year Status	Mid Year Comments
01.02.03b. Create a community wide IT infrastructure Network that enables residents to have a greater access to services	Chris Naylor	31/03/09	On Target (10%)	
Progress Milestone	Lead Officer	Deadline	Milestone Status	
Pilot Scheme approved by July 2008.	Jim Roberts	31/07/08	Overdue (25%)	On hold pending discussions with neighbouring local authorities and investment decisions in relation to 2012 Olympics. We will produce an alternative proposal by December 2008.
Pilot evaluated by March 2009	Jim Roberts	31/03/09	On Target	
Activity	Lead Officer	Deadline	Mid Year Status	Mid Year Comments
01.02.03c. Develop a Channel Strategy to ensure access to service is delivered in a manner that maximises customer satisfaction and reduces cost to serve.	Chris Naylor	31/03/09	On target (17%)	On target to be achieved by March 2009. Work continuing on project brief and initiation document for channel strategy, alongside continuing work with external assessors for Customer Service Excellence (formerly Charter Mark) accreditation.
Progress Milestone	Lead Officer	Deadline	Milestone Status	
Achieve external accreditation of Customer Access by December 2008.	Claire Symonds	31/12/08	Overdue (20%)	External assessor appointed, data/evidence collection in progress and due to be complete by December 2008. Due to the diary pressures of the external assessors, the assessment will be undertaken by the end of January 2009.
Develop Strategy by March 2009	Claire Symonds	31/03/09	On target (15%)	On target. The report was agreed at CMT on 23/09/08
02.01.01 Increasing the overall supply of housing for local people including a range of affordable, family housing				
Activity	Lead Officer	Deadline	Mid Year Status	Mid Year Comments
02.01.01. Through effective shaping policy, ensure supply of affordable and low cost home ownership.	Paul Evans	31/03/09	On target (20%)	Mid year progress against both milestones has been impacted upon by delays to completion of some schemes. However, we are unlikely to achieve end of year targets due to the impact of the economic downturn. We are currently working hard to adjust targets in light of the economic downturn, and subsequent impact on housebuilding. The Affordable Housing Development Team is meeting with RSL/Developers to review, on a scheme by scheme basis, any adjustments needed to forecast completion dates. As well as identify any other influences that may cause potential delays, and potential solutions. Targets will be revised as soon as is possible.
Progress Milestone	Lead Officer	Deadline	Milestone Status	
45% of all new affordable rented housing to be family sized accommodation by March 2009.	Jackie Oduoye	31/03/09	On target (20%)	The target is not met as the bulk of delivery is in Q3 and Q4. It is unlikely that this target will be delivered because of the thirty schemes contributing to 2008/09 completions, only seven were given planning consent post-2005. This means that bulk of the schemes were given planning consent prior to the family-sized % ratio set out on key documents such London Plan and the initial LDF. Ability to achieve target is also sufficiently impacted by the economic down turn. [milestone is marked as on target, although expected not to achieve as it is not yet overdue and there are no more status options]. Please see Key Activity Update for further commentary.
Encourage and enable partner providers to created 1545 new affordable homes in line with the London Plan by March 2009.	Jackie Oduoye	31/03/09	On target (20%)	The figures are currently off target due to the main bulk of completions fall into quarter 3 and 4. Some schemes were expected to complete in Qtr2 but have now slipped into Qtr3. It is however anticipated that the new build unit target will not be met, and the Borough may be 250 units (approx) short of the target. [milestone is marked as on target, although expected not to achieve as it is not yet overdue and there are no more status options]. Please see Key Activity Update for further commentary.

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02.01.02 Provide decent homes in well designed streets and neighbourhoods				
Activity	Lead Officer	Deadline	Mid Year Status	Mid Year Comments
02.01.02a. Develop and start to implement with key partners, major estate renewal programmes.	Paul Evans	31/03/09	On target (50%)	This activity refers to two major projects, Housing Regeneration of the Ocean Estate and the development of proposals for the regeneration of the Blackwall Reach area. Ocean Estate - Overall, there is good progress toward the development and implementation of the Ocean Estate physical regeneration, however current market conditions are beginning to impact. Many similar schemes across the country are already halting. At this point, however, we have one strong bidder, although not the three bids expected, the scheme is still on track. We will be monitoring the scheme closely. Blackwall Reach - The scheme has been delayed; although the application to give the Robin Hood Gardens buildings listed status was rejected, an appeal has been lodged. We are awaiting a government decision on the status (expected Jan 09), following this decision work can begin to regenerate the site.
Progress Milestone	Lead Officer	Deadline	Milestone Status	
Interim Board for Ocean Regeneration Trust determined by May 2008	Jackie Odunoye	30/05/08	Completed	
Resolution of landowners agreement process for Blackwall Reach by October 2008	Jackie Odunoye	31/10/08	On target (10%)	
Competitive dialogue and selection of preferred partner for Ocean by January 2009	Jackie Odunoye	30/01/09	On target (50%)	
Outline planning application for Blackwall Reach submitted by March 2009.	Jackie Odunoye	31/03/09	On target (10%)	
Activity	Lead Officer	Deadline	Mid Year Status	Mid Year Comments
02.01.02b. Commission a strategic review of our retained housing stock.	Paul Evans	31/07/08	Overdue (75%)	This activity is progressing well. The overcrowding strategy and action plan was incorporated into the Housing Strategy. Discussions are on-going regarding the procurement strategy for the delivery of decent homes, it is likely to be completed in January 2009.
Progress Milestone	Lead Officer	Deadline	Milestone Status	
Agreed 5 year housing investment programme by July 2008	Jackie Odunoye	31/07/08	Complete	
Procurement strategy for delivery of decent homes by July 2008.	Jackie Odunoye	31/07/08	Overdue (20%)	The initial milestone was ambitious, discussions are on-going between the Council and Tower Hamlets Homes regarding the procurement strategy for the delivery of decent homes. The first stage is likely to be completed in Jan 09. A procurement strategy will be presented to Cabinet in Spring 2009.
02.01.03 Planning new neighbourhoods with supportive services like primary schools, healthcare facilities and local parks				
Activity	Lead Officer	Deadline	Mid Year Status	Mid Year Comments
02.01.03a. Develop the Local Development Framework core strategy	Paul Evans	31/03/09	On target (50%)	Good progress has been made against this activity. However, some milestones dates will be revised.
Progress Milestone	Lead Officer	Deadline	Milestone Status	
Draft Masterplans for public consultation prepared for Fish Island, Aspen Way and News International site by November 2008.	Jamie Ounan	28/11/08	On target (25%)	The draft Fish Island draft masterplan will be tabled at Cabinet in March 2009, following the development of the industrial land use study scheduled for completion December 09. Aspen Way is not on the work programme for 08/09. News International - discussions are on-going, although no decisions have been made as yet there. The milestone will be revised accordingly.
Draft core strategy preferred option by January 2009	Jamie Ounan	30/01/09	Overdue (25%)	The draft core strategy of preferred options is likely to be completed by April 2009. This is due to more thorough work on localities.
Borough-wide infrastructure delivery plan by March 2009	Jamie Ounan	31/03/09	On target (50%)	On target and expected to achieve.
Masterplans adopted by March 2009	Jamie Ounan	31/03/09	On target (25%)	See comments referring to Fish Island, Aspen Way and News International above.
Activity	Lead Officer	Deadline	Mid Year Status	Mid Year Comments
02.01.03b Engage in Olympic legacy masterplan process to secure maximum benefits for Tower Hamlets from legacy	Paul Evans	31/03/09	On target (50%)	The Borough through its 2012 Unit and D&R Strategic Planning teams have fully engaged in the Legacy Master Plan process including engagement in the various topic theme groups. Public consultations have been taking place including at events such as LAP panel events (e.g. Whitechapel Sports Centre in June 2008) and now that the initial options stage has been reached consultation is continuing during October. The Borough has identified issues of peripherally / connectivity around the south-western boundary of the Olympic Park and is continuing to work with and lobby the LDA and the Master Planners to ensure our views are heard.
Progress Milestone	Lead Officer	Deadline	Milestone Status	
Consultation on Olympic Masterplan in October 2008.	Nick Smales	31/10/08	On target (80%)	
Borough views incorporated with acceptable Master plan by March 2009.	Nick Smales	31/03/09	On target (80%)	

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02.01.04 Improving the quality of housing management and related services provided to tenants and leaseholders				
Activity	Lead Officer	Deadline	Mid Year Status	Mid Year Comments
02.01.04. Refresh the housing strategy.	Paul Evans	31/03/09	On target (50%)	Activity is progressing well and on course to meet all milestones, the Housing Strategy is tabled for November 2008 Cabinet.
Progress Milestone	Lead Officer	Deadline	Milestone Status	
Overcrowding strategy and action plan by January 2009	Jackie Odunoye	30/01/09	On target (50%)	
Consultation on housing strategy by March 2009.	Jackie Odunoye	31/03/09	On target (50%)	
02.02.01 Improving public transport networks and enabling more residents to walk and cycle safely				
Activity	Lead Officer	Deadline	Mid Year Status	Mid Year Comments
02.02.01. Complete project implementation plan for council's new Sustainable Transport Strategy - 'Making Connections' - towards a climate-friendly transport future 2008-2033.	Paul Evans	31/12/08	On Target (50%)	Activity progressing well against target.
Progress Milestone	Lead Officer	Deadline	Milestone Status	
Draft project implementation plan completed by December 2008.	Owen Whalley	31/12/08	On Target (50%)	
02.02.02 Bringing together communities to foster mutual understanding, a collective sense of wellbeing and avoid people being isolated				
Activity	Lead Officer	Deadline	Mid Year Status	Mid Year Comments
02.02.02. Develop a strategic commissioning approach to mainstream grants and other 3rd sector support	Paul Evans	31/03/09	Overdue (40%)	2 milestones on target. Third milestone delayed.
Progress Milestone	Lead Officer	Deadline	Milestone Status	
Review of assets to support third sector and local enterprise by December 2008.	Chris Holme	31/12/08	On target (75%)	
Mainstream grants commissioning process 2009-11 finalised by March 2009	Chris Holme	31/03/09	On target (50%)	
Update of third sector strategy by March 2009.	Lutfur Ali	31/03/09	Overdue (0%)	Revised completion date - June/July 09. Responsibility of ACE since October 08. Planning to appoint an internal secondment project director for the Third Sector and Community Empowerment - by middle of November 08.
02.02.03 Ensuring communities have good access to a full range of facilities - including health services, schools and leisure				
Activity	Lead Officer	Deadline	Mid Year Status	Mid Year Comments
02.02.03. Improve uptake of out of school activities by young people to ensure cross-community engagement.	Kevan Collins	31/03/09	On target (40%)	Our participation data is collected once a year at the end of the year being tracked, and we have asked schools to provide us with information about their participation in Out of School Hours Learning. We should have a final figure for participation in 2007-2008, by the end of December 2008. Our interim projection of PAYS activities from this sector is that approx 54% of respondents in a four-week the borough engaged in positive activities. Additionally we will be installing e-YS with Junior Youth service to capture data on to MIS
Progress Milestone	Lead Officer	Deadline	Milestone Status	
Link out of school management information systems with youth service to monitor uptake by March 2009.	Mary Durkin	31/03/09	On target (40%)	
02.03.01 Providing first-class and well managed centres where people come together for business, shopping, leisure and recreation				
Activity	Lead Officer	Deadline	Mid Year Status	Mid Year Comments
02.03.01a Undertake a strategic review of indoor facility provision to inform the building schools for the future programme and developments within the Borough.	Stephen Halsey	30/01/09	On target (70%)	Demand and supply mapping completed. Feasibility study completed, cost plan under review.
Progress Milestone	Lead Officer	Deadline	Milestone Status	
Demand and supply mapping completed on future population growth by June 2008.	Paul Martindill	30/06/08	Complete	
Feasibility study undertaken to determine potential swimming pool to be located at John Orwell centre by January 2009.	Paul Martindill	30/01/09	On target (50%)	
Activity	Lead Officer	Deadline	Mid Year Status	Mid Year Comments
02.03.01b Develop a Playing Pitch Strategy for the Borough.	Stephen Halsey	31/03/09	On target (50%)	
Progress Milestone	Lead Officer	Deadline	Milestone Status	
Strategy approved for public consultation by November 2008.	Paul Martindill	28/11/08	Overdue (50%)	Delayed until Feb 2009. Delayed in order to better link with Leisure Centre Strategy (under development).
Strategy finalised by March 2009.	Paul Martindill	31/03/09	On target (50%)	
Activity	Lead Officer	Deadline	Mid Year Status	Mid Year Comments
02.03.01c. Develop a Public Arts Strategy.	Stephen Halsey	31/03/09	On target (50%)	
Progress Milestone	Lead Officer	Deadline	Milestone Status	
Project scope agreed by September 2008	Paul Martindill	30/09/08	Completed	
Consultation by January 2009	Paul Martindill	30/01/09	On target (50%)	
Strategy completed by March 2009.	Paul Martindill	31/03/09	On target (50%)	

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Activity	Lead Officer	Deadline	Mid Year Status	Mid Year Comments
02.03.01d. Develop Borough-wide Town Centre strategy.	Paul Evans	31/12/08	On target (60%)	The Borough-wide town centre strategy is expected to be completed by December 2008. Roman Road Town Centre Implementation is progressing well, although there was no formal launch. Activity is on-going.
Progress Milestone	Lead Officer	Deadline	Milestone Status	
Launch Roman Road Town Centre Implementation Plan by September 2008.	Owen Whalley	30/09/08	Completed	
Borough-wide Town Centre strategy and action plans completed by December 2008.	Owen Whalley	31/12/08	On target (50%)	
Activity	Lead Officer	Deadline	Mid Year Status	Mid Year Comments
02.03.01e. Progress the High Street 2012 concept including public realm improvements, improved provisions for pedestrians, reductions in street clutter and accessibility improvements.	Paul Evans	30/09/08	Overdue (75%)	The High Street 2012 Vision Study commenced in April and will now report in early November. The reason for slippage beyond the September reporting date has been the need to extend the Community Consultation and stakeholder engagement activities within the study due to the high level of interest in the initiative. The vision study will provide a framework for public realm improvements along the route and detailed briefs for projects at Altab Ali Park, Whitechapel Market, Mile End Waste, Ocean Green and Bow flyover. On the back of the vision study a bid for £1 million from English Heritage to support Historic Buildings façade improvements in key locations along the route will be made in January 2009.
Progress Milestone	Lead Officer	Deadline	Milestone Status	
Vision study completed by September 2008.	Nick Smales	30/09/08	Overdue 75%	The vision study is now due to be completed in November 2008.
02.03.02 Supporting and improving open spaces				
Activity	Lead Officer	Deadline	Mid Year Status	Mid Year Comments
02.03.02. Complete master planning and options prioritisation for Victoria Park Heritage Lottery bid.	Stephen Halsey	31/10/08	Complete	the progress of this project is closely related to the time scales and deadlines set by the Heritage Lottery Fund (HLF) for the parks for People Programme, within the current programme there were two remaining deadlines for submission of bids, 31 March 2008 and 30 September 2008. The project is split into two phases development and implementation. It is not a matter of progressing slower than originally anticipated it is more that we have altered the project timetable to increase the chance of success of the bid with HLF, this will mean for example that the start of implementation has been changed by six months but the length of the implementation phase will remain the same. The alteration to the bid submission deadline (LAB were advised that the 31 March 2008 deadline could be achieved if they so wished) from March 2008 to September 2008 permitted the following to take place: development of more detailed documentation, further consultation with HLF, Cabinet approval of the projected Capital and Revenue Commitment and additional large scale community consultation about the proposals. The report which was submitted to the September 2008 Cabinet outlined the revised project time scales.
Progress Milestone	Lead Officer	Deadline	Milestone Status	
Detailed scheme design completed by October 2008	Paul Martindill	31/10/08	Complete	The two initial milestones are superseded by one milestone which is "Submission of Stage 1 Lottery Bid by 30 September 2008. The decision to amend the progress milestone was authorised by Steve Halsey the Corporate Director at LAB meeting on 13th March 08.
Heritage Lottery Fund decision on Support for progress to Phase 2 by September 2008.	Paul Martindill	30/09/08	Complete	As above.
02.03.03 Improving street lighting and reducing graffiti and litter				
Activity	Lead Officer	Deadline	Mid Year Status	Mid Year Comments
02.03.03. Prepare and implement a Public Realm Cleanliness improvement plan.	Stephen Halsey	31/07/08	Complete	
Progress Milestone	Lead Officer	Deadline	Milestone Status	
Project Board in Place April 2008.	Jamie Blake	30/04/08	Complete	
Outline Improvement Plan by May 2008	Jamie Blake	30/05/08	Complete	
Final detailed improvement plan completed by July 2008.	Jamie Blake	31/07/08	Complete	

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02.04.01. Reducing energy use and using more renewable energy sources				
Activity	Lead Officer	Deadline	Mid Year Status	Mid Year Comments
02.04.01. Prepare a Public realm Management Plan to improve the coordination of environment services and better target scarce resources.	Stephen Halsey	30/01/09	On target (70%)	Delays to the introduction of the ALMO and to identification of key partnership roles and responsibilities under the revised Local Strategic Partnership have delayed implementation until December 2008. New management/governance arrangements are now in place in Public Realm (PR). A PR sub group is meeting on 4th December to develop the draft. It will than be approved by January 2009.
Progress Milestone	Lead Officer	Deadline	Milestone Status	
Project scoped by September 2008.	Jamie Blake	30/09/08	Complete	
Draft Management Plan by October 2008.	Jamie Blake	31/10/08	Overdue (60%)	
Plan finalised by January 2009.	Jamie Blake	30/01/09	On Target (50%)	
02.04.02. Focusing on reusing wherever possible and recycling more				
Activity	Lead Officer	Deadline	Mid Year Status	Mid Year Comments
02.04.02a. Develop and Implement the recycling Improvement Plan.	Stephen Halsey	31/10/08	Complete	
Progress Milestone	Lead Officer	Deadline	Milestone Status	
Procurement of integrated recycling contract April 2008.	Jamie Blake	30/04/08	Complete	Recycling Improvement Plan continues to be implemented. Collection of food waste started 1 September.
Recycling Improvement Plan for Tower Hamlets approved October 2008.	Jamie Blake	31/10/08	Complete	Corporate Recycling Campaign launched 7 October.
Revised Recycling scheme approved October 2008	Jamie Blake	31/10/08	Complete	
Activity	Lead Officer	Deadline	Mid Year Status	Mid Year Comments
02.04.02b. Develop the Municipal Waste Strategy.	Stephen Halsey	31/10/08	Overdue (50%)	Due to additional time required to consider procurement and legal options, the Municipal waste Strategy has been delayed. Consultants are engaged and currently working on the 1st phase report of Strategic Options at this stage. It is anticipated that the Strategy report will go to CMT & Lab in December/ January and to cabinet planned for June/July 2009.
Progress Milestone	Lead Officer	Deadline	Milestone Status	
Municipal Waste Management Strategy Report agreed October 2008.	Jamie Blake	31/10/08	Overdue (50%)	Delayed to June/July 2009.
03.01.01 Investing in the under 5s whose development provides the best possible foundation for long term success				
Activity	Lead Officer	Deadline	Mid Year Status	Mid Year Comments
03.01.01. Ensure all children have the opportunity to attend high quality early education provision	Kevan Collins	30/09/08	Completed	
Progress Milestone	Lead Officer	Deadline	Milestone Status	
Early Years foundation Stage training programme in place each term for settings and providers Annual Programme published July 2008.	Helen Jenner	31/07/08	Completed	
Settings Support Evaluation reviewed in line with the Early Years foundation Stage by end July 2008.	Helen Jenner	31/07/08	Completed	
Monitor attendance to ensure that all settings have received training to prepare them for the implementation of the Early Years Foundation Stage by September 2008.	Helen Jenner	30/09/08	Completed	
03.01.02 Providing high quality schools, so that young people acquire the knowledge and skills they need to fulfil their full potential				
Activity	Lead Officer	Deadline	Mid Year Status	Mid Year Comments
03.01.02a. Target pupils at risk of not achieving level 5 in both English and Mathematics by age 14, and those at risk of not achieving A-C grade or better in both English and Mathematics by age 16 but whose prior attainment suggests that they would be capable of achievement at this level.	Kevan Collins	31/03/09	On target (50%)	
Progress Milestone	Lead Officer	Deadline	Milestone Status	
Support schools with identification of pupils in Y8 and Y9 unlikely to achieve attainment levels without extra intervention through analysis of assessment data, by December 2008.	Carmel Littleton	31/12/08	On target (50%)	
Training provided for schools in appropriate intervention strategies and materials, including the use of Study Plus strategy, by March 2009.	Carmel Littleton	31/03/09	On target (50%)	
Training provided for schools with Question level Analysis and appropriate intervention strategies/materials to be used with identified pupils, by March 2009.	Carmel Littleton	31/03/09	On target (50%)	

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Activity	Lead Officer	Deadline	Mid Year Status	Mid Year Comments
03.01.02b. Implement school capital improvement programmes.	Kevan Collins	31/07/08	Completed	
Progress Milestone	Lead Officer	Deadline	Milestone Status	
Complete consultation on vision for primary school investment by April 2008.	Isobel Cattermole	30/04/08	Completed	
Launch primary strategy for change (primary school capital investment programme) by June 2008.	Isobel Cattermole	30/06/08	Completed	
Select preferred bidder for Building Schools for the Future (Secondary school capital improvement programme) by July 2008.	Isobel Cattermole	31/07/08	Completed	
Activity	Lead Officer	Deadline	Mid Year Status	Mid Year Comments
03.01.02c. Implement action plan to improve educational outcomes for looked after children.	Kevan Collins	28/11/08	Completed	
Progress Milestone	Lead Officer	Deadline	Milestone Status	
Develop a quality assurance system for personal education plans by April 2008.	Kamini Rambellas	30/04/08	Completed	
Develop a protocol to ensure priority school admissions for looked after children resident in the local authority areas by September 2008.	Kamini Rambellas	30/09/08	Completed	
Review progress and predictions for every looked after child in years 2 and 11 by November 2008.	Kamini Rambellas	28/11/08	Completed	
Activity	Lead Officer	Deadline	Mid Year Status	Mid Year Comments
03.01.02d. Develop new ways of communication and engagement with children and young people, parents, families and partners. Use this to promote take-up and access to services, and inform service design and delivery.	Kevan Collins	28/11/08	Overdue (0%)	We have had other urgent priorities in particular the major new Find Your Talent programme which we got Govt funding for as a national trailblazer. We have replanned our work programme to do the strategy by end of the year. We have put in place a number of communications initiatives to ensure that children, young people and their families are fully engaged in the development of our services. This includes an innovative consultation programme on cultural activities and to inform the development of our new Children and Young People's Plan.
Progress Milestone	Lead Officer	Deadline	Milestone Status	
Develop a communications strategy and framework April 2008.	Anthony Walters	30/04/08	Overdue (0%)	Comms strategy is now being developed by end of December 08.
Develop a communication plan for all stakeholders July 2008.	Anthony Walters	31/07/08	Overdue (0%)	This will completed in line with our Comms Strategy by the end of December 08.
Develop a draft engagement and commissioning strategy for children & young people by November 2008.	Anthony Walters	28/11/08	Overdue (0%)	Draft engagement and Communications strategy is being drafted by end of November before completion and launch by end of December 08
Activity	Lead Officer	Deadline	Mid Year Status	Mid Year Comments
03.01.02e. Increase the participation of children and young people in decision making and community life.	Kevan Collins	31/03/09	On Target (65%)	Total attendance: at TH Youth Partnership has been 145 young people. The target for the end of the year is 180, which means 80.5% of the annual target has been achieved. Three AMPLIFIED pages have been published in EEL between April - September 2008 and additional articles on young people's projects have been regularly featured in EEL. A revised format for the pages has been established with a new journalism training programme for young people in partnership with Headliners starting in November 2008. Content produced by young people through this training programme will be updated to the newly relaunched AMP website
Progress Milestone	Lead Officer	Deadline	Milestone Status	
Redeveloped AMP website for children and young people launched by June 2008.	Mary Durkin	30/06/08	Complete	
Over 5000 young people vote in the Young Mayor elections by February 2009.	Mary Durkin	27/02/09	On Target (55%)	
Over 180 young people engaged in the Tower Hamlets Youth partnership, though activities held in LAP area by March 2009.	Mary Durkin	31/03/09	On Target (70%)	
03.01.03 Providing continuous learning opportunities, so everyone can learn basic and new skills at any age				
Activity	Lead Officer	Deadline	Mid Year Status	Mid Year Comments
03.01.03a. Complete a refresh of the Idea Store Strategy	Stephen Halsey	30/11/08	Overdue (50%)	
Progress Milestone	Lead Officer	Deadline	Milestone Status	
Report finalised November 2008.	Robin Beattie	28/11/08	Overdue (50%)	Delayed until May 2009. CMT have decided to include a more detailed evaluation of the future of the Lifelong Learning Service and some additional decision making and review stages.
Initial scoping completed May 2008.	Robin Beattie	30/05/08	Complete	
Consultation completed September 2008.	Robin Beattie	30/09/08	Overdue (90%)	Delayed till End December. Following decisions to change methodology from citizens panel to on the street survey. The methodology was changed to match the resources available to complete the task

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Activity	Lead Officer	Deadline	Mid Year Status	Mid Year Comments
03.01.03b. Reduce the number of young people who are not in employment, education or training (NEET) and commission a range of "taster" and introductory activities to engage young people not in employment, education or training (NEET) and offer 200+ young support through New Start programmes.	Kevan Collins	31/03/09	On Target (75%)	
Progress Milestone	Lead Officer	Deadline	Milestone Status	
Implement early identification of young people at risk of becoming NEET by November 2008.	Mary Durkin	28/11/08	Complete	This is about identifying 10 most at risk young people in each school.
Commission a range of "taster" and introductory activities to engage young people not in employment, education or training (NEET) and offer 200+ young people support through New Start programmes by March 2009.	Mary Durkin	31/03/09	On target (50%)	
03.02.01 Helping families escape poverty, by providing employment support and advice on debt management				
Activity	Lead Officer	Deadline	Mid Year Status	Mid Year Comments
03.02.01. work through our network of Children's Centres and childcare providers to support parents into work. Audit current childcare provision and full and part-time places in nursery classes/schools and work with the financial Services Authority to pilot a financial guide to support parents who wish to return to work.	Kevan Collins	31/07/08	Complete	
Progress Milestone	Lead Officer	Deadline	Milestone Status	
Review existing employment projects operating in Children's Centres by May 2008.	Helen Jenner	30/05/08	Complete	
Develop a strategic plan for supporting parents into work through Children's Centres, bringing together relevant partners and funding streams by July 2008.	Helen Jenner	31/07/08	Complete	
03.02.02 Identifying and removing barriers to employment for target groups				
Activity	Lead Officer	Deadline	Mid Year Status	Mid Year Comments
03.02.02a. Increase employment opportunities for vulnerable people	John Goldup	31/03/09	On target (30%)	
Progress Milestone	Lead Officer	Deadline	Milestone Status	
Overarching employment strategy for the borough for vulnerable adults and for those with disabilities developed by July 2008.	Deborah Cohen	30/06/08	Overdue (0%)	The Prosperous Community community plan delivery group met for the first time in a October. The draft employment strategy for those with disabilities will be considered at the next meeting in January 09.
Increase proportion of adults in contact with secondary mental health services in employment by 7% by March 2009.	Deborah Cohen	31/03/09	On target (50%)	
Increased numbers case managed by services referred to employment projects (over 07-08 numbers) by 50% by March 2009.	Deborah Cohen	31/03/09	On target (50%)	
Activity	Lead Officer	Deadline	Mid Year Status	Mid Year Comments
03.02.02b. Update evidence base and develop an economic development strategy to better inform key priorities for the borough.	Paul Evans	30/09/08	Overdue (75%)	The Employment Strategy paper has been drafted, however the wider economic strategy paper is now part of the economic development strategy paper and timescales have been revised.
Progress Milestone	Lead Officer	Deadline	Milestone Status	
Employment strategy paper drafted for consultation by July 2008.	Sue Hinds	31/07/08	Complete	
Wider economic development strategy paper drafted by September 2008.	Sue Hinds	30/09/08	Overdue (0%)	Subsumed into wider economic assessment - dates are being revised accordingly.
03.02.03 Helping people to get employment by ensuring there is support and training before and after they get a job				
Activity	Lead Officer	Deadline	Mid Year Status	Mid Year Comments
03.02.03a. Implement and commence a delivery of City Strategy Single Point of Access pilot programme integrating Council led employment activities such Extended schools provision, Children's Centres, Community Hubs and Ideas Stores.	Paul Evans	31/03/09	On target (50%)	This activity is on target and expected to achieve, over 300 residents have been employed through the programme so far this year.
Progress Milestone	Lead Officer	Deadline	Milestone Status	
600 workless residents into employment, 100 from workless families by March 2009.	Sue Hinds	31/03/09	On target (50%)	
Evaluate the activities within the pilot to determine future priorities by March 2009.	Sue Hinds	31/03/09	On target (50%)	
Integrated approach to debt management agreed by March 2009.	Sue Hinds	31/03/09	On target (50%)	
Activity	Lead Officer	Deadline	Mid Year Status	Mid Year Comments
03.02.03b. Develop joint partnership programmes of employment interventions to augment/improve mainstream provision.	Paul Evans	28/11/08	On target (50%)	The activity is on target and expected to achieve, already the concept for the Community Recruitment and Training Centre has been agreed (although physical build work will take some time). But, due to the ongoing WNF discussions, it is likely that the strategy for community hubs development will be delayed.
Progress Milestone	Lead Officer	Deadline	Milestone Status	
Report of key interventions to CPAG in July 2008. Quarterly updates provided to relevant CPAG.	Sue Hinds	31/07/08	Complete	This is an on-going activity, quarterly updates are provided to CPAG.
Strategy for community hubs development agreed by October 2008.	Sue Hinds	31/10/08	Complete	This is an on-going activity, quarterly updates are provided to CPAG.
Development of construction related recruitment and training centre on major development site agreed by November 2008.	Sue Hinds	28/11/08	Complete	Development of community related recruitment and training centre on major development site agreed by November 2008

Appendix 1: Strategic Plan Progress Report (Six Month Monitoring)

03.03.01 Providing incentives that encourage both business and social entrepreneurship				
Activity	Lead Officer	Deadline	Mid Year Status	Mid Year Comments
03.03.01. Work with key partners to develop a coordinated approach to facilitate business growth for local SMEs.	Paul Evans	31/03/09	On target (50%)	The activity is progressing well and is on-target to achieve. The enterprise task group of the CPDG and the business forum executive group have been formally integrated although they have not met yet. A strategy for enterprise support has been drafted and will be launched on Monday 27th October.
Progress Milestone	Lead Officer	Deadline	Milestone Status	
Action plan for enterprise support, including social enterprise, agreed by September 2008.	Jackie Odunoye	30/09/08	Complete	
Cultural industries strategy agreed by February 2009.	Jackie Odunoye	27/02/09	On target (50%)	
£8m worth of contracts secured by local SMEs through the East London Business Place programme by March 2009.	Jackie Odunoye	31/03/09	On target (50%)	
03.03.02 Maximising the opportunities for local businesses to benefit from key growth sectors, and the Olympic and Paralympics Games				
Activity	Lead Officer	Deadline	Mid Year Status	Mid Year Comments
03.03.02. Develop a 5 Borough strategy to use the Olympic Games as a catalyst for economic development as a first step to developing a sub-regional partnership in response to new Government guidance.	Paul Evans	31/12/08	On target (75%)	Activity is on target and expected to achieve, the 5 borough business plan was agreed by Borough Leaders and Mayors in June 2008.
Progress Milestone	Lead Officer	Deadline	Milestone Status	
5 Borough business plan developed by September 2008.	Nick Smales	30/09/08	Completed	
Integrate into strategies supporting enterprise growth, tackling worklessness and improving skills - by December 2008.	Nick Smales	31/12/08	On target (50%)	
03.03.03 Promoting Tower Hamlets businesses and encouraging growth and tourism, with particular emphasis on the Olympics and Paralympics				
Activity	Lead Officer	Deadline	Mid Year Status	Mid Year Comments
03.03.03. Develop a Cultural Industries Strategy	Stephen Halsey	31/12/08	Overdue (20%)	Delayed until February 2009 in order to better link with the emerging Local Development Framework.
Progress Milestone	Lead Officer	Deadline	Milestone Status	
final Draft Strategy by March 2008.	Paul Martindill	31/03/08	Overdue (50%)	
Project Scope Agreed by July 2008	Paul Martindill	31/07/08	Overdue (20%)	Delayed until January 2009.
Consultation by December 2008	Paul Martindill	31/12/08	Overdue (20%)	Delayed until February 2009.
04.01.01 Providing responsive and appropriate services for adults which promote independence, choice, security and community				
Activity	Lead Officer	Deadline	Mid Year Status	Mid Year Comments
04.01.01a. Progress Implementation of agreed programme for integrating commissioning and service provision across health and social care.	John Goldup	31/03/09	Overdue (40%)	Likely to be slippage largely due to service review within PCT. Unlikely to be completed by the end of the year and so therefore will be rolled over to 2009/2010 - with an expectation completion date of March 2010.
Progress Milestone	Lead Officer	Deadline	Milestone Status	
Integrated commissioning teams established in AHWB and PCT by June 2008.	Helen Taylor	30/06/08	Complete	Phase 2 of development work through to March 2009
Joint Strategic Needs Assessment completed by September 2008.	John Roog	30/09/08	Overdue (0%)	This has been delayed due to the service review within the PCT.
Proposals for integrated provider services structure and care pathways developed by September 2008.	John Roog	30/09/08	Overdue (0%)	As above.
Integrated services for older people and people with long term conditions in place by March 2009.	Helen Taylor	31/03/09	Complete	Foundation report produced for consultation
Activity	Lead Officer	Deadline	Mid Year Status	Mid Year Comments
04.01.01b. Develop systems, processes and cultures that empower individuals to determine how their care, support, and citizenship needs are met.	John Goldup	31/03/09	On target (50%)	
Progress Milestone	Lead Officer	Deadline	Milestone Status	
Project Initiation Document and outline project plan agreed by April 2008.	Helen Taylor	30/04/08	Complete	
Detailed plans for years 2 and 3 of the strategy to achieve total transformation developed by December 2008.	Helen Taylor	31/12/08	On Target (70%)	
Tower Hamlets Resource Allocation system (RAS) developed by March 2009.	Helen Taylor	31/03/09	On target (50%)	
Activity	Lead Officer	Deadline	Mid Year Status	Mid Year Comments
04.01.01c. Improve support and information for carers.	John Goldup	31/10/08	Overdue (60%)	
Progress Milestone	Lead Officer	Deadline	Milestone Status	
Action plan to meet LAA target agreed with TH Partnership by October 2008.	Helen Taylor	31/10/08	Complete	
Revised carers strategy agreed following consultation by October 2008.	Helen Taylor	31/10/08	Overdue (60%)	New lead officer appointment causing slight delay. Consultation happening during October 2008. Revised strategy by December 2008.

Appendix 1: Strategic Plan Progress Report (Six Month Monitoring)

04.01.02 Protecting children from harm and neglect				
Activity	Lead Officer	Deadline	Mid Year Status	Mid Year Comments
04.01.02a Following the implementation of the Common Assessment Framework to further develop the role of the Lead professional and the team around the Child, developing the potential of our Children's Centres and Extended Schools to offer early support for families at risk.	Kamini Rambellas	31/10/08	Overdue (50%)	
Progress Milestone	Lead Officer	Deadline	Milestone Status	
eCAF pilot to be operational by May 2008.	Helen Jenner	30/05/08	Complete	
Annual CAF progress report to be submitted to Safeguarding Board by October 2008.	Helen Jenner	31/10/08	Overdue (0%)	The original deadline has been missed, however the annual CAF progress report to the safeguarding board is scheduled for March 09 not October 08 - so not yet due. I am not sure how this date got in here - the CAF implementation plan and CIP says March 09 to inform planning for 09/10.
Think Family Project to be established in Children's Centres by October 2008.	Helen Jenner	31/10/08	Complete	
Activity	Lead Officer	Deadline	Mid Year Status	Mid Year Comments
04.01.02b. Develop systems of multi-agency referral, assessment and service delivery through an intensive whole-family model of support with an emphasis on early intervention and prevention. The work will be steered by a Think family group with high level representation from agencies across Tower Hamlets	Kamini Rambellas	31/12/08	On Target (40%)	
Progress Milestone	Lead Officer	Deadline	Milestone Status	
Think family Terms of Reference and membership to be agreed by June 2008	Helen Jenner	30/06/08	Complete	
New Family Intensive project referral structures and programme delivery to be in place by September 2008.	Helen Jenner	30/09/08	Complete	
Audit and review of staying safe elements of family support and Parental Engagement of Strategy to be completed by December 2008.	Helen Jenner	31/12/08	On Target (0%)	
04.01.03 Preventing and reducing homelessness, and helping more people into settled homes and employment				
Activity	Lead Officer	Deadline	Mid Year Status	Mid Year Comments
04.01.03. Further reduce the incidence of homelessness in the borough and improve support to individuals and families experiencing homelessness.	John Goldup	31/03/09	Overdue (40%)	This expected date for completion will be during 2009.2010 as there is now new milestones in the implementation plan of the Homeless Strategy
Progress Milestone	Lead Officer	Deadline	Milestone Status	
Revised homelessness strategy agreed by Cabinet by July 2008.	Colin Cormack	31/07/08	Complete	
10% fall in homelessness acceptances in 2008/2009 compared to 2007/8 by March 2009.	Colin Cormack	31/03/09	Overdue (0%)	A 16% reduction from 2006/7's 864 acceptances secured just 729 acceptances in 2007/8. Although the number of acceptances is again predicated at being lower, it is doubted that a further 10% can be achieved against last year's "all time low" until planned changes to the Allocation Policy remove any incentive to the making of a homeless application to the advantage of any 2009/10 target.
Numbers in temporary accommodation reduced to 2100 by March 2009.	Colin Cormack	31/03/09	On target (10%)	Although the Service continues to deliver top quartile performance in preventing homelessness, the Council has been less successful in moving people from temporary to permanent accommodation. Dialogue with Tower Hamlets Homes in this regard will continue but it is unlikely that we will be back on target before the end of the year
04.01.04 Improving support for children and young people with disabilities and their families				
Activity	Lead Officer	Deadline	Mid Year Status	Mid Year Comments
04.01.04. Improve access to and quality of support to children and young people with disabilities and their families.	Kevan Collins	30/09/08	Overdue (70%)	Consultation on the eligibility criteria has been completed by the independent person. The outcome will be finalised by end of November, with a view to placing it on the Tower Hamlets website. Delay was due to needing to meet various parent groups that meet infrequently. This activity is overdue because Senior manager posts in CAMHS and Eva Armsby were vacant responsible for delivering the positive parenting programme. Post holders are now in place and are driving the recruitment process. Service specification is finalised and the team is being recruited to. Service will be operational within three months.
Progress Milestone	Lead Officer	Deadline	Milestone Status	
Develop eligibility criteria for short breaks by July 2008.	Kamini Rambellas	31/07/08	Overdue (80%)	Consultation on the eligibility criteria has been completed by the independent person. The outcome will be finalised by end of November, with a view to placing it on the Tower Hamlets website. Delay was due to needing to meet various parent groups that meet infrequently.
Implement a positive parenting programme for parents of children with disabilities to assist in achieving sustainable care in the home, with SLA in place with CAMHS and Eva Armsby Centre by July 2008.	Kamini Rambellas	31/07/08	Overdue (60%)	Project specification approved. Recruitment underway. SLA should be in place by end of January 2009
Recruit transition worker to develop person centred planning for transition to Adults Services by September 2008.	Kamini Rambellas	30/09/08	Complete	
To produce and distribute leaflets to promote direct payments and complete staff training by September 2008.	Kamini Rambellas	30/09/08	Complete	The leaflets were distributed via the Children's Information Service and the Lead Professional for Young People.

Appendix 1: Strategic Plan Progress Report (Six Month Monitoring)

05.01.01 Reduce the use of tobacco				
Activity	Lead Officer	Deadline	Mid Year Status	Mid Year Comments
05.01.01. Reduce the take up of smoking, drugs and alcohol and ensure prompt access to treatment and support for young people who misuse substances.	Kevan Collins	31/03/09	On target (55%)	All milestones are on target for completion by the end of the financial year. We have reviewed our practice on discharge from treatment for substance misuse but not yet seen an improvement in performance on the percentage of young people discharged in a
Progress Milestone	Lead Officer	Deadline	Milestone Status	
Review treatment and discharge protocols to increase the percentage of young people who leave substance misuse treatment in a planned way by September 2008.	Anthony Walters	30/09/08	Overdue (60%)	Practice has been reviewed and changes implemented, although we have not yet seen an improvement in the percentage of young people exiting treatment in a planned way. We would expect improvements in the figure for the third quarter of the financial year which will mean the milestone will be achieved by December 2008 (October-December 08).
Increase access to appropriate and highly quality substance misuse services, so that the number of young people under 18 accessing drug treatment rises by 3% over the next year by March 2009	Anthony Walters	31/03/09	On target (50%)	Six monthly figures indicate that we are expected to achieve a 3% uplift by March 09.
Roll out the pilot peer led stop smoking intervention project (ASSIST) to remaining year 8 schools in the Borough by March	Anthony Walters	31/03/09	On target (50%)	On track
05.01.02 Reducing the rates of diabetes, high blood pressure and cholesterol				
Activity	Lead Officer	Deadline	Mid Year Status	Mid Year Comments
05.01.02. Ensure schools encourage children to eat healthy and exercise regularly.	Kevan Collins	31/03/09	On target (50%)	With the exception of performance information for 2 hours or more physical activity which is currently overdue, all other milestones are either completed or on track for completion within timescales.
Progress Milestone	Lead Officer	Deadline	Milestone Status	
School Nutritional Awards assessments by July 2008.	Mary Durkin	31/07/08	Complete	Not applicable to Healthy Schools. Within nutritional consultancy by the PH Dietician, development of Food or Healthy Eating Policies for the nurseries has been encouraged. Further information to explain why this milestone is not applicable has been requested.
Increase percentage of children having 2 or more hours of PE a week to 85% by August 2008.	Mary Durkin	29/08/08	Overdue (90%)	Performance information not yet available.
Increase proportion of schools with a whole school food policy to 50% by March 2009.	Mary Durkin	31/03/09	On target (50%)	There are 25 schools that are being reaccredited as Healthy Schools by Dec 09 and are updating their whole school food policy. Of these 20 have completed this update and the other 5 are working towards the December target. The remaining 5 plus an additional 3 new healthy schools that are about to self evaluate should bring the target up to 65% by December 09
05.01.03 Slow down the increase in obesity				
Activity	Lead Officer	Deadline	Mid Year Status	Mid Year Comments
05.01.03a. Develop an Olympic sports Legacy Development Programme.	Stephen Halsey	30/09/08	Complete	
Progress Milestone	Lead Officer	Deadline	Milestone Status	
Identify a package of sports courses and competitions for Olympic branding by June 2008.	Paul Martindill	30/06/08	Complete	
Complete a feasibility study to secure leisure water in the Olympic Aquatics Centre as in partnership with London Development Agency and London Borough of Newham by September 2008.	Paul Martindill	30/09/08	Complete	
Activity	Lead Officer	Deadline	Mid Year Status	Mid Year Comments
05.01.03b. To introduce targeted programme to improve the health of adults by increasing the number who undertake regular physical activity (3X30 minutes per week).	Stephen Halsey	31/10/08	Overdue (70%)	Three new programmes have been introduced - for older people, for women and girls, and one focussing on the areas of lowest participation. A change in the management arrangements for the service has lead to a delay in reviewing the structure. This will now be completed by March 2009.
Progress Milestone	Lead Officer	Deadline	Milestone Status	
To review the structure and programmes of the sport and physical activity team to focus on adults who have lowest levels of physical activity by September 2008.	Paul Martindill	30/09/08	Overdue (50%)	Delayed until Mar 09. Interim managerial arrangements currently in place in Cultural Services have delayed the review of the structure. However, 2 programmes have been launched for increasing physical activity by adults.
to deliver a programme that targets the areas within the Borough with the lowest levels of physical activity by October 2008.	Paul Martindill	31/10/08	Complete	
05.01.04 Improving sexual health				
Activity	Lead Officer	Deadline	Mid Year Status	Mid Year Comments
05.01.04. Implement ASPIRE pilot project with year 9 & 10 to prevent unplanned pregnancy, doing targeted work with girls at risk, to improve educational achievement and boost self-esteem.	Kevan Collins	31/03/09	On Target (50%)	
Progress Milestone	Lead Officer	Deadline	Milestone Status	
Work with girls at risk by March 2009.	Mary Durkin	31/03/09	On Target (50%)	39 young women on SIP targeted (39), 18 signed up; 16 completed NLP ASPIRE Workshops, 12 workshop sessions (Vision for Your Life, Self Esteem & Values, Female Sexuality, Risky Behaviour, Money Management, Action Planning for a successful life) delivered over summer 2008, 2 ASPIRE How to Coach Your Child workshops completed, Life Coaching 1-2-1 sessions in progress (9 sessions completed to date), New Start Mentors also working with young people

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Appendix 2 - Tower Hamlets Index (Strategic Indicators)

PI Ref No	PI Description	Responsible Officer	Meas. In	Actual Jul 07/08	Actual Sep	Estimate Sep	Target 08/09	Aiming	Traffic Light
Theme 1: One Tower Hamlets									
Strategic101	Percentage of Undisputed Invoices Paid on Time	Paul McDermott	%	87.87	85.35	97	97	High is Good	
Monthly Performance: Monitoring of payments made outside the defined timescale continues, the majority of which remain outside the control of the payments team. It should also be noted that the declared performance statistics exclude any allowance for disputed invoices which were included in the monthly performance figures in previous years.									
Strategic102	Percentage of top 5% of earners of Local Authority staff that are women.	Deb Clarke	%	52.71	50	50	50	High is Good	
Strategic103	The percentage of the top 5% of Local Authority staff who are from an ethnic minority.	Deb Clarke	%	17.43	15.69	19.5	22	High is Good	
Monthly Performance: Outcome is down against target for year end and monthly projection but up against last months actual outcome. The latest aspiring leaders course has now launched with the objective of preparing more staff from minority groups for future promotion.									
Strategic104	Percentage of the top paid 5% of staff who have a disability (excluding those in maintained schools.)	Deb Clarke	%	3.51	3.3	3.75	4.1	High is Good	
Monthly Performance: Figures remain unchanged which reflects stability in the top 5% earner population over previous months. Small population means that with an additional 1FTE employee with a declared disability, LBTH would meet target.									
Strategic105	Number of working days/shifts lost to sickness absence per employee.	Deb Clarke	days	8.69	8.93	7.6	7.5	Low is Good	
Monthly Performance: Absence remains a high priority and HR continue to offer support to managers in terms of reporting and managing staff absence.									
Strategic106	Response time to members enquiries - % completed within 10 working days - Corporate	Beverley McKenzie	%	70.06	74.37	85	85	High is Good	
Monthly Performance: Monthly Performance: AHWB and CE's directorates 100% answered within 10 working days. CS was 93% and Resources and CLC were close to the target. D&R performance was 67%, and their performance was off track due to staff absence during August and September, resulting in reduced ability to chase and progress items across the Department. They have identified the need for training to provide cover. The performance in September has improved and is sustained for October. It is therefore likely we will be able to achieve the end of year target .									
Strategic107	Percentage of complaints completed in time - Council as a whole - Stage 1	Ruth Dowden	%	74	68	80	80	High is Good	
Monthly Performance: The increased month on month performance continues and the rolling figures demonstrate the robustness of the improvements. IF all the current improvements are maintained consistently, the end of year outturn could reach the target of 80%									
Strategic109	Percent of calls to Hot Lines answered	Keith Paulin	%	N/A	93.6	95	95	High is Good	
Monthly Performance: Hot Line performance remains extremely sensitive to daily fluctuations caused by short-term staff shortages (leave, sickness) when impacted by unpredictable increase in demand. For example, the worst performing day in September saw a 25% increase in calls offered (compared to the monthly average) on the Monday before Eid when leave - while limited and programmed - was at a maximum. A single poor day like this can add several seconds to the overall monthly average waiting time. It should be noted however that while statistical performance dipped since July, customer satisfaction with the time waiting (as captured in the Contact Centre Satisfaction Survey) actually increased from 81.9% in July to 85.7% in August and 84.9% in September, while overall customer satisfaction remains stable at around 85%.									






PI Ref No	PI Description	Responsible Officer	Meas. In	Actual 07/08	Actual Jul	Actual Sep	Estimate Sep	Target 08/09	Aiming	Traffic Light
Strategic110	Average waiting time for calls to Hot Lines to be answered	Keith Paulin	Number	N/A	30	39	30	30	Low is Good	
	Monthly Performance: Hot Line performance remains extremely sensitive to daily fluctuations caused by short-term staff shortages (leave, sickness) when impacted by unpredictable increase in demand. For example, the worst performing day in September saw a 25% increase in calls offered (compared to the monthly average) on the Monday before Eid when leave - while limited and programmed - was at a maximum. A single poor day like this can add several months to the overall monthly average waiting time. It should be noted however that while statistical performance dipped since July, customer satisfaction with the time waiting (as captured in the Contact Centre Satisfaction Survey) actually increased from 81.9% in July to 85.7% in August and 84.9% in September, while overall customer satisfaction remains stable at around 85%.									
Strategic111	First contact resolution of calls to Hot Lines	Keith Paulin	%	N/A	84	84	80	80	High is Good	

PI Ref No	PI Description	Responsible Officer	Meas. In	Actual 07/08	Actual Jul	Actual Sep	Estimate Sep	Target 08/09	Aiming	Traffic Light
Theme 2: A Great Place to Live										
Strategic201	The number of households who considered themselves as homeless, who approached the local authority's housing advice service(s), and for whom housing advice casework intervention resolved their situation.	John Roog	number	7	N/R	6.34	4	8	High is Good	
Strategic202	Number of physical visits to public library premises per 1000 population	Paul Martindill	number	9710.7	3139	4724.6	4719.45	9438.9	High is Good	
Strategic203	Percentage reduction of tenanted non-decent homes in homes transferred to RSLs through Housing Choice	Jackie Odunoye	%	1	N/R	2.2	1	1	High is Good	
Strategic208	Number of affordable homes delivered (gross)	Jackie Odunoye	Number	N/A	N/R	396	844	1688	High is Good	

Monthly Performance: The figures are off target due to the main bulk of completions fall into quarter 3 and 4 (see table above). Some schemes were expected to complete in Qtr2 but have now slipped into Qtr3. The next quarterly RSL/Developers meetings are now due and the AHDT will review, on a scheme by scheme basis, any adjustments needed to forecast completion dates due to the present economic downturn as well as identify any other influences that may cause potential delays. It is anticipated that the 1688 new build unit target will not be met, and the Borough may be 250 units (approx) short of the target, however it is likely that last years completions rates will be exceeded by about 200 units.


Strategic211	Percentage of household waste sent for reuse, recycling and composting	Heather Bonfield	%	12.89	15.08	15.28	16.6	19	High is Good	
	Monthly Performance: The introduction of the food waste collection was delayed to September following consultation and feedback from members. This has impacted on first half performance. Garden and food waste collection are now in place and being supported by the launch of the Corporate Recycling Campaign. Actions in the Recycling Improvement Plan are also expected to address performance in this area. The introduction of schools' food waste recycling source is being accelerated.									
Strategic212	Improved street and environmental cleanliness - litter	Heather Bonfield	%	13	N/R	12	12	12	Low is Good	
Strategic213	Improved street and environmental cleanliness - detritus	Heather Bonfield	%	15	N/R	16	13	13	Low is Good	

Monthly Performance: 16% (tranche 1 score only). Survey reports are carried out in 4-monthly periods. NI 195 is an annual index which is approximated by the average of the three separate tranche results. Therefore, tranche 1 data may be below target and not be cause for undue concern at this early stage. Large percentage differences can be as a result of small movements in the index coupled with low base numbers. Additional resources have been secured from contractors to address this area of underperformance. We expect to be back on target following second tranche results.

PI Ref No	PI Description	Responsible Officer	Meas. In	Actual 07/08	Actual Jul	Actual Sep	Estimate Sep	Target 08/09	Aiming	Traffic Light
Strategic214	Improved street and environmental cleanliness - graffiti	Heather Bonfield	%	14	N/R	18	8	8	Low is Good	
<p>Monthly Performance: 18% (tranche 1 score only). The 1st tranche covered the period April to July 08 and focused on those areas of the Borough where graffiti is a particular problem. Since this time more robust contractor management arrangements have been put in place that have resulted in additional resource being brought to bear on the problem of Veolia. In August, graffiti removal resources were doubled so we expect a significant improvement in performance in the next tranche.</p>										
Strategic215	Improved street and environmental cleanliness - fly-posting	Heather Bonfield	%	6	N/R	5	3	3	Low is Good	
<p>Monthly Performance: Survey reports are carried out in 4-monthly periods. NI 195 is an annual index which is approximated by the average of the three separate tranche results. Therefore, tranche 1 data may be below target and not be cause for undue concern at this early stage. Large percentage differences can be as a result of small movements in the index coupled with low base numbers. Additional resources have been secured from contractors to address this area of underperformance.</p>										
Strategic223	Number of social rented housing completions for family housing	Jackie Odonoye	Number	N/A	N/R	70	234	467	High is Good	RED
<p>Monthly Performance: The figures are off target due to the main bulk of completions fall into quarter 3 and 4 (see table above). Some schemes were expected to complete in Qtr2 but have now slipped into Qtr3. The next quarterly RSL/Developers meetings are now due and the AHDT will review, on a scheme by scheme basis, any adjustments needed to forecast completion dates due to the present economic downturn as well as identify any other influences that may cause potential delays. The target is not met as the bulk of delivery being in Q3 and Q4. It is unlikely that this target will be delivered because of the thirty schemes contributing to 2008/09 completions, only seven were given planning consent post-2005. This means that bulk of the schemes were given planning consent prior to the family-sized % ratio set out on key documents such London Plan and the initial LDF.</p>										
PI Ref No	PI Description	Responsible Officer	Meas. In	Actual 07/08	Actual Jul	Actual Sep	Estimate Sep	Target 08/09	Aiming	Traffic Light
<p>Theme 3: A Prosperous Community</p>										
Strategic308	16 to 18 year olds who are not in education, employment or training (NEET)	Mary Durkin	%	8.2	9.9	10.9	11.31	7	Low is Good	
Strategic311	Overall Employment rate (working-age)	Sue Hinds	%	N/A	56.9	56.9	54	54	High is Good	
Strategic312	Working age people on out of work benefits	Sue Hinds	%	N/A	N/R	19.7	18.3	18.3	Low is Good	RED
<p>Monthly Performance: Data published by DWP for Tower Hamlets shows that the number of working age benefit claimants decreased slightly to 19.7% in Feb08 from 19.8% in Nov08. For London there was no change during the same period and the rate remained at 14%. By contrast nationally, the rate for GB increased from 13.9% in Nov07 to 14.1% in Feb-08. Whilst target was not achieved, Tower Hamlets is not falling the national or regional trend for the period.</p>										
Strategic315	Achievement of at least 78 points across the Early Years Foundation Stage with at least 6 in each of the scales in Personal Social and Emotional Development and Communication, Language and Literacy	Helen Jenner	%	38.9	N/R	40.4	43.5	43.5	High is Good	
<p>Monthly Performance: 40.4% of children achieved 78 points overall and 6 or more in Personal Social Emotional development (PSED) and Communication, Language and Literacy (CLL) in the foundation Stage profile for Academic year 07/08 (financial year 2008/09). This result is an improvement of 1.6% from the previous year and is provisional. This result is subject to change following updates between schools and DCSF. This indicator is collected annually.</p>										

PI Ref No	PI Description	Responsible Officer	Meas. In	Actual 07/08	Actual Jul	Actual Sep	Estimate Sep	Target 08/09	Aiming	Traffic Light
Strategic316	Reduction in number of schools where fewer than 55% of pupils achieve level 4 or above in both English and Maths at KS2	Helen Jenner	Number	N/A	N/R	5	1	1	Low is Good	RED
<p>Monthly Performance: Targets for NI176 were based on the existing floor target at Key Stage 2 which is that schools should not have less than 65% of pupils getting level 4 in English and 65% of pupils getting level 4 in Maths at Key Stage 2. Based on this definition and provisional results there are 2 schools who do not meet this floor target and we have therefore missed our target by one school. However the current published definition for NI176 is that not less than 65% pupils in a school should achieve level four in both English and Maths. There are currently 20 schools who do not meet this floor target based on provisional results, although 2 of these are borderline and will probably meet the 65% threshold when final results are published. DCSF have provided further guidance that the indicator should have a threshold of 55% and therefore be defined as the number of schools in which less than 55% achieve level 4 in both English and Maths. Based on this definition, 5 schools would not meet the threshold. This is the first year that we have had data about the number of pupils getting level 4 in both English and Maths at Key Stage 2.</p> <p>Overall our performance on the percentage of pupils getting level 4 in both English and Maths is in line with the national average.</p> <p>We are currently clarifying the definition of this indicator and will revisit our target if necessary based on this information. This will be done in line with the school target setting exercise currently taking place which will be completed in January 2009.</p> <p>There are a complex set of factors driving attainment at all key stages and we have a comprehensive strategy in place in order to improve performance. One of our most challenging issues is in writing at key stage 2 and we are using research on child development to inform our strategy to improve attainment in this area as well as improving progress tracking. Enhanced support is being given to teachers to enable them to do this. We have also identified further schools for tailored intensive support based on their current attainment levels.</p>										
Strategic317	Reduction in number of schools where fewer than 50% of pupils achieve level 5 or above in both English and Maths at KS3	Carmel Littleton	Number	N/A	N/R	3	0	0	Low is Good	RED
<p>Monthly Performance: 3 schools are below the 50%, for level 5 or above in both English and Maths at KS3 as of Nov 2008</p>										
Strategic318	Reduction in number of schools where fewer than 30% of pupils achieve 5 or more A*- C grades at GCSE and equivalent including GCSEs in English and Maths	Carmel Littleton	Number	N/A	N/R	3	1	1	Low is Good	RED
<p>Monthly Performance: 3 schools had fewer than 30% of pupils that achieved 5 or more A* - C grades at GCSE and equivalent including GCSEs in English and Maths as of Sept 2008.</p>										

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PI Ref No	PI Description	Responsible Officer	Meas. In	Actual 07/08	Actual Jul	Actual Sep	Estimate Sep	Target 08/09	Aiming	Traffic Light
Theme 4: A Safe and Supportive Community										
Strategic402	Number of most serious violent crimes per 1,000 population	Andy Bamber	Number	N/A	88	150	N/A	N/A	Low is Good	
Strategic403	Number of serious acquisitive crimes per 1,000 population	Andy Bamber	Number	33.44	10.28	14.61	16	32.04	Low is Good	
Strategic404	Rate of proven re-offending by adults under Probation supervision	Andy Bamber	%	N/A	N/R	11.5	11.5	11.5	Low is Good	GREEN
Strategic405	Rate of proven re-offending by young offenders aged 10-17	Mary Durkin	%	42.1	N/R	12.5	10	40.5	Low is Good	AMBER
<p>Monthly Performance: The current result for September 08 quarter is 12.5%. We have exceeded the quarterly target. There are fluctuations in reoffending rates throughout the year and it is difficult to predict the rate of reoffending. A comprehensive range of interventions is in place and a groupwork programme will commence in January 2009 which will have further impact. The target of 20% may be met in the next quarter and we are confident that the annual target will be met.</p>										

PI Ref No	PI Description	Responsible Officer	Meas. In	Actual 07/08	Actual Jul	Actual Sep	Estimate Sep	Target 08/09	Aiming	Traffic Light
Strategic407	Arson incidents - Number of deliberate primary fires per 10,000 population.	Andy Bamber	Number	N/A	3.81	5.55	6.11	12.22	Low is Good	GREEN
Strategic408	Number of deliberate secondary fires per 10,000 population. (Arson)	Andy Bamber	Number	38	8.84	13.53	18.45	36.89	Low is Good	GREEN
Strategic410	Number of drug users recorded as being in effective treatment	Andy Bamber	Number	N/A	N/R	1069	730.5	1461	High is Good	GREEN
Strategic412	Carers receiving needs assessment or review and a specific carer's service, or advice and information	John Goldup	%	26.3	N/R	17.9	10.5	20.9	High is Good	GREEN

PI Ref No	PI Description	Responsible Officer	Meas. In	Actual 07/08	Actual Jul	Actual Sep	Estimate Sep	Target 08/09	Aiming	Traffic Light
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Theme 5: A Healthy Community

Strategic509	Stopping smoking	Alwen Williams (PCT)	Number	1220	N/R	693	N/R	1025	None	
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Monthly Performance: Data relates to August - most recently available period. PCT does not set in-year targets.

Key to Arrows

Arrow up	Performance has improved since the last comparable period (for cumulative indicators e.g. library visits we compare to the same period last year).
Arrow across	Performance maintained since the last comparable period (for cumulative indicators we compare to the same period last year).
Arrow down	Performance has deteriorated since the last comparable period (for cumulative indicators we compare to the same period last year).
No arrow	No previous data to compare to (for cumulative indicators we can only compare to the same period the previous year)
Colour	Colour represents whether performance is On Target (Green), Off Target (Red), or whether performance is off target, but will return to target (Amber).

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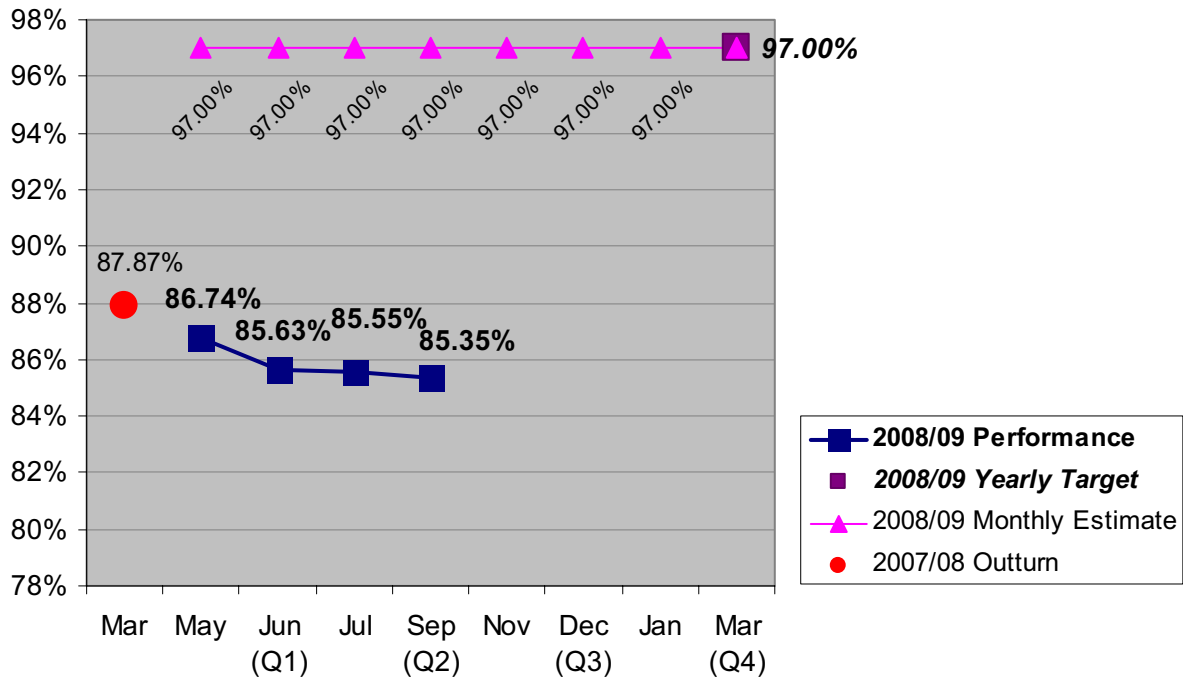
**Tower Hamlets Index
Performance Charts
August - September
2008/09**

Traffic Light

RED

Higher Performance is better

Strategic 101 - Invoices Paid on Time

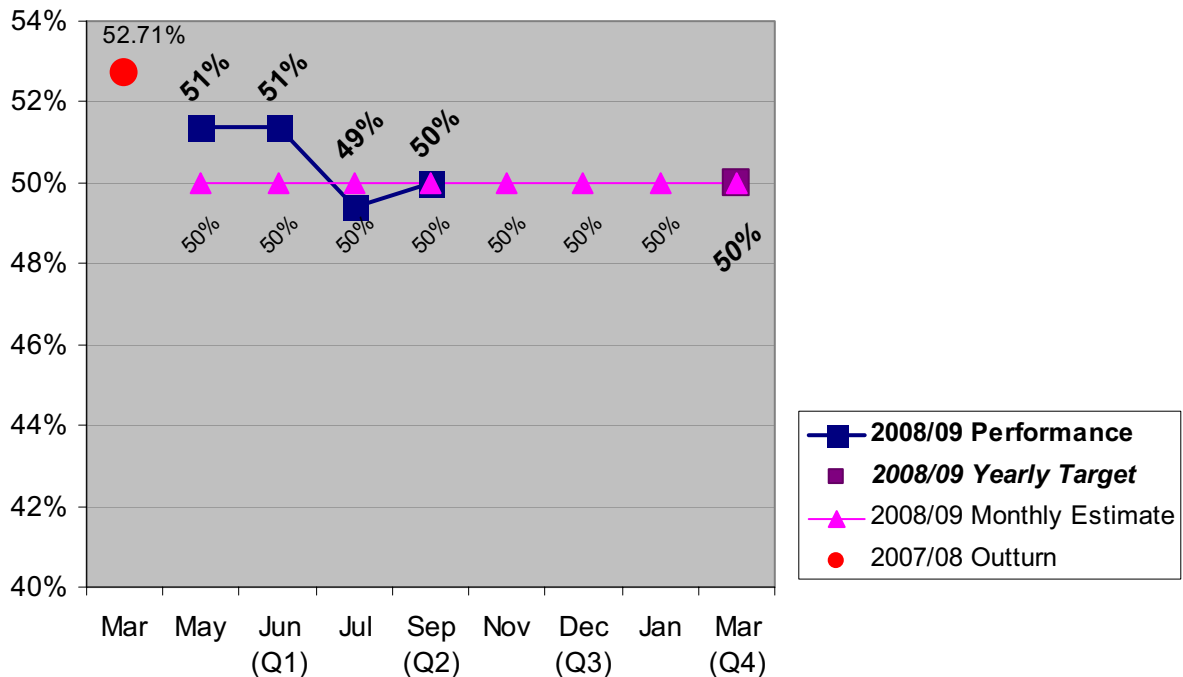


Traffic Light

GREEN

Higher Performance is better

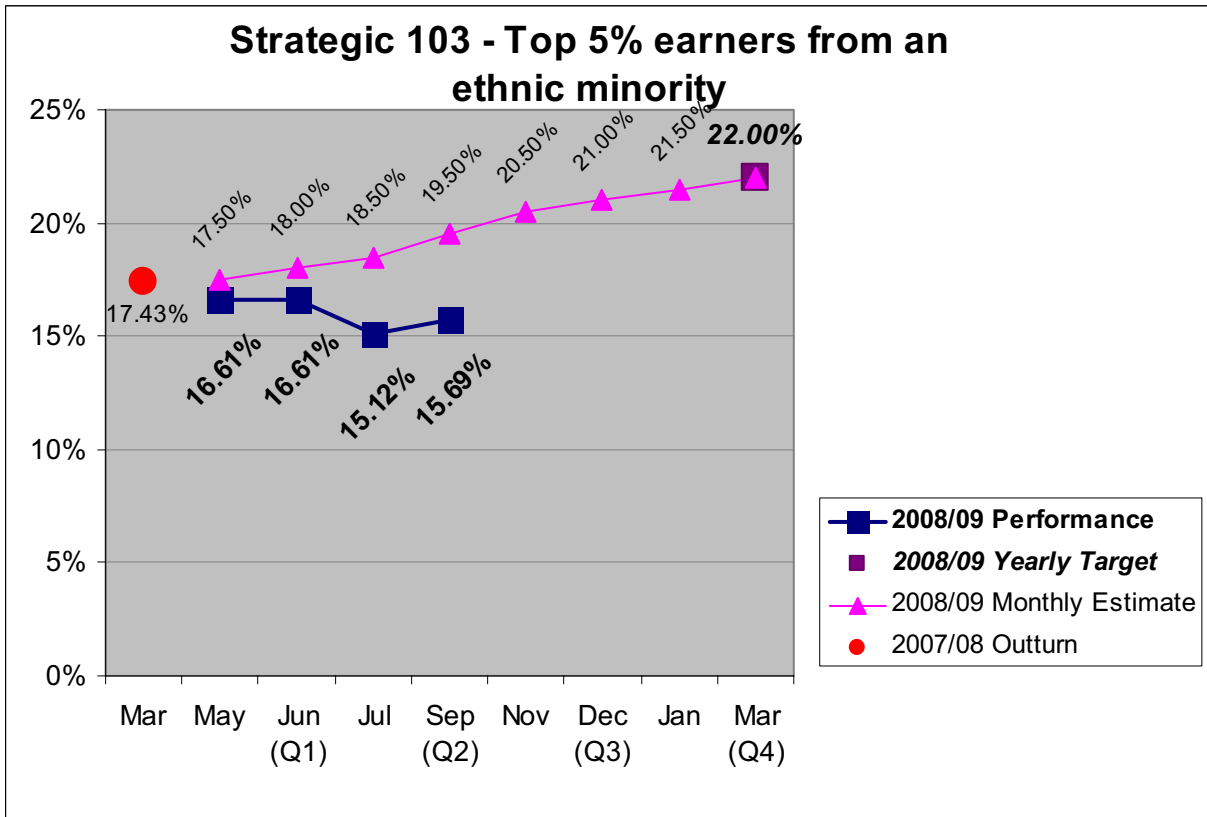
Strategic 102 - Top 5% earners that are women



Traffic Light

RED

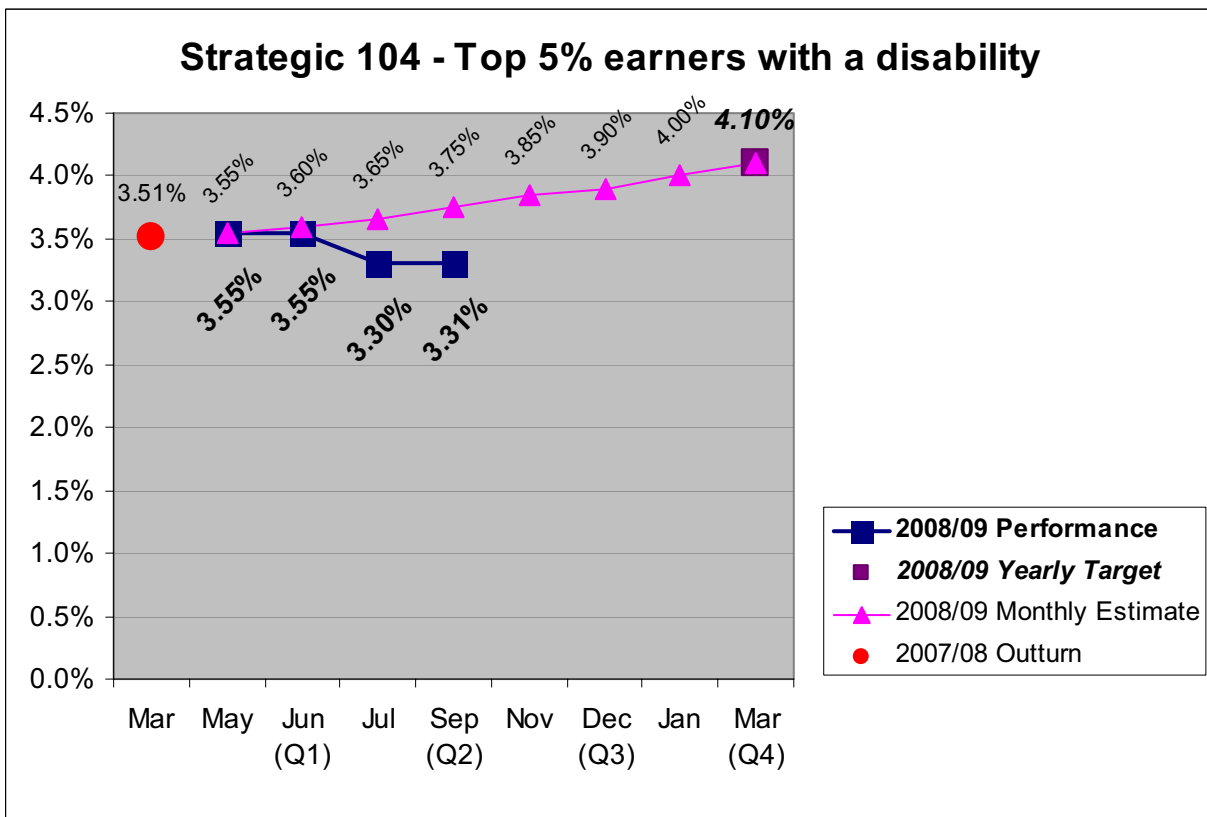
Higher Performance is better



Traffic Light

RED

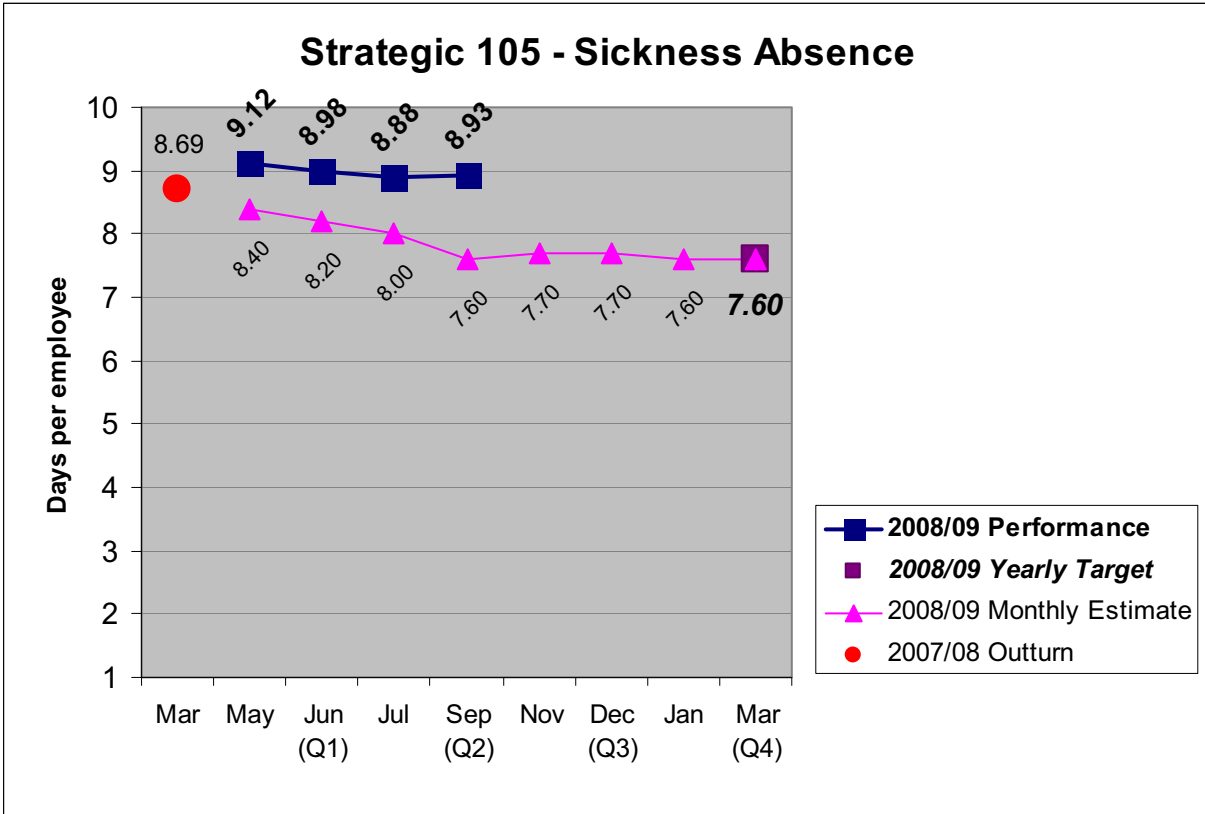
Higher Performance is better



Traffic Light

RED

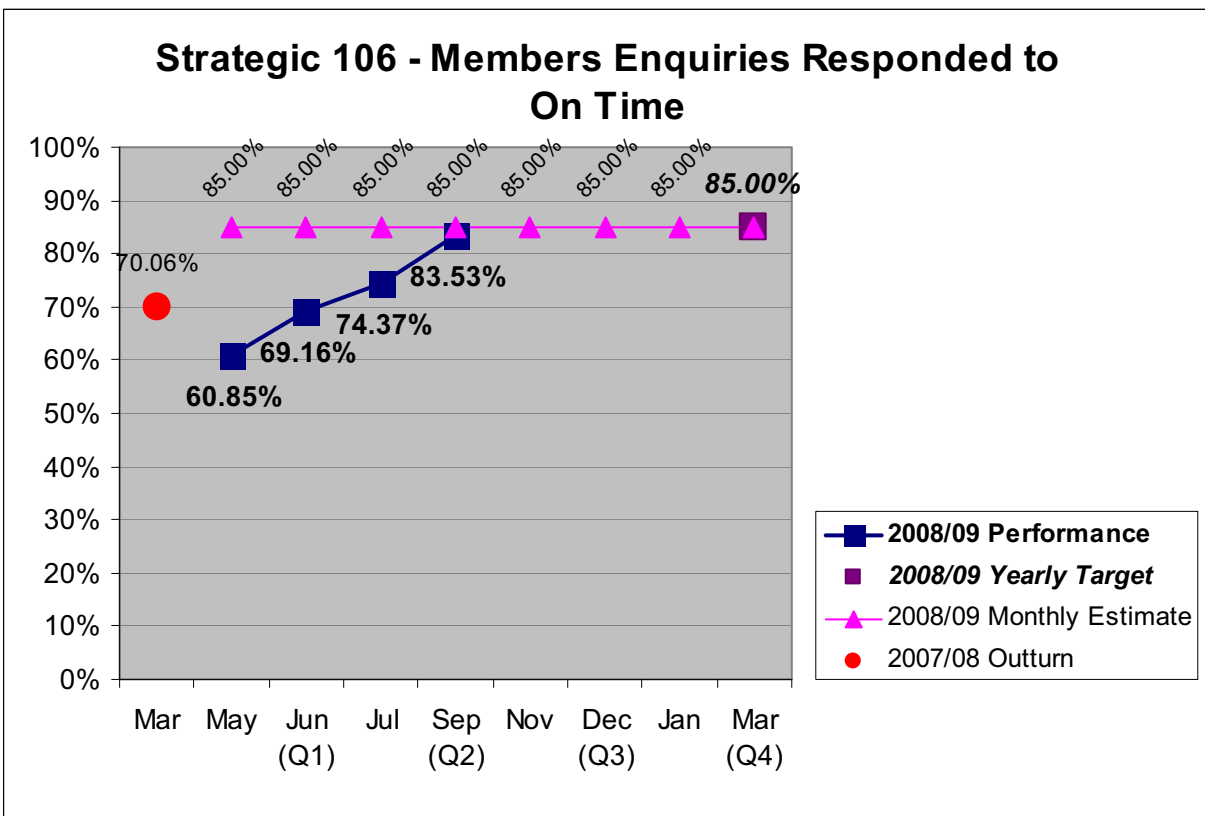
Lower Performance is better



Traffic Light

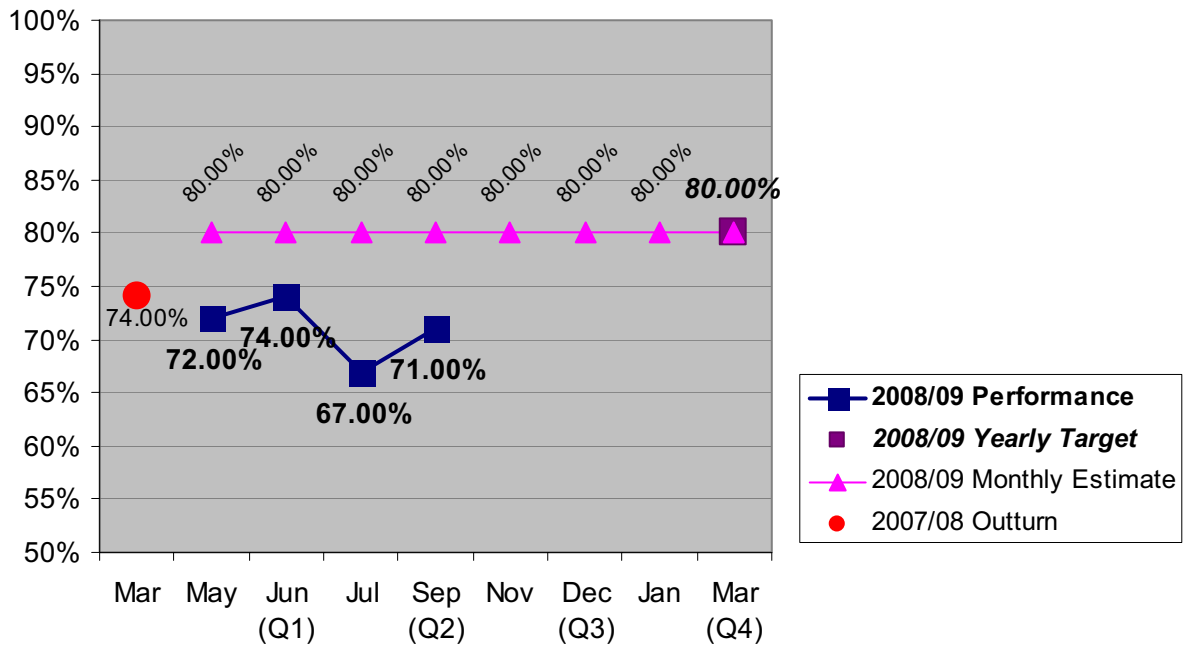
AMBER

Higher Performance is better



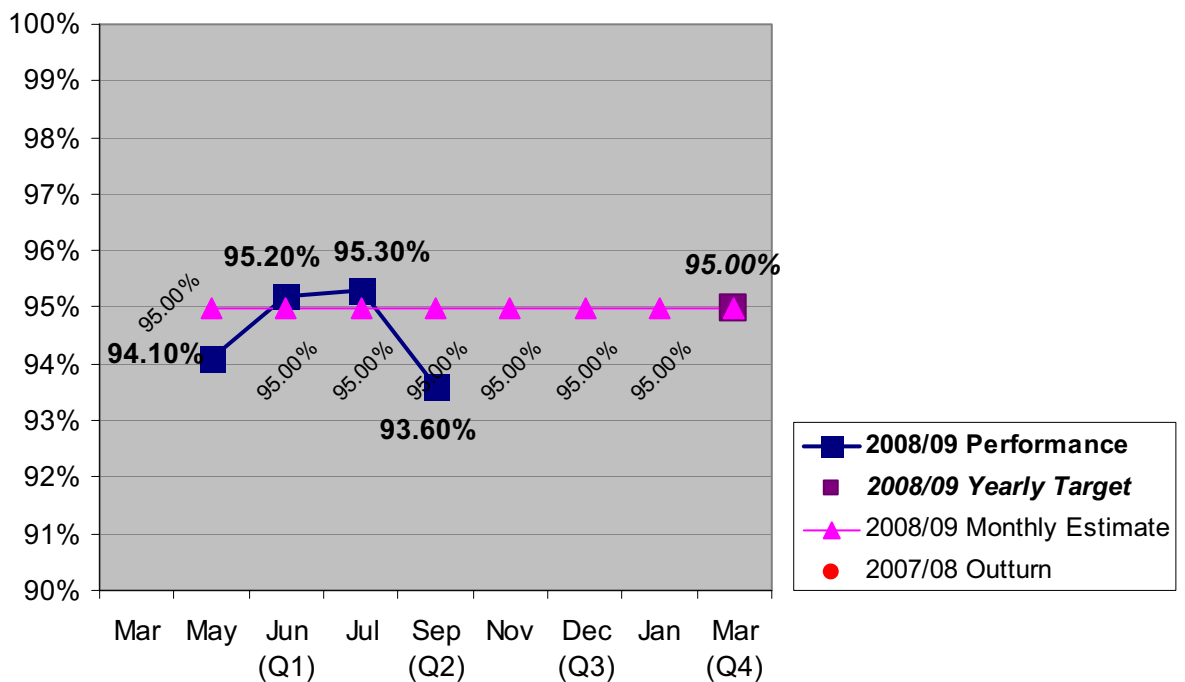
Higher Performance is better

Strategic 107 - Complaints Responded to on Time



Higher Performance is better

Strategic 109 - Calls to Hot Lines Answered

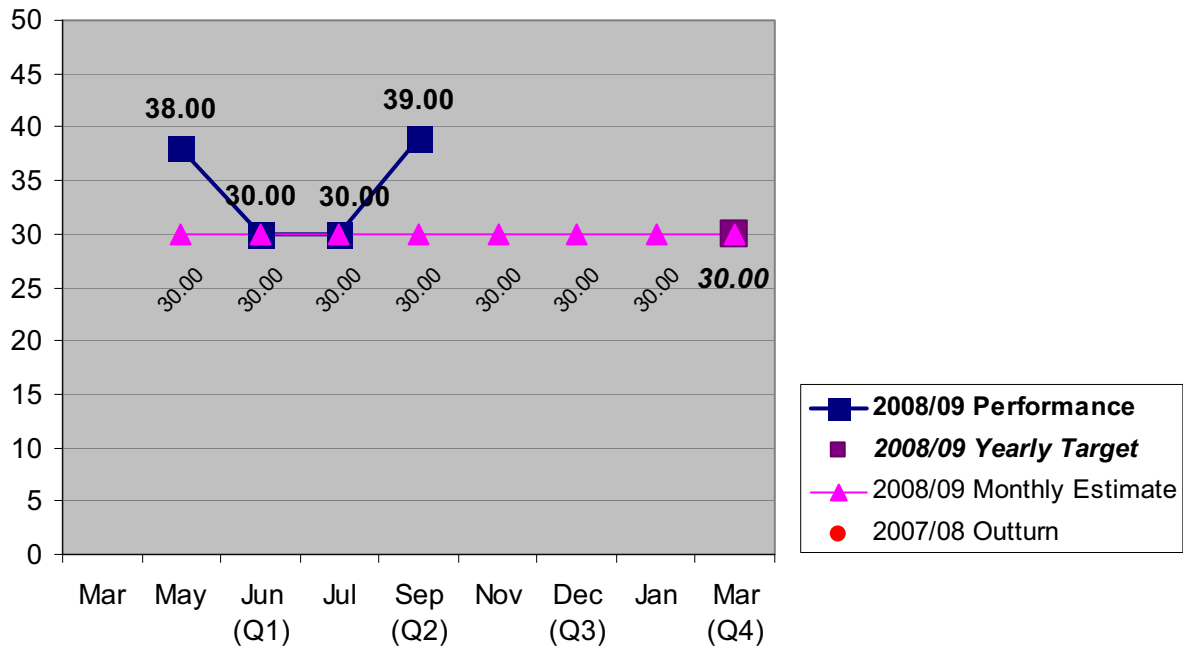


Traffic Light

AMBER

Lower Performance is better

Strategic 110 - Waiting Time for Calls to Hot Lines to be Answered

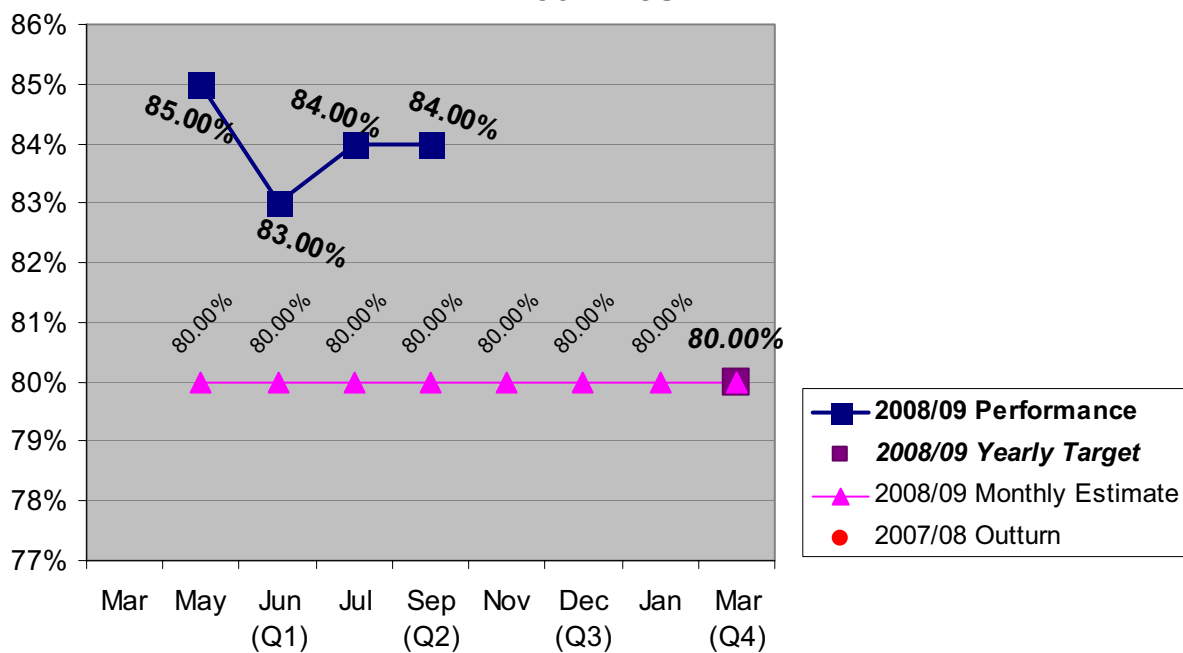


Traffic Light

GREEN

Higher Performance is better

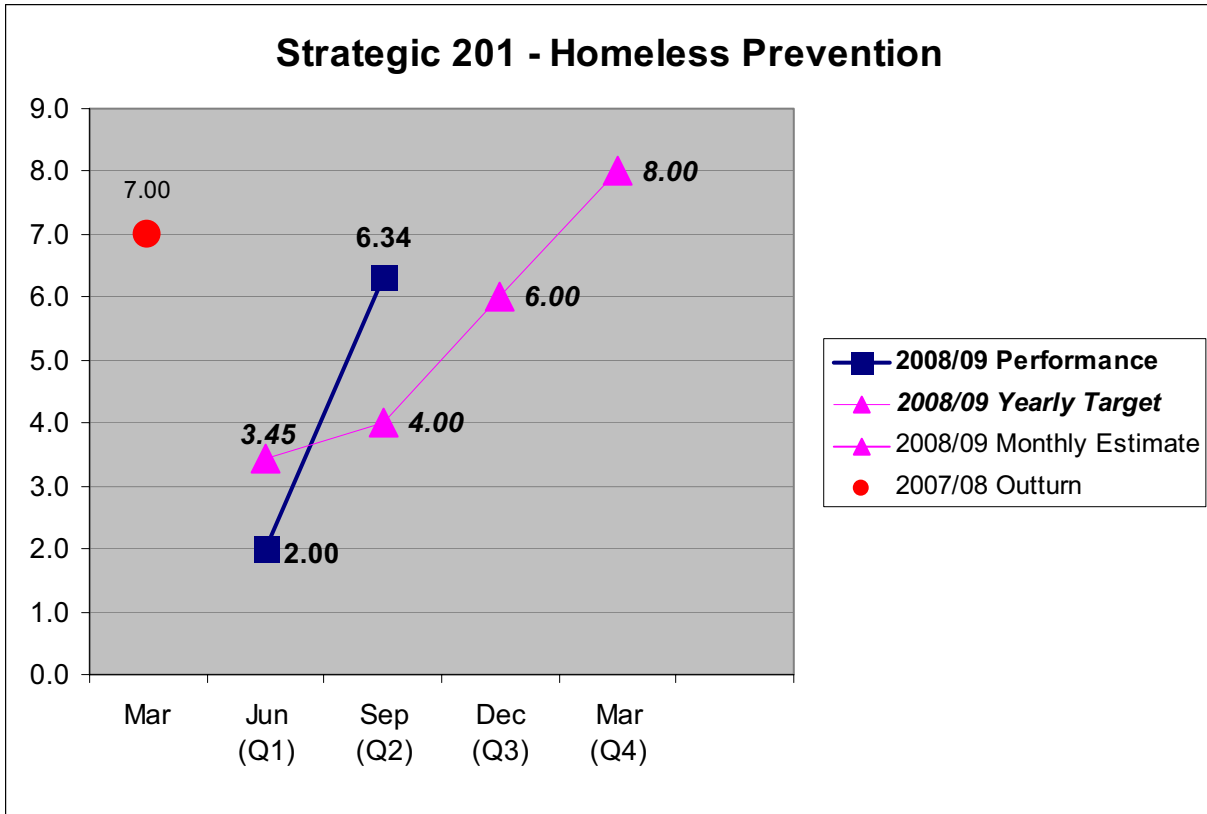
Strategic 111 - First Contact Resolution of Calls to Hot Lines



Traffic Light

GREEN

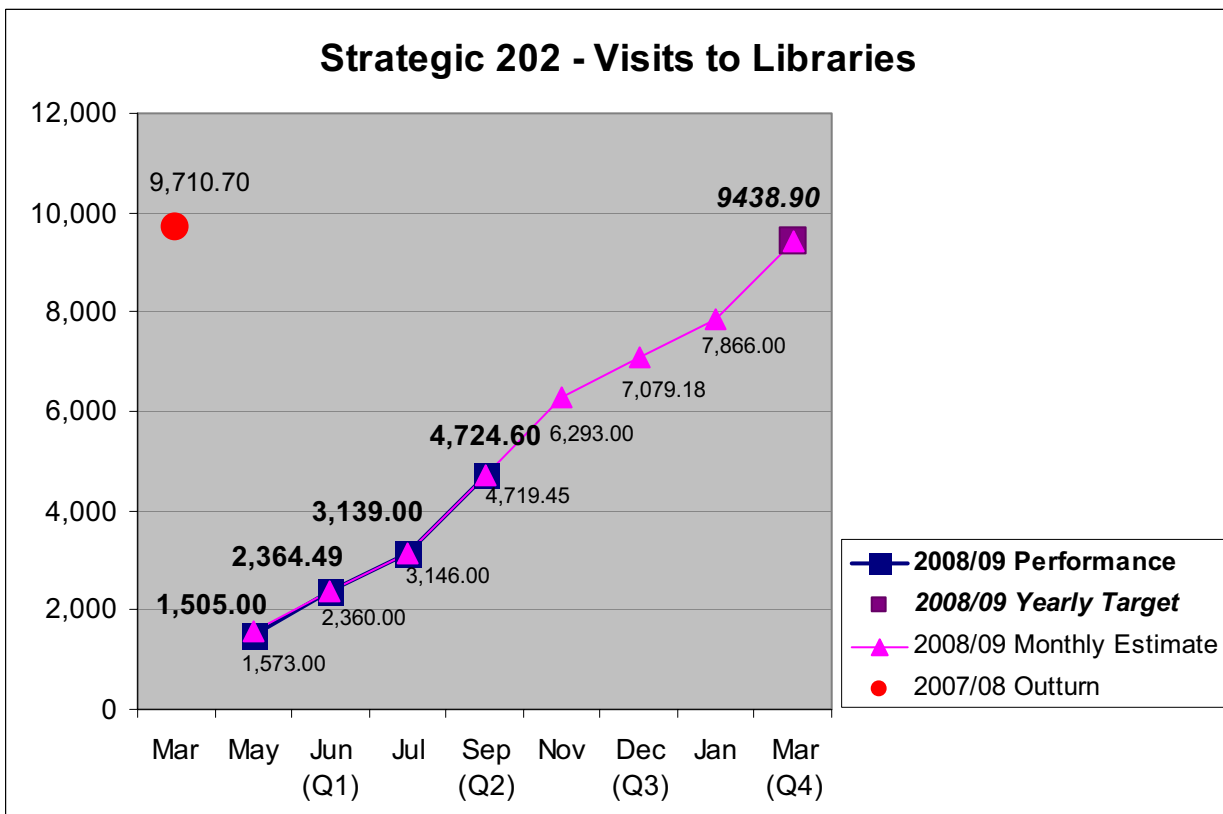
Higher Performance is better



Traffic Light

GREEN

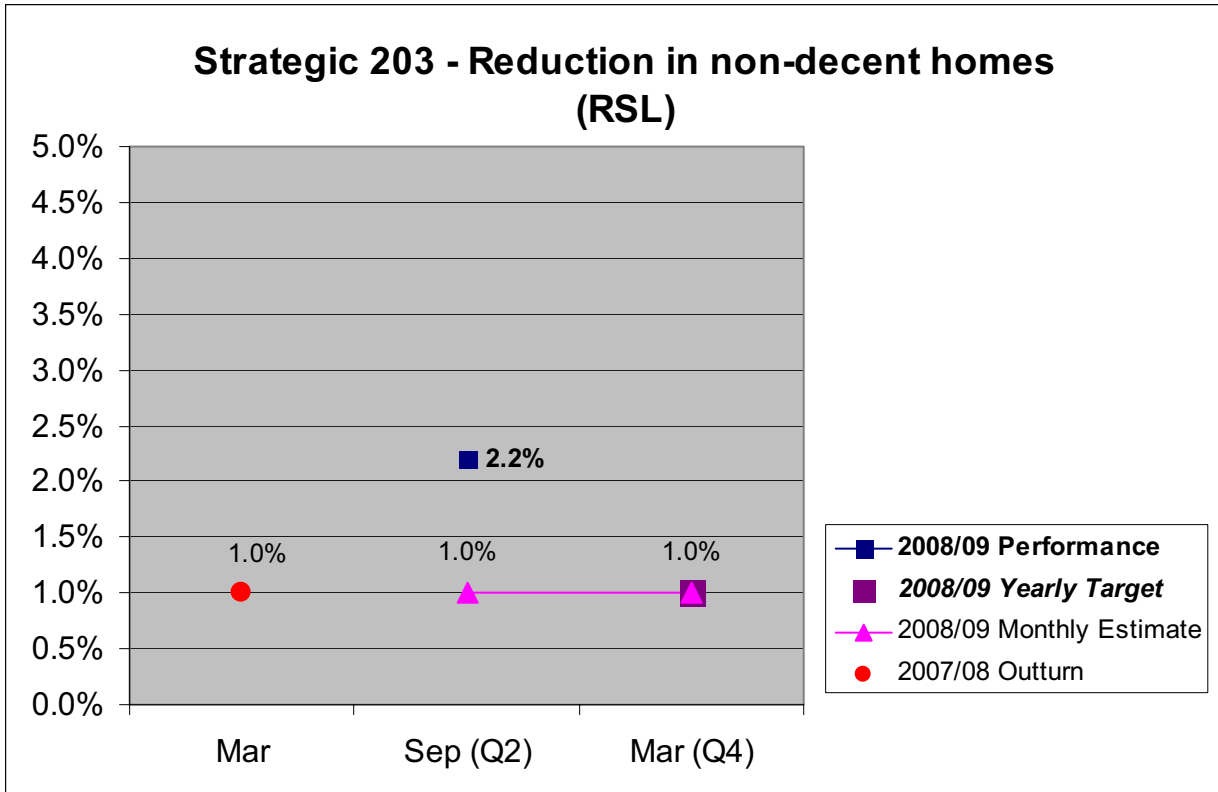
Higher Performance is better



Traffic Light

GREEN

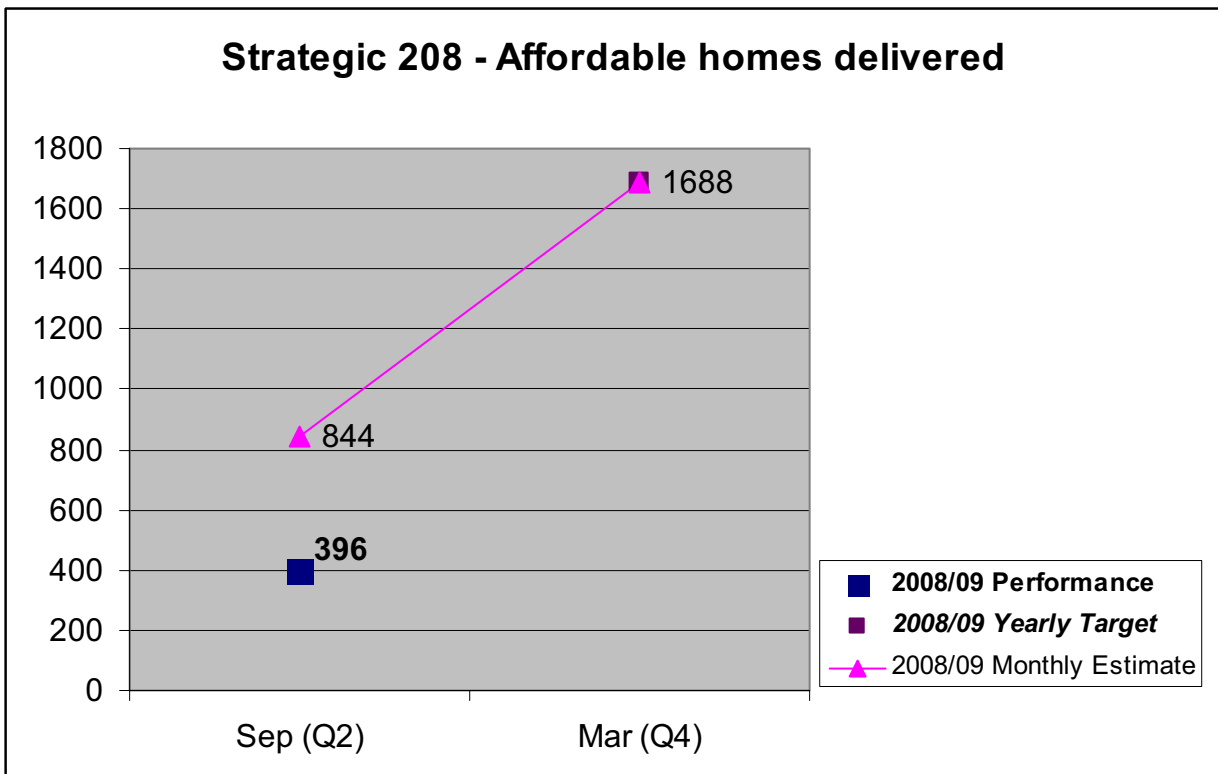
Higher Performance is better



Traffic Light

RED

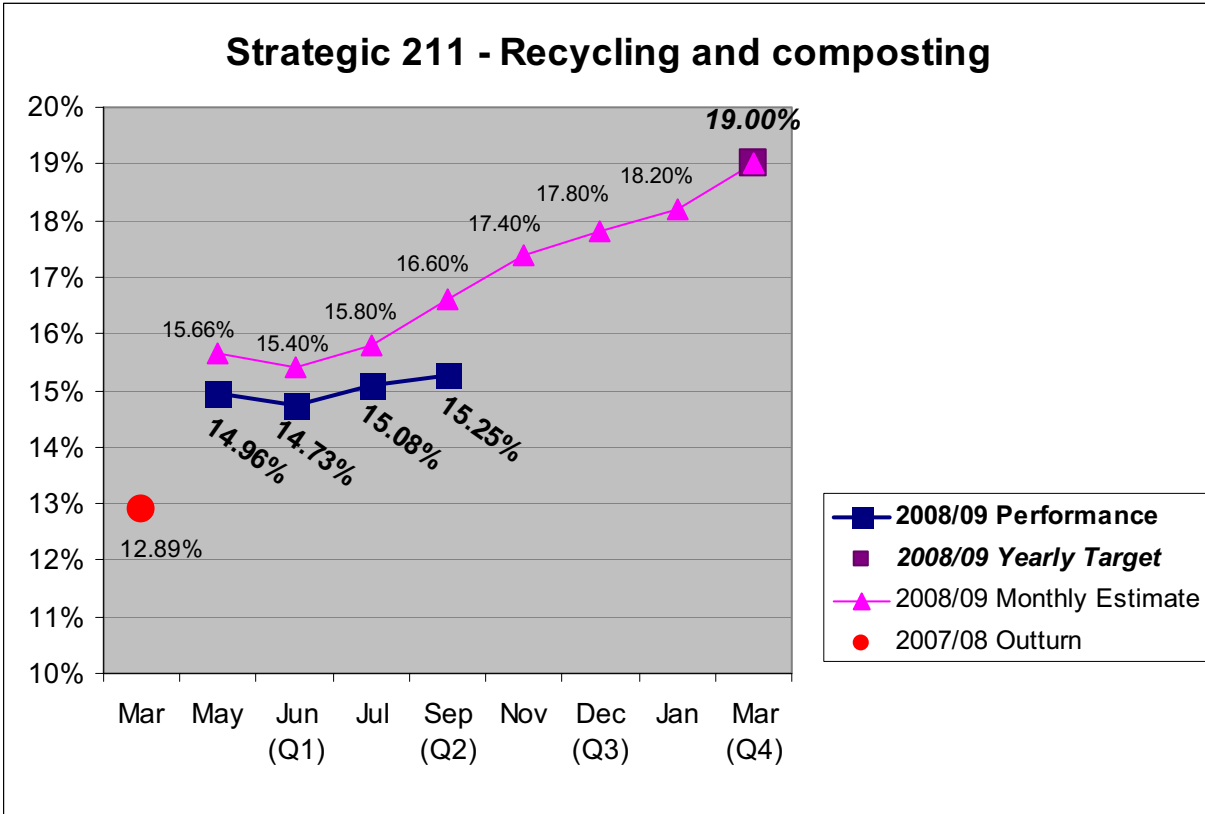
Higher Performance is better



Traffic Light

RED

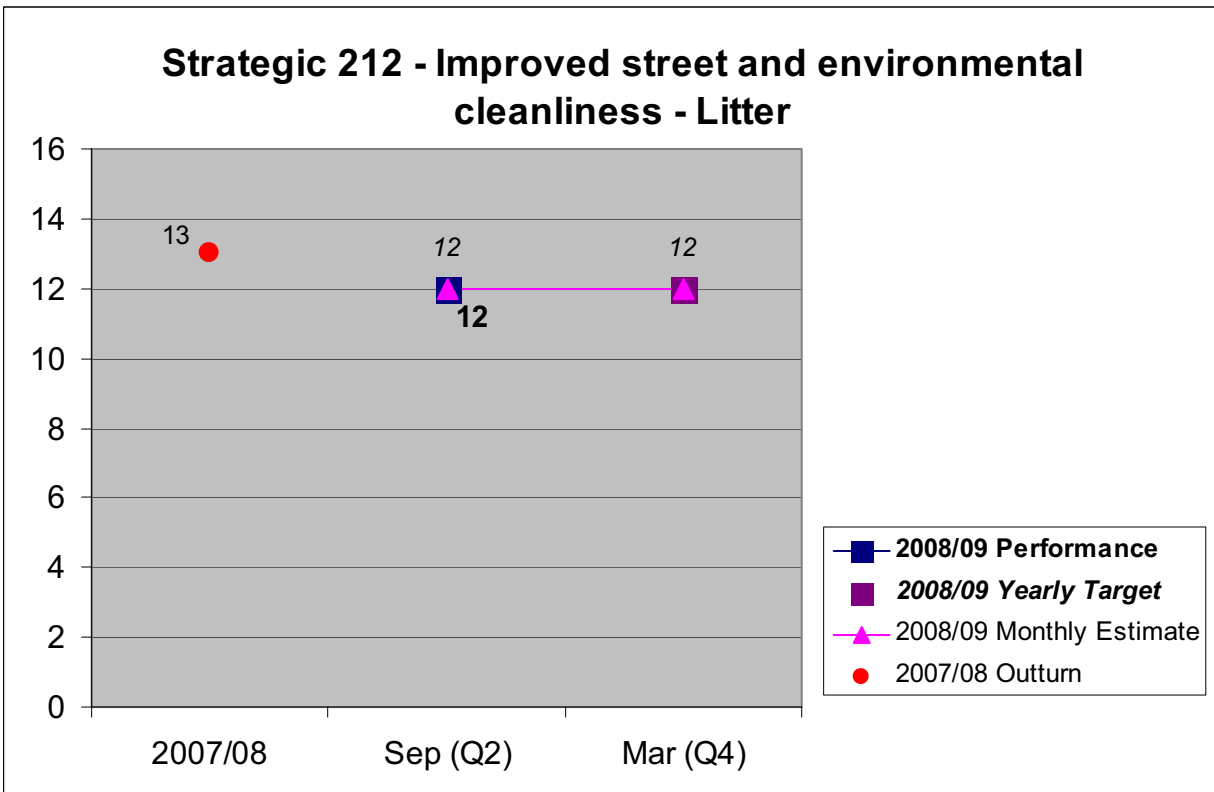
Higher Performance is better



Traffic Light

GREEN

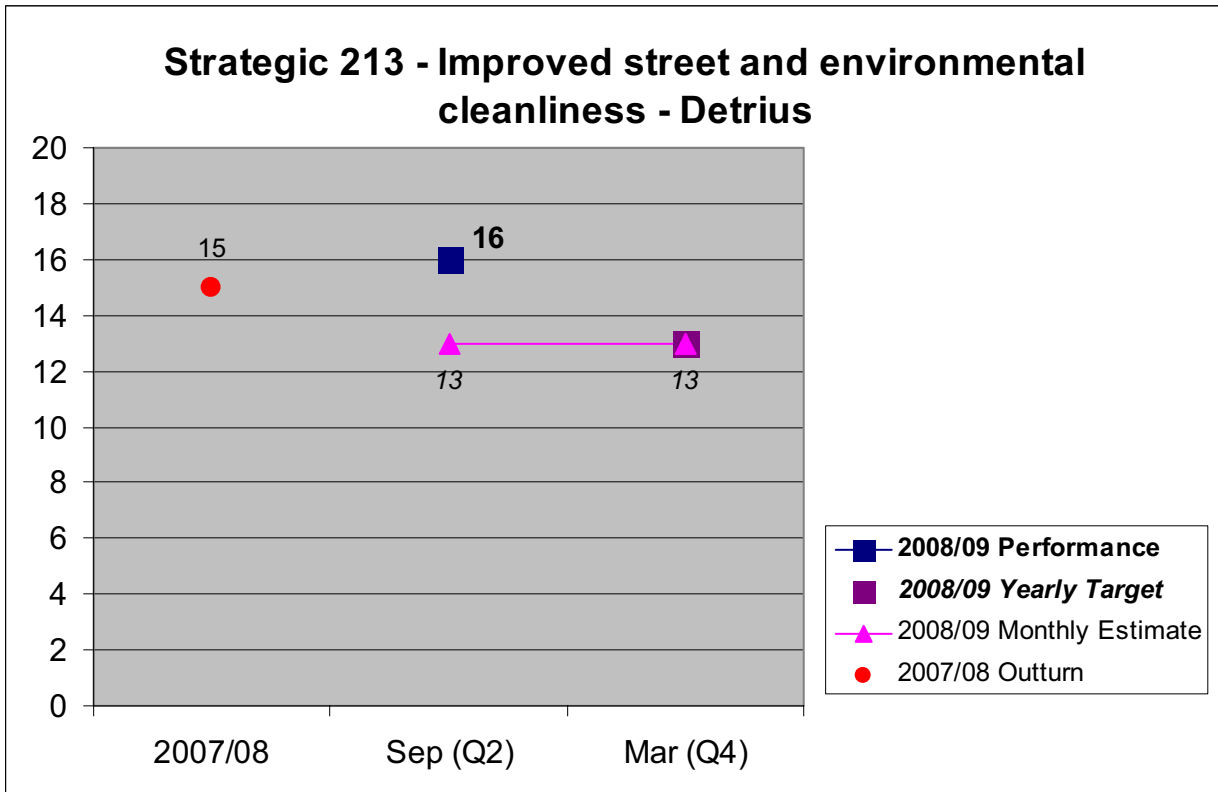
Lower Performance is better



Traffic Light

RED

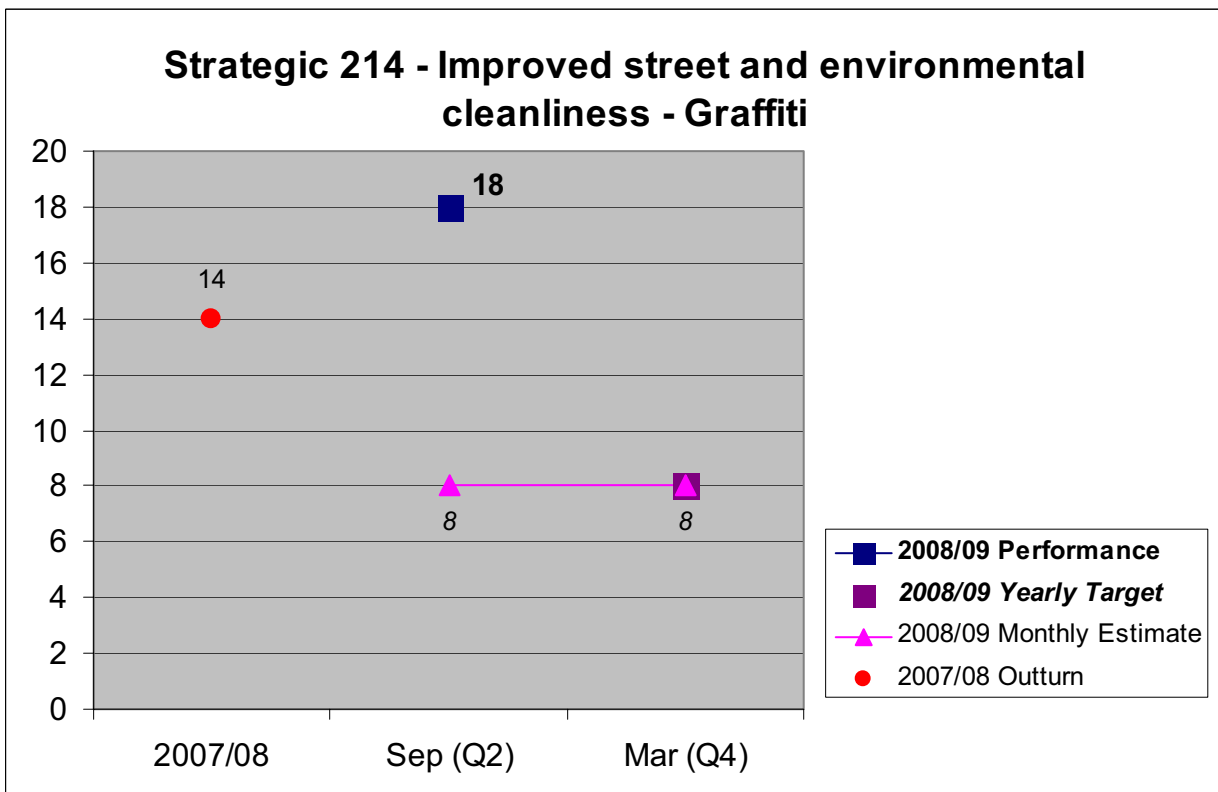
Lower Performance is better



Traffic Light

RED

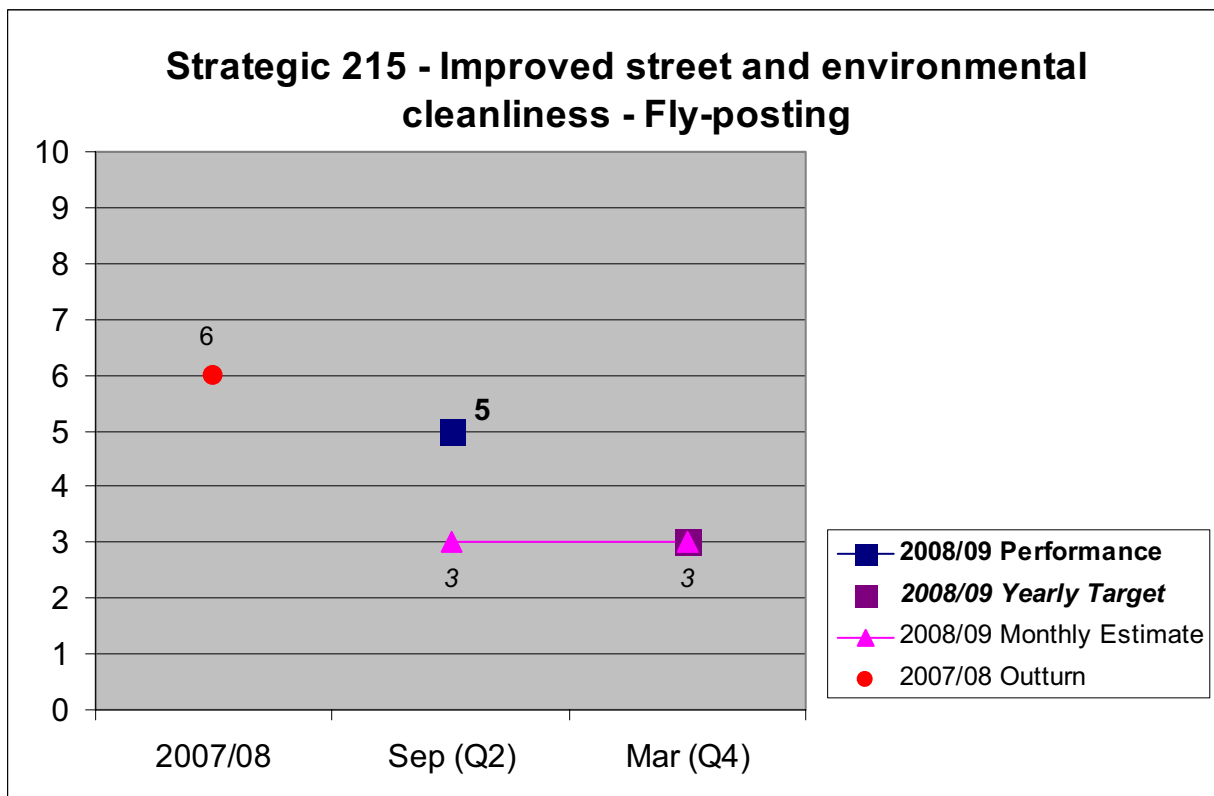
Lower Performance is better



Traffic Light

RED

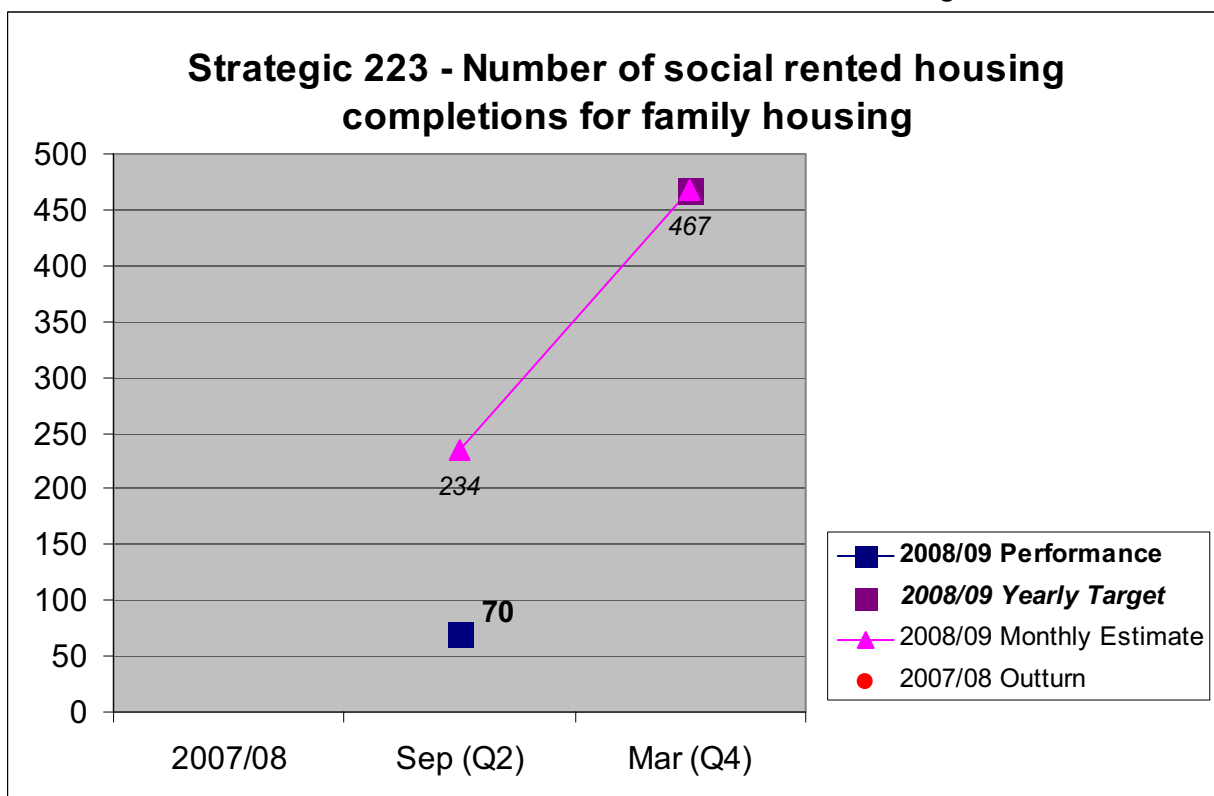
Lower Performance is better



Traffic Light

RED

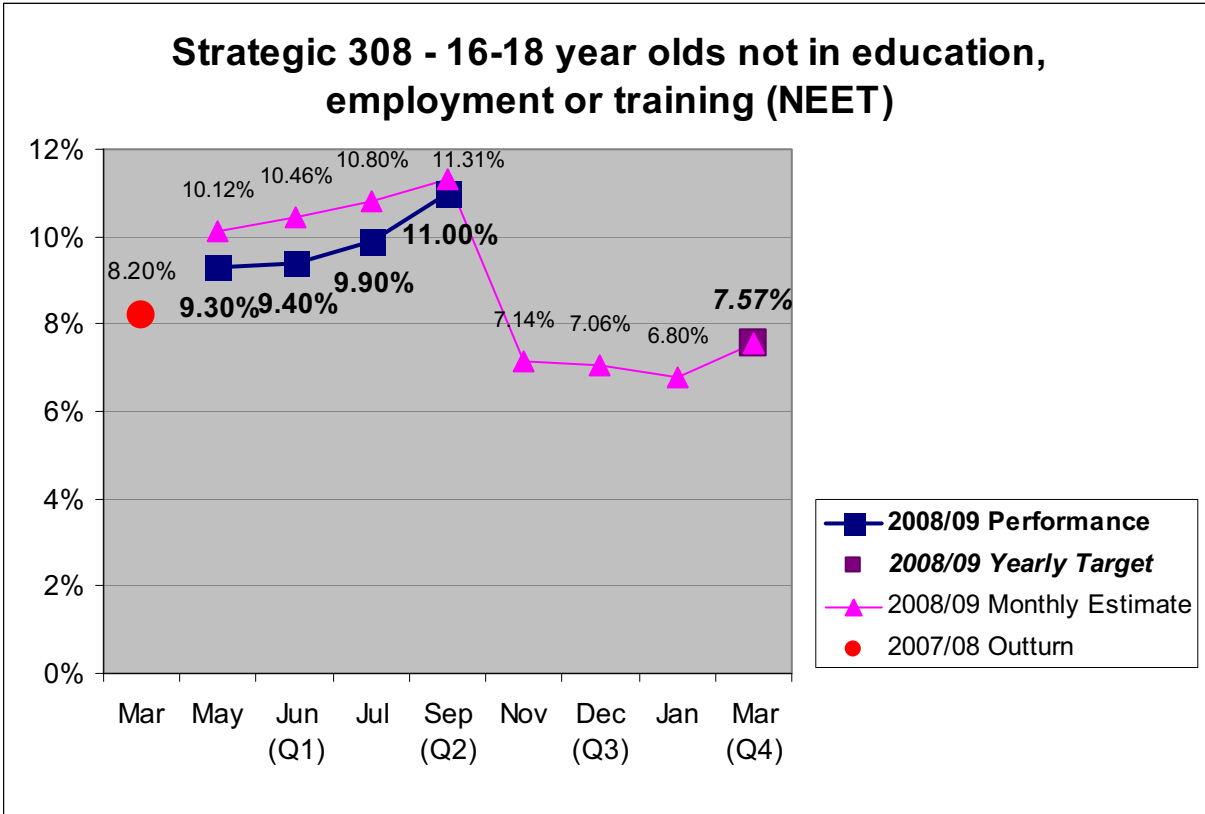
Higher Performance is better



Traffic Light

GREEN

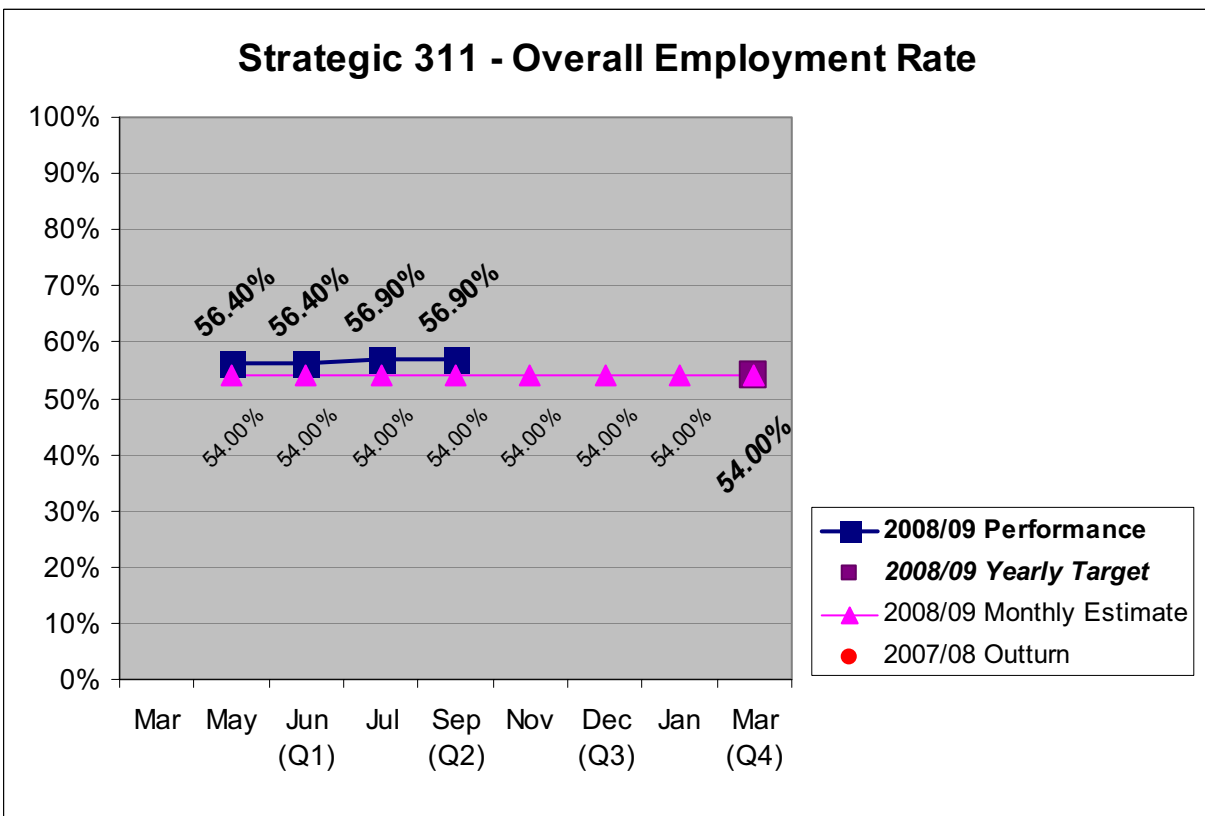
Lower Performance is better



Traffic Light

GREEN

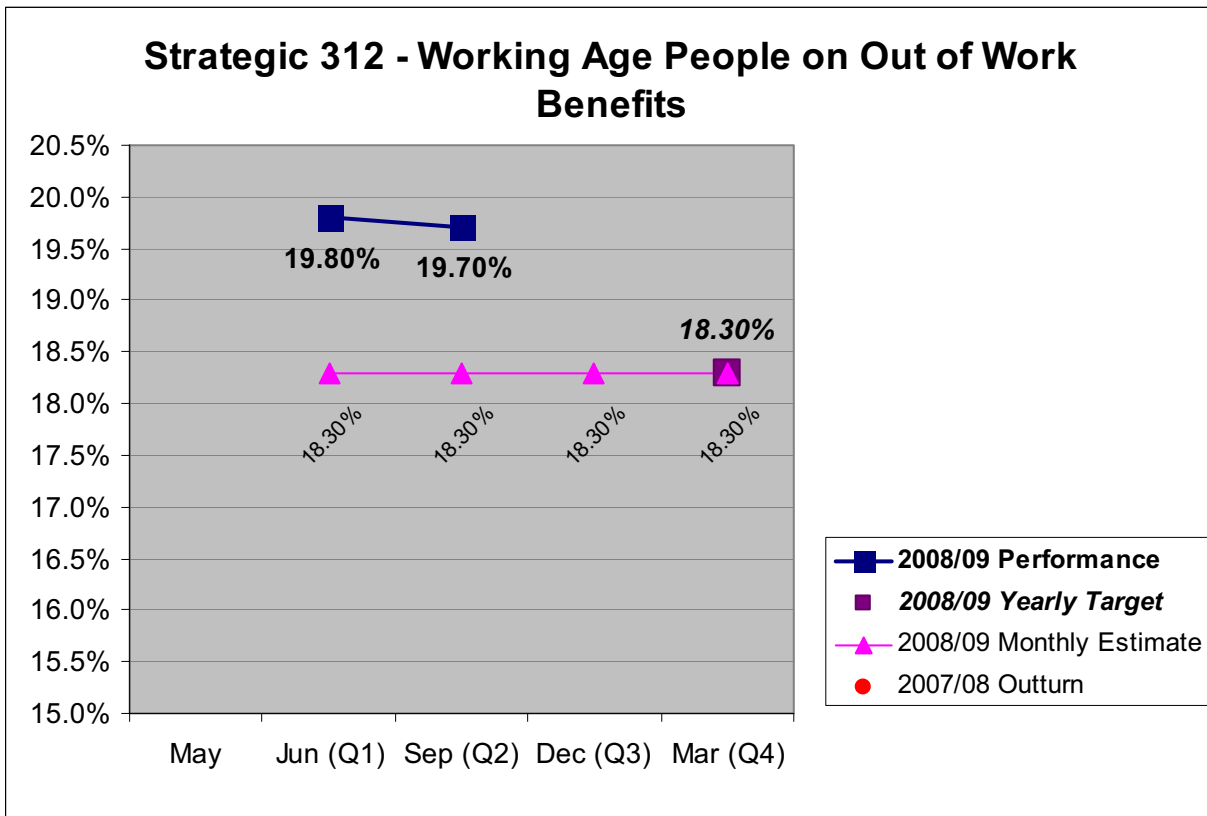
Higher Performance is better



Traffic Light

RED

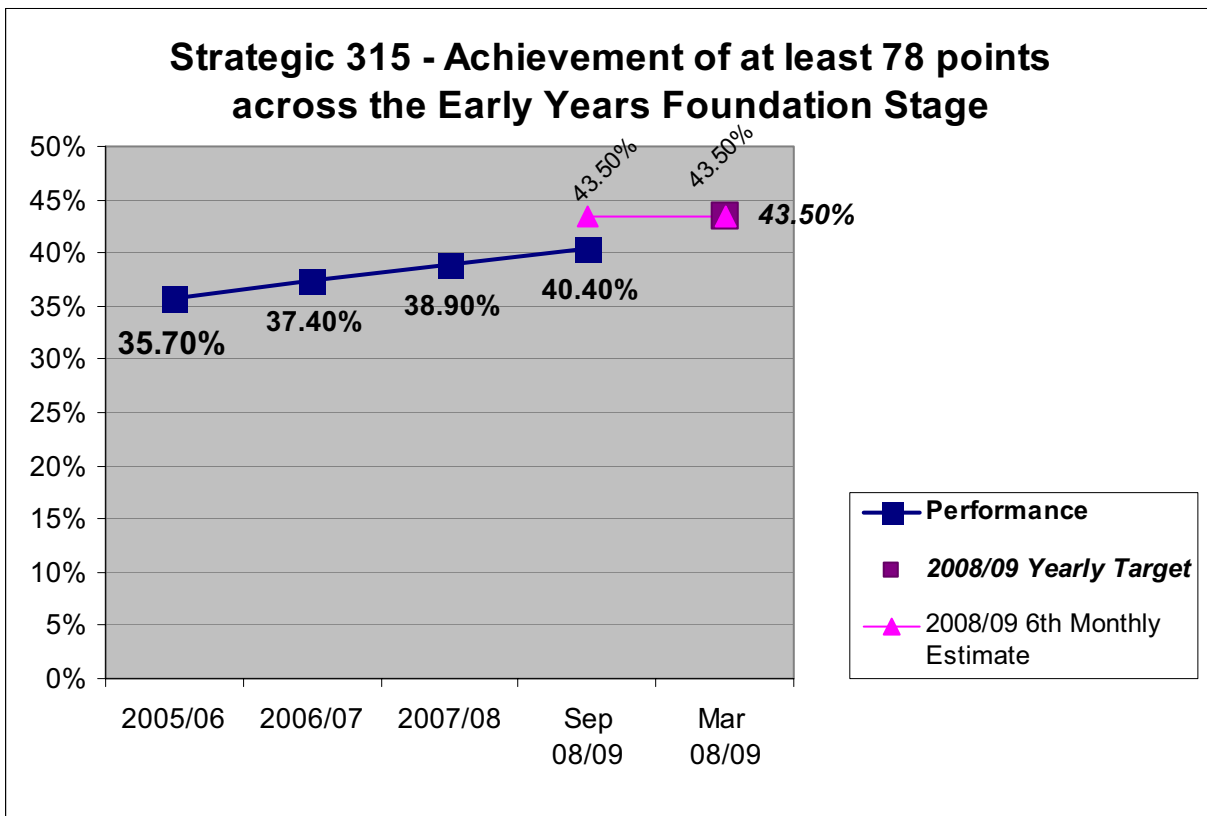
Lower Performance is better



Traffic Light

RED

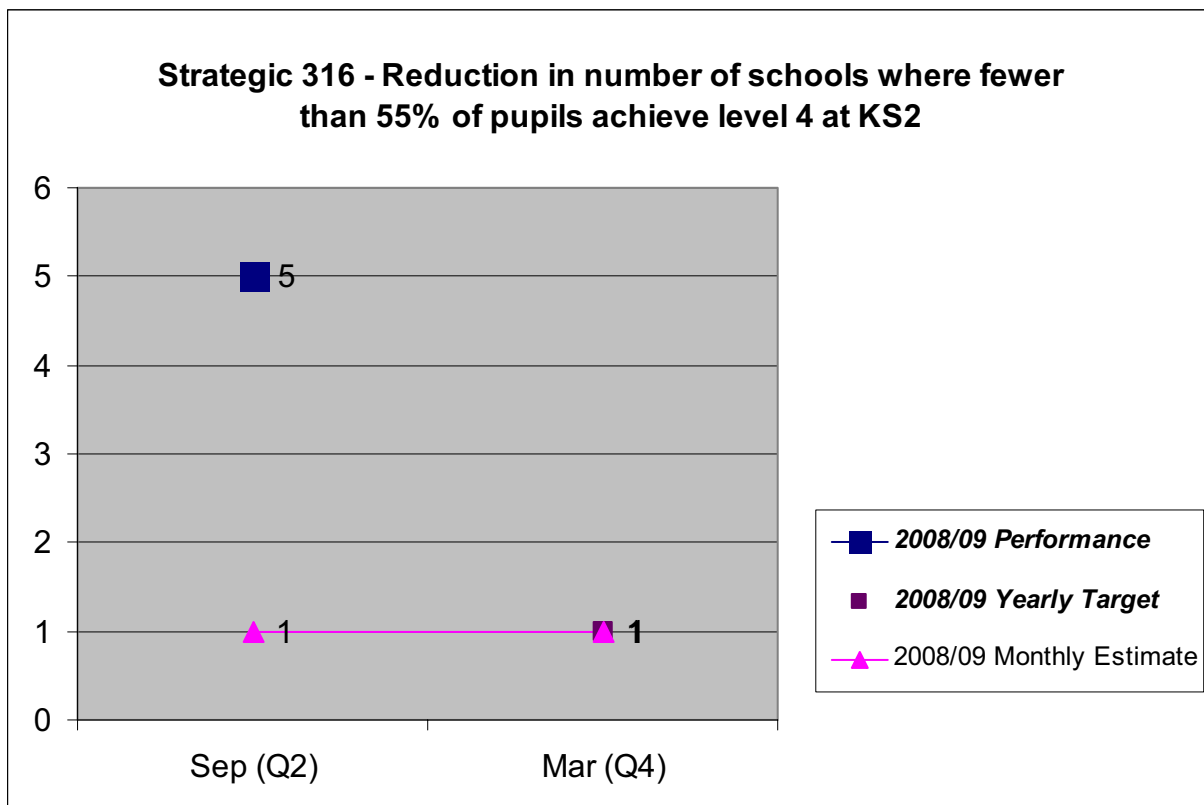
Higher Performance is better



Traffic Light

RED

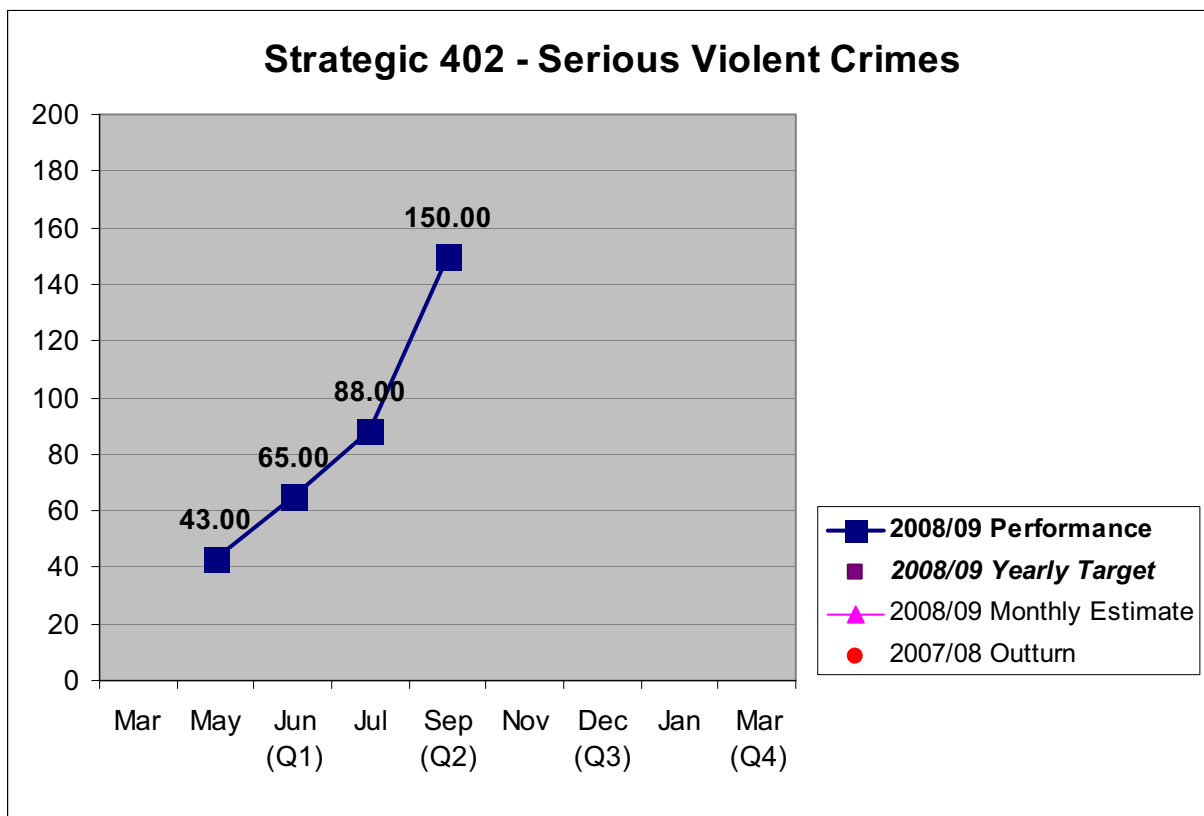
Lower Performance is better



Traffic Light

Target not set

Lower Performance is better

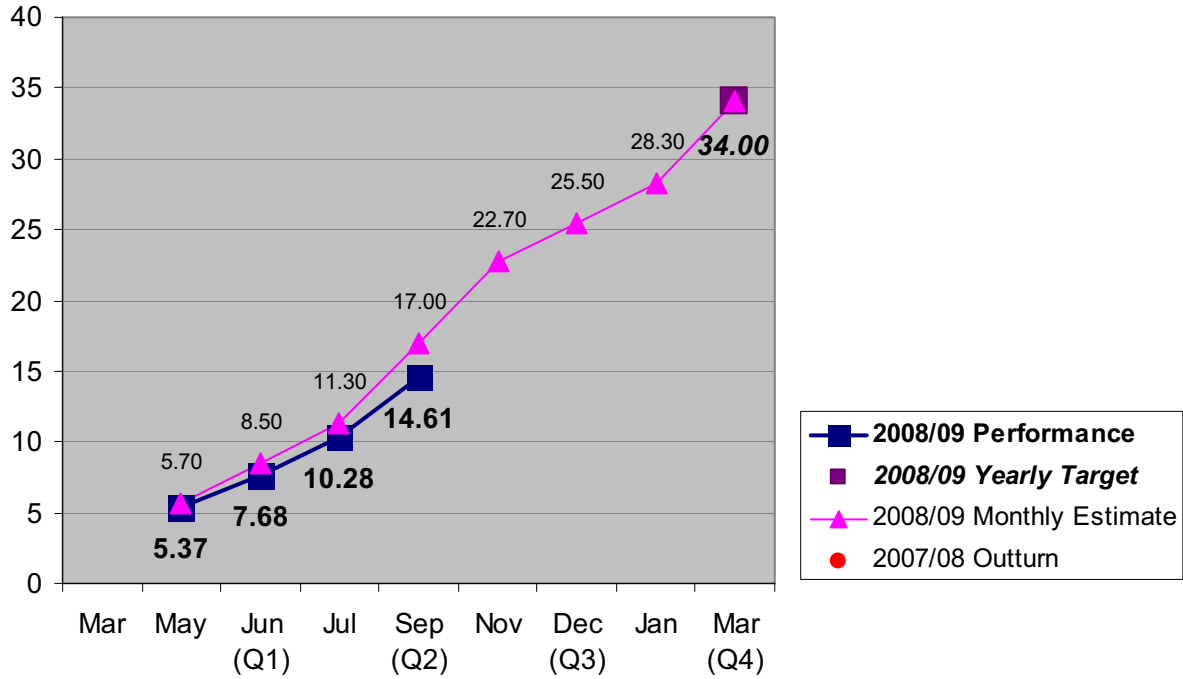


Traffic Light

GREEN

Lower Performance is better

Strategic 403 - Serious Acquisitive Crimes

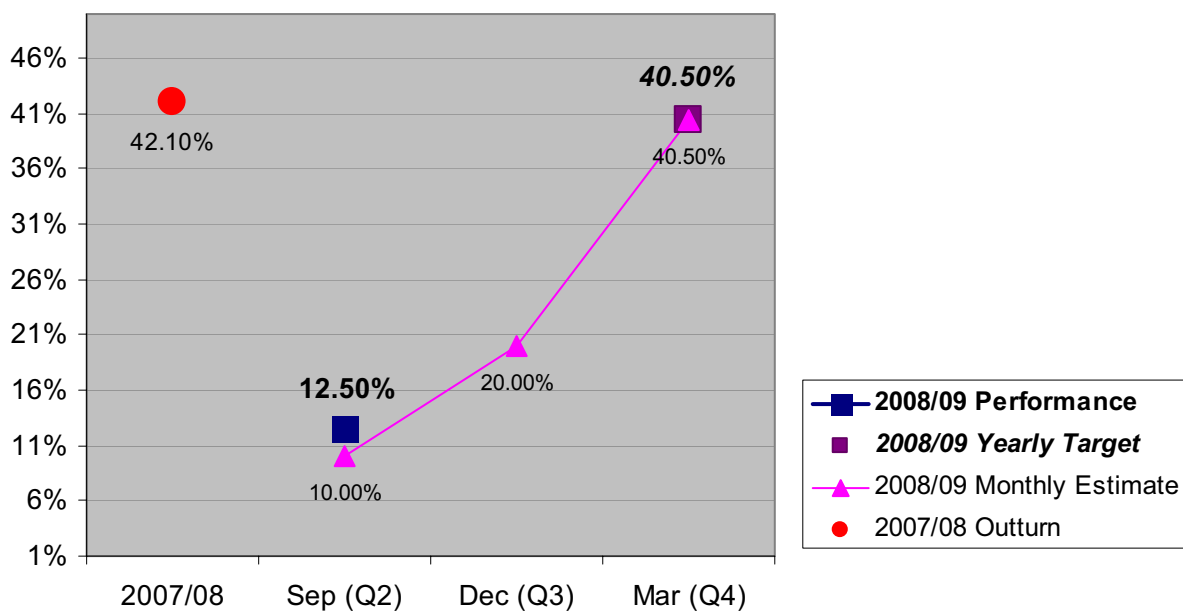


Traffic Light

AMBER

Lower Performance is better

Strategic 405 - Rate of proven re-offending by young offenders 10-17

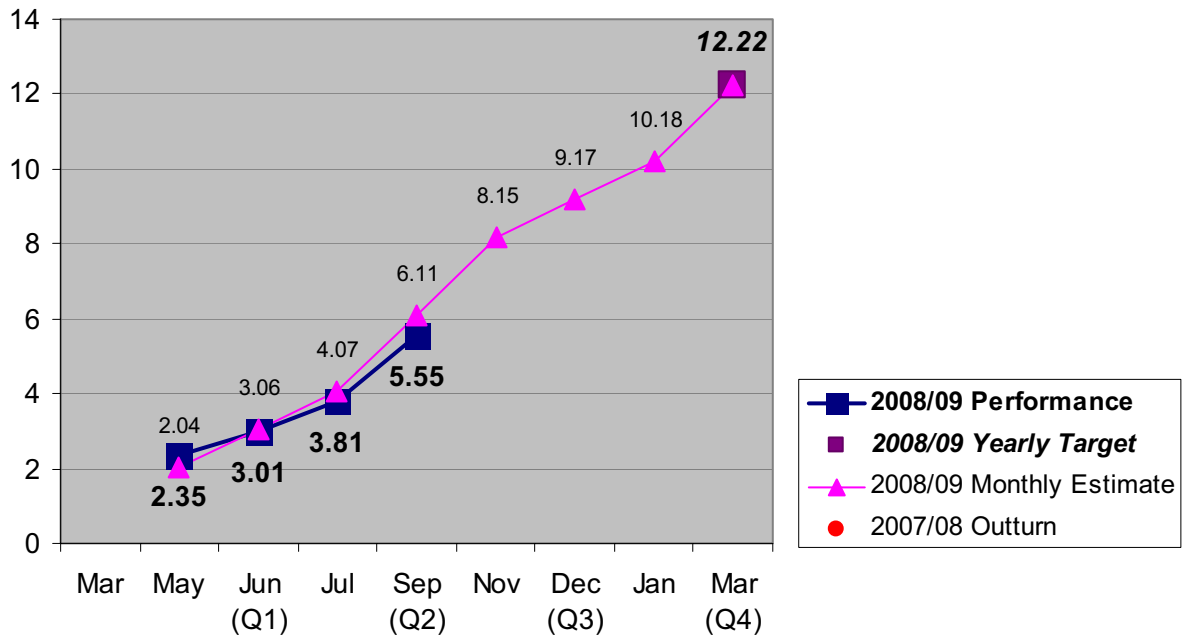


Traffic Light

GREEN

Lower Performance is better

Strategic 407 - Deliberate primary fires

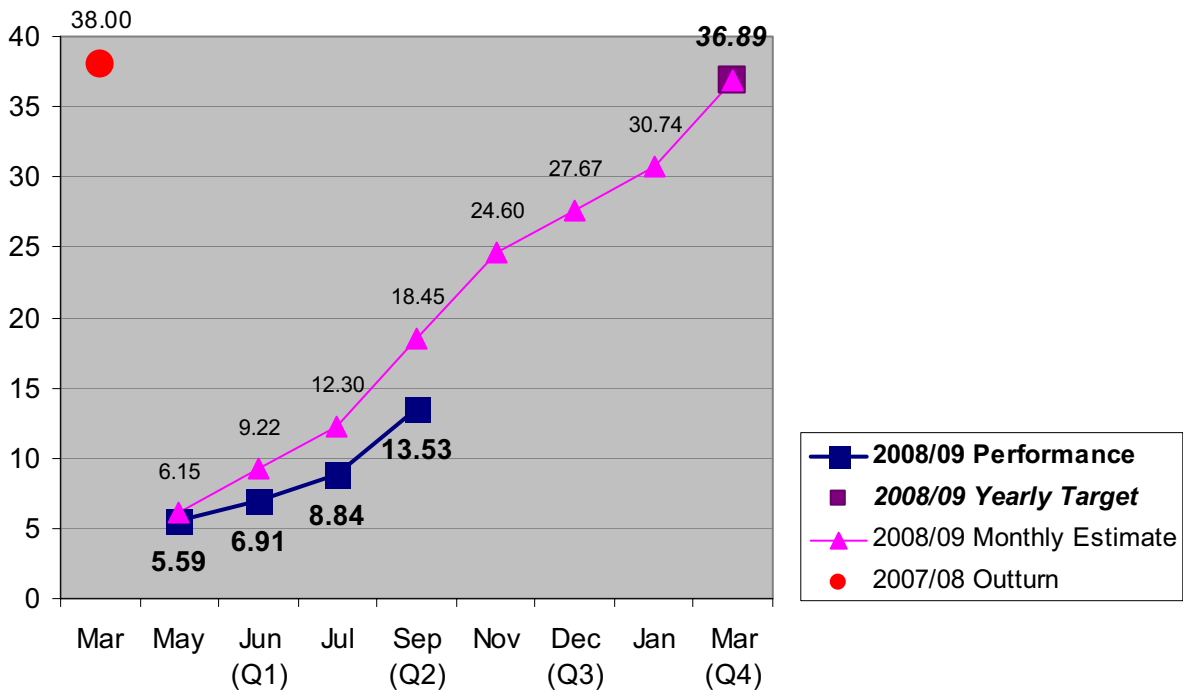


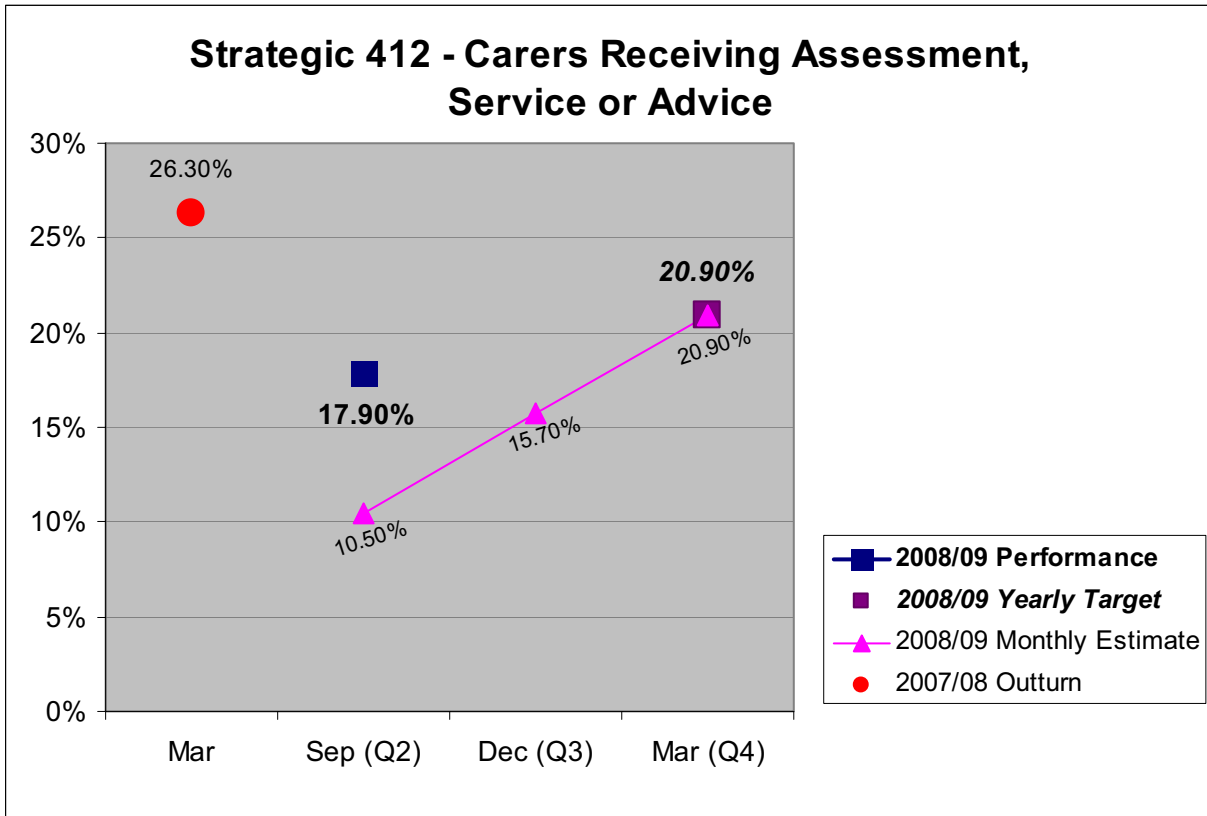
Traffic Light

GREEN

Lower Performance is better

Strategic 408 - Deliberate secondary fires





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APPENDIX 4

PI Ref No	PI Description	Responsible Officer	Pref Out	Actual 07/08	Q1 Actual	Target Sep	Actual Sep	Target 08/09	Traffic Light
Theme 1: One Tower Hamlets									
BV009, RES034	Percentage of council tax collected.	Paul McDermott	High is Good	94.71	30.09	55	54.87	96.5	RED
Monthly Performance: In year collection performance is marginally behind the target after six months, it is 0.8% higher than at the same point last year.									
BV010, CE035	Percentage of Non-domestic Rates Collected	Paul McDermott	High is Good	99.7	33.51	54	59.74	98	GREEN
BV014, RES003	Percentage of early retirements (excluding ill-health retirements) as a percentage of the total workforce.	Deb Clarke	Low is Good	0.66	0.26	0.15	0.49	0.3	RED
Monthly Performance: Year to date actual number of early retirements which include efficiency savings and redundancy of staff over the age of 50 but below normal retirement age are: Teachers - 10, Borough - 22 Total 32. For the Borough, this is mainly due to the setting up of the THH (ALMO), that accounts for 17 of the early retirements. This is a one off situation but does mean that we are already over target for the year and cannot achieve target. Setting aside Teachers and Housing/THH early retirements, all other early retirements are very low.									
BV015, RES004	Percentage of employees retiring on grounds of ill health as a percentage of the total workforce.	Deb Clarke	Low is Good	0.14	0	0.07	0.09	0.13	AMBER
Monthly Performance: Actual number of ill health retirements for year is 2 for schools and 4 for borough staff; total 6 ill health retirements. Although slightly higher than estimate for Q2, year end target remains achievable. However, it must be noted that with the new ill health retirement arrangements under LGPS changes, it is currently unclear how this will impact on ill health retirements. Also, with new three tier arrangements, there is a case for changing the definition or splitting out the different tiers as only 2 of the 3 new tiers allow for permanent payment of ill health retirement payments. The latter is a restricted payment period.									
BV016a, CE005, RES005	Percentage of staff declaring that they meet the Disability Discrimination Act disability definition,	Deb Clarke	High is Good	4.7	4.8	5.1	4.55	5.5	RED
Monthly Performance: Drop between July and Aug directly and wholly attributed to removing housing stats from the results. As an area, housing had a very high volume of employees who had declared whether or not disabled and also had a high percentage of staff with a disability. This has impacted on the corporate results.									
BV017a, CE063a, RES006	Percentage of authority employees from minority ethnic communities as a percentage of the total workforce.	Deb Clarke	High is Good	46.79	46.77	47	47.19	47	GREEN
BV076b	Number of benefit fraud investigators employed, per 1,000 caseload.	Steve Hill	None	0.29	0.32	0.29	0.33	0.29	GREEN
BV076c	The number of Housing Benefit and Council Tax Benefit (HB/CTB) fraud investigations carried out by the Local Authority per year, per 1,000 caseload.	Steve Hill	None	26.02	5.59	17	12.07	34	RED
Monthly Performance: BV076C - is off target because of the impact of the DWP/LA data exchanges ceasing (following the nationwide loss of sensitive Child Benefit data) and this filtering through. Data matches have now resumed and we are already seeing increased activity - however, it is not the number of investigations but the quality of those investigations and their results (BV076D) which is the key indicator for Counter Fraud and we are on target for achieving our Prosecutions and Sanctions BVPI despite the suspension of data exchanges. We hope that performance for this BVPI will improve before the end of the year but we anticipate all Authorities will be in a similar position in terms of BV076C performance.									

PI Ref No	PI Description	Responsible Officer	Pref Out	Actual 07/08	Q1 Actual	Target Sep	Actual Sep	Target 08/09	Traffic Light
BV076d	The number of Housing Benefit and Council Tax Benefit (HB/CTB) prosecutions and sanctions, per year, per 1,000 caseload, in the Local Authority area.	Steve Hill	None	5	1.38	2.25	2.31	4.5	GREEN
BV078a, SP218	Average time for processing new housing benefit and council tax benefit claims (days).	Steve Hill	Low is Good	24.63	23.92	24.6	23.64	24.6	GREEN
National179, RES008	Value for money – total net value of ongoing cash-releasing value for money gains that have impacted since the start of the 2008-09 financial year	Alan Finch	High is Good	4296000			6635000		
RES061	Percentage of staff from workforce - Bangladeshi	Deb Clarke	High is Good		21.43	19.5	23.7	19.5	GREEN
SP501, THI031	Budget Performance	Alan Finch	Low is Good	-7,576,000	-1566000	0	-1566000	0	GREEN

PI Ref No	PI Description	Responsible Officer	Pref Out	Actual 07/08	Q1 Actual	Target Sep	Actual Sep	Target 08/09	Traffic Light
Scheme 2: A Great Place to Live									
BV066a, CPAH06	Local authority rent collection and arrears: proportion of rent collected.	Jackie Odunoye	High is Good	98.1	100.98	99.92	99.65	99.92	RED
Monthly Performance: Whilst performance for this indicator is below target it has vastly improved from previous months. With focused monitoring of this indicator both across and in month it is hoped that performance will be on track by Q3.									
BV179, CPAE22	Percentage of standard searches carried out in 10 working days.	Michael Kiely	High is Good	99.98	92.19	100	98.92	100	RED
Monthly Performance: Lower responses from departments completing the return had caused performance below target. Whilst performance for this indicator is below target it has vastly improved from Q1. Increased monitoring of those teams carrying out searches have contributed to this outcome and it is hoped that performance will be on track by Q3.									
BV212, CPAH08, SP204, THI007	Average time taken to re-let local authority housing.	Jackie Odunoye	Low is Good	33.99	31.85	31	35.76	31	RED
Monthly Performance: September's performance was an improvement on August's but still below target. This area of the service has been recognised as needing some external support, and an externally commissioned voids review is now underway and due to report towards the end of this month.									
BV215a	The average number of days taken to repair a street lighting fault, which is under the control of the local authority - non DNO -	Heather Bonfield	Low is Good	2.28	0.17	0.18	0.44	0.18	RED
Monthly Performance: Very minor administrative delays caused by familiarisation with new ordering and payment system. Performance is very high. Variance against the target at this level is fractional.									
CPAH04, SP203, THI006	Percentage of urgent repairs completed in government time limits	Jackie Odunoye	High is Good	97.67	97.68	98	98.3	98	GREEN

PI Ref No	PI Description	Responsible Officer	Pref Out	Actual 07/08	Q1 Actual	Target Sep	Actual Sep	Target 08/09	Traffic Light
CPAH05	Average time for non-urgent repairs	Jackie Oduoye	Low is Good	8.05	8.07	7.2	7.63	7.2	RED
<p>Monthly Performance: A fall in performance during the summer was caused by a backlog of non-urgent repairs being completed by our partner contractors. The backlog is now largely cleared and performance has again improved following the measures that have been introduced. These measures include greater scrutiny on this indicator and regular meetings with the contractors focusing on performance. This indicator will continue to be closely monitored and is expected to achieve target in the next few months.</p>									
D&R03b	Percentage of social rented housing completions for family housing	Jackie Oduoye	High is Good		N/R	25	32	25	GREEN
D&R04	Percentage of intermediate and market housing completions for family housing	Jackie Oduoye	High is Good		N/R	N/R	4.24	12	
<p>Awaiting comment</p>									
D&R10	% of repairs complete right first time	Jackie Oduoye	High is Good	78.3		80	77	80	RED
<p>Monthly Performance: The performance for September is a vast improvement and is the result of a number of measures taken in liaison with the contractors. This includes telephone calls to the resident on the day of the appointment to check whether the work has been completed correctly and the appointment kept. In view of the improvement in performance the independent company that carry out the checks was asked to check their data. They have now confirmed that it is accurate.</p>									
National157a	Processing of planning applications within 13 weeks for Major applications	Michael Kiely	High is Good	56.92	37.5	60	58.83	60	RED
<p>Monthly Performance: LBTH receives a comparatively large number of major (large-scale; +100 units) planning applications which are more complex in arriving to a decision, often needing liaison with GLA. This increases the length of time necessary to decide on the outcome and has historically hindered performance. With these larger or more contentious applications Planning Performance Agreements (PPA) are now being used which agree an extended time limit and thus elimination from this indicator, improving the overall score. Clarification is being sought on whether PPA's are being omitted from this indicator and steps taken to ensure these applications are excluded from the calculation within the next quarter, with a view to demonstrating a progress towards the 08/09 target by year end</p>									
National157b	Processing of planning applications within 8 weeks for Minor applications	Michael Kiely	High is Good	84.4	80.19	81	86.57	81	GREEN
National157c	Processing of planning applications within 8 weeks for Other applications	Michael Kiely	High is Good	86.6	85.06	86	90.59	86	GREEN
National191	Residual household waste per household	Heather Bonfield	Low is Good		173.94	330	347.91	660	RED
<p>Monthly Performance: The introduction of the food waste collection was delayed to September following consultation and feedback from members. This has impacted on first half performance. Garden and food waste collection are now in place and being supported by the launch of the Corporate Recycling Campaign. Actions in the Recycling Improvement Plan are also expected to address performance in this area. The introduction of schools' food waste recycling source is being accelerated.</p>									
National193	Percentage of municipal waste land filled	Heather Bonfield	Low is Good		87.95	87	87.19	85	AMBER
<p>Monthly Performance: This is a fractional overshoot of the target, with no strategic implications.</p>									
SP205	Percentage of residents satisfied with the Council's repairs service	Jackie Oduoye	High is Good	86.29		88	83	88	RED
<p>Monthly Performance: The performance for September is a vast improvement and is the result of a number of measures taken in liaison with the contractors. This includes telephone calls to the resident on the day of the appointment to check whether the work has been completed correctly and the appointment kept. In view of the improvement in performance the independent company that carry out the checks was asked to check their data. They have now confirmed that it is accurate.</p>									

PI Ref No	PI Description	Responsible Officer	Pref Out	Actual 07/08	Q1 Actual	Target Sep	Actual Sep	Target 08/09	Traffic Light
Theme 3: A Prosperous Community									
D&R01	No. residents assisted into sustainable employment by Skillsmatch	Sue Hinds	High is Good		98	133	148	600	GREEN
National073, Priority3004	Achievement at level 4 or above in both English and Maths at Key Stage 2	Helen Jenner	High is Good	72		79	72.2	79	RED
Monthly Performance: This result is a provisional result published by the DCSF 09/09/08 and results may change following updates between schools and DCSF- we expect the final result to be up to 2 percentage points higher. The result for this indicator is collected annually.									
National074, Priority3005	Achievement at level 5 or above in both English and Maths at Key Stage 3	Carmel Littleton	High is Good	58		71	55.9	71	RED
Monthly Performance: This is a provisional result dated 30/09/08 as published by DCSF but are subject to change as results are being validated by DCSF, schools and LA's. We expect the final results to be up to 2 percentage points higher. This result is collected annually.									
National075, Priority3006	Achievement of 5 or more A*- C grades at GCSE or equivalent including English and Maths	Carmel Littleton	High is Good	36.5		43	40	43	RED
Monthly Performance: 40% is the academic year 2007/08 (financial year 2008-09) results for achievement of 5 or more A*- C grades at GCSE or equivalent including English and Maths. This result is a provisional result published by the DCSF 09/09/08 and it is subject to change as results may change following updates between schools and DCSF. We expect final results to be up to 2 percentage points higher. This result is an improvement of 3.5% compared to last year's result which is almost 10 times the national improvement rate.									
National083, Priority3014	Achievement at Level 5 or above in Science at Key Stage 3	Carmel Littleton	High is Good	59		71	51.7	71	RED
Monthly Performance: This is a provisional result for academic year 2007/08 (Financial 2008/09). This result is subject to change following any result updates between schools, LA's and DCSF. This result is collected annually.									
National084, Priority3015	Achievement of 2 or more A*- C grades in Science GCSEs or equivalent	Carmel Littleton	High is Good	46.9		48	49	48	GREEN
National085a	Post-16 participation in physical sciences A Level Physics	Carmel Littleton	High is Good			49	29	49	RED
Monthly Performance: This is a provisional result from the National Pupil Database (EPAS Post-16 provisional scores for both schools and Tower Hamlets College). We are not able to make a judgement regarding performance at this stage because we are waiting for Tower Hamlets College to confirm the target setting figures for the next three years. LA and Tower Hamlets College are still negotiating targets and no agreement has been reached. The current targets were set by Research & Performance team and are provisional.									
National085b, Priority3017	Post-16 participation in physical sciences A Level Chemistry	Carmel Littleton	High is Good			102	86	102	RED
Monthly Performance: This is a provisional result from the National Pupil Database (EPAS Post-16 provisional scores for both schools and Tower Hamlets College). We are not able to make a judgement regarding performance at this stage because we are waiting for Tower Hamlets College to confirm the target setting figures for the next three years. LA and Tower Hamlets College are still negotiating targets and no agreement has been reached. The current targets were set by Research & Performance team and are provisional.									
National085c, Priority3018	Post-16 participation in physical sciences A Level Mathematics	Carmel Littleton	High is Good			99	105	99	GREEN

PI Ref No	PI Description	Responsible Officer	Pref Out	Actual 07/08	Q1 Actual	Target Sep	Actual Sep	Target 08/09	Traffic Light
National088, Priority3021	Percentage of schools providing access to extended services	Mary Durkin	High is Good	48		77	87.5	77	GREEN
National089a, Priority3022	Reducing the number of failing schools - Reduction of number of schools judged as requiring special measures and improvement in time taken to come out of the category	Helen Jenner	Low is Good	0		0	0	0	GREEN
National092, Priority3026	Narrowing the gap between the lowest achieving 20% in the Early Years Foundation Stage Profile and the rest	Helen Jenner	Low is Good	40.7		31.8	37.3	31.8	RED
Monthly Performance: This result is provisional and is subject to change following result updates between schools, LA's and DCSF. This result is collected annually.									
National103a	Percentage of final statements of special education need issued within 26 weeks excluding exception cases as a proportion of all such statements issued in the year.	Helen Jenner	High is Good	N/A		100	97.5	100	AMBER
Monthly Performance: We did not meet this target. Why: The target for this PI is 100% which is missed if even 1 statement is issued beyond the 26 week deadline. This is the first year for collecting this PI, and it included assessments that were started from the middle of last year when this target was not formally monitored allowing for more flexibility in meeting parents request for school placements and changes to the proposed statement. This flexibility has meant a significantly lower number of tribunals in Tower Hamlets than in other authorities. However, this flexible approach takes time in order to arrange meetings with parents and some of these cases have carried over into this years return. The deadline was missed for 2 statements. What: The time deadlines for all assessment is strictly monitored, and with the exception of a few very difficult cases, they will all be finalised within 26 weeks. Whether: As stated above, once a deadline is missed for just 1 statement, then this target cannot be met.									
However, the performance of this target should not decrease any further. When: This target should be met by next year 2009.									
National103b	Percentage of final statements of special education need issued within 26 weeks as a proportion of all such statements issued in the year.	Helen Jenner	High is Good	N/A		75	66.4	75	RED
Monthly Performance: As of October 2008, 66.4% of final statements of special education need issued within 26 weeks as a proportion of all such statements issued in the year. We did not meet our target. Why: This performance indicator (PI) suffers significantly from the same issues as 103a, specifically the element of assessment started last year. This is especially relevant as it excludes those cases where an allowable exception can be claimed. Finishing assessments and finalising statements before receiving all the advice from professional may lead to a statement being declined or the provision in the statement not being totally accurate for the pupils needs. These are the areas that would have previously been discussed with parents before the statement was finalised. What: There is continuous communication with the various Professionals (especially the Health Services) to help improve the number of cases where advice is submitted within timescales. We are no longer waiting for outstanding advice (unless considered specifically essential to the pupils condition) and are progressing assessments and finalising statement within time limits. Whether: Every statement issued within the deadline will improve the performance of this PI.									
Given the number of statements currently being issued this PI should come close to target this year. When: As stated above, the performance of this PI should come close to target this year, and be improved for next year onwards.									
National104	The Special Educational Needs (SEN)/non-SEN gap - achieving Key Stage 2 English and Maths threshold	Helen Jenner	Low is Good	38.9		38.5	45	38.5	RED
Monthly Performance: This result is provisional and is subject to change following updates between schools, LA's and DCSF.									
National114	Rate of permanent exclusions from school	Helen Jenner	Low is Good			0.1	0.1	0.1	GREEN

PI Ref No	PI Description	Responsible Officer	Pref Out	Actual 07/08	Q1 Actual	Target Sep	Actual Sep	Target 08/09	Traffic Light
SP308_THI022	Percentage of young people in Tower Hamlets aged 16-24 claiming unemployment-related benefits	Sue Hinds	Low is Good	18.2	17.5	15	20.6	15	RED
Monthly Performance: This represents a 3.1 percentage point increase since the previous quarter. In this time period the Inner London average has climbed 1.2 percentage points to 13.5 representing a broader London trend influenced by factors such as school leavers entering the market and being unable to find employment.									
Priority314	Number of under 16s who are active users of the Idea Stores and libraries	Judith St John	High is Good	16008	12,671	13,480	13,025	14405	RED
Monthly performance: End September actuals within 3% of end September target. Over 1,400 children under 16 became members in July and August. Borrowing pattern of these children will be tracked and new joiners will be contacted regularly to embed regular Idea Store use. These children have been invited to contribute to the new online children's newsletter launched this month.									

PI Ref No	PI Description	Responsible Officer	Pref Out	Actual 07/08	Q1 Actual	Target Sep	Actual Sep	Target 08/09	Traffic Light
Theme 4: A Safe and Supportive Community									
CPV218a	Percentage of new reports of abandoned vehicles investigated within 24hrs of notification	John Chilton	High is Good	99.46	100	99.5	99.68	99.5	GREEN
CPV218b, LAA122	Percentage of abandoned vehicles removed within 24 hours from the point at which the Authority is legally entitled to remove the vehicle	John Chilton	High is Good	99.12	98.1	99.5	98.01	99.5	AMBER
Monthly Performance: Half year performance represents 2 failures in 101. For these failures the tow truck used to remove vehicles had mechanical failure and broke down. The service is looking into potential arrangements for back-up vehicles if mechanical problems recur.									
CPAE30	Consumer satisfaction with trading standards service.	Bryan Jones	High is Good	83.14	n/a	85	92	85	GREEN
CPAE32	Trading standards, visits to high-risk premises.	Colin Perrins	High is Good	100	19	50	51	100	GREEN
CPAE33a	Trading standards, levels of business compliance, high-risk premises.	Colin Perrins	High is Good	89.8	88	46.5	71	93	GREEN
CPAE33b	Trading standards, levels of business compliance, low-medium-risk premises.	Colin Perrins	High is Good	91.42	86.8	46.5	60	93	GREEN
CPAE33c	Trading standards, levels of business compliance, low-risk premises.	Colin Perrins	High is Good	93.62	83	46.5	66	93	GREEN
National020	Number of 'Assaults with less serious injury' (including racially and religiously aggravated) offences per 1,000 population as a proxy for alcohol related violent offences	Andy Bamber	Low is Good	N/A	680	N/A	1158	n/a	
National028	Number of serious violent knife crimes per 1,000 population (Delayed Until 09/10)	Andy Bamber	Low is Good		0.48	1.02	1	2.03	GREEN
National029	Number of gun crimes per 1,000 population	Andy Bamber	Low is Good		17	38.48	27	76.95	GREEN

PI Ref No	PI Description	Responsible Officer	Pref Out	Actual 07/08	Q1 Actual	Target Sep	Actual Sep	Target 08/09	Traffic Light
National030a	The change in convictions for Prolific and other Priority Offenders (PPOs) over a 12 month period - Current PPOs	Andy Bamber	Low is Good	N/A	N/A	20	Awaiting data	20	
Monthly performance: No data yet available, awaiting performance information from third party (Police). There is 7 months lag time for this indicator.									
National034	Number of domestic homicides per 1,000 population	Andy Bamber	Low is Good		0	0	0	0	GREEN
National043	Young people within the Youth Justice System receiving a conviction in court who are sentenced to custody	Mary Durkin	Low is Good	7.4	9.7	5	12.8	5	RED
<p>Monthly Performance: A high number of serious offences left the courts no option but to impose custodial sentences. The YOT will continue to co-ordinate and runs preventative and diversionary interventions to avoid young people's behaviour escalating to the point where custody is inevitable. At sentencing stage, the YOT will continue to present to the court robust community-based alternatives to custodial sentences commensurate with the seriousness of the offence(s) before the court. [Note: remand fostering is not a community sentence]. A comparison of this quarter's data with London and national averages is not available yet; it is expected in the last week of November. In the previous quarter, the YOT figure of 9.7% compares with a London average of 10.2% and a national average (England only) of 6.4%.</p> <p>In the previous quarter, there were 12 custodial sentences for Tower Hamlets young people compared to 410 in all of the 32 London boroughs (this is better than the average for each borough) and 1640 in England. In this quarter 17 Tower Hamlets young people were sentenced to custody. Comparison figures with London and England are not yet available.</p> <p>Past performance indicates that it is possible that the target will be met in one or more of the next two quarters. In 2007/08, the target was met in two quarters.</p> <p>In 2006/07, the target was not met in any quarter. In 2005/06, the target was met in one quarter. It is not likely that the target for the year will be met, since the first two quarters have seen unusually high numbers of young people sentenced to custody, and this will adversely affect the final total for the year.</p>									
National044a	Ethnic composition of offenders on Youth Justice System disposals - White	Mary Durkin	Low is Good		0.5	0	-3.1	0	GREEN
National044b	Ethnic composition of offenders on Youth Justice System disposals - Mixed	Mary Durkin	Low is Good		3.8	0	5.4	0	RED
<p>Monthly Performance: The percentage of offenders who were of Mixed ethnicity in the quarter was 9.3% (15 offenders). The YJB mid-year 2005 population estimate for the Mixed ethnic group was 3.8%. The difference between the two figures is 5.4% (rounded down). Therefore the target of zero percent (parity between the two figures) was missed by 5.4%. The disproportionate representation of young people from different ethnic groups (according to YJB ethnicity categories) in various points of the youth justice system is analysed in detail in the annual youth justice plan. The analysis shows a fluid situation, based on small cohorts of offenders, but the emerging picture is that young people from mixed and black ethnic groups are particularly over-represented in the more punitive/negative aspects of the system, young people from Asian and Chinese/other backgrounds are under represented in these aspects, and the white population is broadly represented proportionally. Actions to reduce the disproportionate representation of young people by ethnic groups are devised and implemented by the YOS. The Race Audit Action Group is to be reconvened in the New Year to consider new data and produce further recommendations.</p>									
National044c	Ethnic composition of offenders on Youth Justice System disposals - Asian	Mary Durkin	Low is Good		-6.1	0	-3	0	GREEN
National044d	Ethnic composition of offenders on Youth Justice System disposals - Black	Mary Durkin	Low is Good		2.1	0	3.1	0	RED
<p>Monthly Performance: The percentage of offenders who were of Black ethnicity in the quarter was 9.3% (15 offenders). The YJB mid-year 2005 population estimate for the Black ethnic group was 6.2%. The difference between the two figures is 3.1% (rounded down). Therefore the target of zero percent (parity between the two figures) was missed by 3.1%. The disproportionate representation of young people from different ethnic groups (according to YJB ethnicity categories) in various points of the youth justice system is analysed in detail in the annual youth justice plan. The analysis shows a fluid situation, based on small cohorts of offenders, but the emerging picture is that young people from mixed and black ethnic groups are particularly over-represented in the more punitive/negative aspects of the system, young people from Asian and Chinese/other backgrounds are under represented in these aspects, and the white population is broadly represented proportionally. Actions to reduce the disproportionate representation of young people by ethnic groups are devised and implemented by the YOS. The Race Audit Action Group is to be reconvened in the New Year to consider new data and produce further recommendations.</p>									
National044e	Ethnic composition of offenders on Youth Justice System disposals - Chinese/Other	Mary Durkin	Low is Good		-1	0	-2.3	0	GREEN

PI Ref No	PI Description	Responsible Officer	Pref Out	Actual 07/08	Q1 Actual	Target Sep	Actual Sep	Target 08/09	Traffic Light
National044f	Ethnic composition of offenders on Youth Justice System disposals - Unknown	Mary Durkin	Low is Good		0.6	0	0	0	GREEN
National045	Young offenders' engagement in suitable education, training and employment	Mary Durkin	High is Good	81.7	77.6	90	86	90	RED
<p>Monthly Performance: The Education Training & Employment figure for Qtr 2: 2008/09, July to September, is 86%. Performance has improved by 8.4% compared to the previous quarter. We have not met our ambitious target of 90%. A Youth Justice Plan is in place to help those who do not achieve the basics in education by age 16, using New Start, Connexions and the services of the YOS Keeping Young People in Education (KYPE) worker, funded by the Youth Justice Board. We will help young offenders become "job ready" in conjunction with Lifelong Learning, and Tower Hamlets College, and to provide entitlement to ESOL. This will continue to improve performance and we expect to be near or on target by the year end.</p>									
National046	Young Offenders' access to suitable accommodation	Mary Durkin	High is Good	93.4	92.7	95	97.4	95	GREEN
National049a	Total number of primary fires per 100,000 population - primary fires and related fatalities and non-fatal casualties (excluding precautionary checks).	Andy Bamber	Low is Good		82.7	134.2	Awaiting data	268.3	
<p>Monthly Performance: No data yet available, awaiting data from fire service.</p>									
National060	Percentage of core assessments for children's social care that were carried out within 35 working days of their commencement	Kamini Rambellas	High is Good	60.04		70	46.81	70	RED
<p>Monthly Performance: Performance to end of September 08 is 46.81%, slight improvement over last month but the short of 70% target. The backlog of outstanding assessment has been substantially reduced. Projections for full year are between 48 and 61%. Statistical Neighbour average 78%, England 80%. We are taking following actions to address under performance: • Continued daily scrutiny via tracking reports. • Recently published data shows that we carry out a comparatively high number of core assessments. A review of processes and practice has been undertaken to ensure that we meet needs earlier and reduce the number of cases needing to progress to core assessment.</p>									
National061	Timeliness of placements of looked after children for adoption following an agency decision that the child should be placed for adoption	Kamini Rambellas	High is Good	100		74.71	75	74.71	GREEN
National062	Stability of placements of looked after children: number of placements	Kamini Rambellas	Low is Good	11.6		9.5	5	9.5	GREEN
National063	Stability of placements of looked after children: length of placement	Kamini Rambellas	High is Good	61.7		75	59.26	75	RED
<p>Monthly Performance: Deteriorated to 59.26%, below target (75%) and comparators - Statistical Neighbour 66.3%, England 65.5%. Given the small number of LAC in LBTH (69 per 10,000 population compared to SN average of 93.6), children with higher and more complex needs make up a higher proportion of the total which makes sustaining placements more difficult and performance against this indicator more challenging. We are taking the following actions to address under performance: • Placement stability group continue to scrutinise cases • Placement support meetings to continue to be held for all placements under pressure • Service Manager continuing to scrutinise individual cases</p>									
National064	Child Protection Plans lasting 2 years or more	Kamini Rambellas	Low is Good	2.04		20	18.92	20	GREEN
National065	Percentage of children becoming the subject of Child Protection Plan for a second or subsequent time	Kamini Rambellas	Low is Good	13.6		10	5.26	10	GREEN
National066	Looked after children cases which were reviewed within required timescales	Kamini Rambellas	High is Good	98		98	81.33	98	RED
<p>Monthly Performance: The current September 08 figure is 81.33%, below target (98%) and comparators - Statistical Neighbour 87%, England 90%. This is due to delays in recording reviews. The recording issue has been addressed and we expect to be at or near target by the end of the year.</p>									

PI Ref No	PI Description	Responsible Officer	Pref Out	Actual 07/08	Q1 Actual	Target Sep	Actual Sep	Target 08/09	Traffic Light
National067	Percentage of child protection cases which were reviewed within required timescales	Kamini Rambellas	High is Good	100	100	100	100	100	GREEN
National068	Percentage of referrals to children's social care going on to initial assessment	Kamini Rambellas	None	89.9		82	80.9	82	RED
<p>Monthly Performance: The result shows we are near target and significantly above Statistical Neighbour average (59.4%). Calculation is actually number of assessments completed as % of number of referrals. It is noted that there is wide variation between other boroughs' results which suggest different approaches to recording of referrals. Our approach is that most cases which become referrals should go on to have an initial assessment of need. Indicator is useful as context but this is not seen as a performance issue at the moment.</p>									
National111	Number of first time entrants to the Youth Justice System aged 10-17	Mary Durkin	Low is Good	336	59	175	125	350	GREEN
<p>Monthly Performance: We have exceeded the target. The YOS co-ordinates and runs a range of preventative interventions targeted at those young people who are most vulnerable to the risk of offending.</p>									
National126	Early Access for Women to Maternity Services	Esther Trenchard-Mabere (PCT)	High is Good	61	69	65	69	65	GREEN
National130	Social care clients receiving Self Directed Support per 100,000 population	John Goldup	High is Good	166.75	163.02	175.87	178.96	185	GREEN
National132	Timeliness of social care assessment (all adults)	John Goldup	High is Good	83.8	76.9	90	76.8	90	RED
<p>Monthly Performance: Why is performance off target? Staff shortages in the Occupational Therapy Team have contributed to larger waiting times for Assessments. The proportion of new clients under Occupational Therapy account for 51% of the overall denominator therefore impacts hugely on the result of the PI. What is being done about it? A Management Action Plan has been put in place to focus on a swift response to staffing issues. Action is also taking place to audit records within the performance indicator to ensure accuracy of waiting times. An early warning system is in development to assist teams with allocation of resources to Performance critical cases. Will Performance get back on track to achieve year end target? Action now will negate the impact of missed targets over the first half of the year. When will performance get back on track? Each month remaining in the year will mark an improvement on the overall performance of this indicator.</p>									
National133	Timeliness of social care packages following assessment	John Goldup	High is Good	93.8	N/R	96	95.8	96	AMBER
<p>Monthly Performance: This PI is only 0.2% off the target and we are confident we will reach the end of year target..</p>									
National136	People supported to live independently through social services (all adults)	John Goldup	High is Good	N/R	N/R	N/R	1270	N/A	
<p>Monthly Performance: The figure shown does not include the grant funded services proportion of this indicator. That information is collected through the Grant Funded Survey that is reported to NHS IC by 23rd January 2008.</p>									
National141	Percentage of vulnerable people achieving independent living	John Goldup	High is Good	59	55	65	52.13	65	RED
<p>Monthly Performance: Awaiting comment</p>									
National142	Percentage of vulnerable people who are supported to maintain independent living	John Goldup	High is Good	98	98	99	97.7	99	RED
<p>Monthly Performance: Awaiting comment</p>									

PI Ref No	PI Description	Responsible Officer	Pref Out	Actual 07/08	Q1 Actual	Target Sep	Actual Sep	Target 08/09	Traffic Light
National143	Offenders under probation supervision living in settled and suitable accommodation at the end of their order or licence	Andy Bamber	High is Good	73		76	Awaiting data	76	
Monthly Performance: No data yet available, awaiting performance information from third party (Police).									
National144	Offenders under probation supervision in employment at the end of their order or licence	Andy Bamber	High is Good			31	Awaiting data	31	
Monthly Performance: No data yet available, awaiting performance information from third party (Police).									
National183	Impact of local authority trading standards services on the fair trading environment	Bryan Jones	Low is Good		n/a	N/a	0.35	n/a	
Monthly Performance: Give that this is a new indicator, we are developing systems to capture and report on the information needed. An end of year target will therefore be nothing more than a guesstimate, although interim reports will be possible. Targets for subsequent years can be set when we have assessed this years performance and have access to other LA data.									
National184	Food establishments in the area which are broadly compliant with food hygiene	Bryan Jones	High is Good		62.8	59.5	70	62	GREEN
Priority001	The percentage of hate crime cases with identified perpetrators investigated by the Community Safety Service resulting in formal action	Andy Bamber	Low is Good		0	35	0	70	GREEN
PI Ref No	PI Description	Responsible Officer	Pref Out	Actual 07/08	Q1 Actual	Target Sep	Actual Sep	Target 08/09	Traffic Light
Theme 5: A Healthy Community									
National052a	Take up of school lunches - Primary schools	Isobel Cattermole	High is Good	66	65	68	59.1	68	AMBER
Monthly Performance: 59.1% was the uptake of school meals for primary schools. Our target has not been met. This is because no meals were served in August as it was summer holidays and Ramadan was in September. A free school meal campaign for all schools is being planned. It is hoped that we will be back on track by the end of the financial year.									
National052b	Take up of school lunches - Secondary schools	Isobel Cattermole	High is Good	47	42.2	47.5	38.4	47.5	AMBER
Monthly Performance: 38.4% was the uptake of school meals for secondary schools. Our target has not been met. This is because no meals were served in August as it was summer holidays and Ramadan was in September. In addition the pupil's roll went up by approximately 400 pupils. A survey is being conducted on "What is stopping pupil's from having lunch" for secondary and special schools. It is hoped that we will be back on track by the end of the financial year.									
National052c	Take up of school lunches - Special schools	Isobel Cattermole	High is Good	73.6	71.8	74	67.9	74	AMBER
Monthly Performance: 67.9% was the uptake of school meals for special schools. Our target has not been met. This is because no meals were served in August as it was summer holidays and Ramadan was in September. In addition the pupil's roll went up by approximately 400 pupils. A survey is being conducted on "What is stopping pupil's from having lunch" for secondary and special schools. It is hoped that we will be back on track by the end of the financial year.									

PI Ref No	PI Description	Responsible Officer	Pref Out	Actual 07/08	Q1 Actual	Target Sep	Actual Sep	Target 08/09	Traffic Light
National059	Percentage of initial assessments for children's social care carried out within 7 working days of referral	Kamini Rambellas	High is Good	35.45		75	54.04	75	RED
<p>Monthly Performance: The target was not met because of a backlog of outstanding assessments reduced to a manageable level. Projections for performance this year are between 62 and 70% based on numbers completed so far. Statistical Neighbour average is 68.4%, and for England is 70.7%. We are taking following actions to address under performance: • Continued daily scrutiny via tracking reports. • A review of business processes has been undertaken and is now being implemented • Early intervention strategies are being reviewed with the aim of reducing the number of cases needing to be referred to social care.</p>									
National113a	Percentage of the resident population aged 15-24 accepting tests/screen for Chlamydia	Esther Trenchard-Mabere (PCT)	High is Good	18.4	7.1	4	7.2	20	GREEN
National156	Number of households living in temporary accommodation	John Goldup	Low is Good	2483	2515	2127	2614	2127	RED
<p>Monthly Performance: Although we continue to do very well in preventing homelessness we have been less successful in moving people on from temporary accommodation into permanent accommodation. It is important to maintain our dialogue with THH colleagues to help improve performance. It is however unlikely that we will be back on target before the end of the year.</p>									

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FULL YEAR PROJECTED OUTTURN BASED ON EXPENDITURE AS AT 30/09/08

ADULTS' HEALTH & WELLBEING	FULL YEAR				Variance £'000	Comment/ Risk Areas
	Original Budget £'000	Latest Budget £'000	Forecast Outturn £'000			
Expenditure Income	376 -7	250	250	250	0	
A02 Divisional Management & Administration	369	250	250	250	0	
Expenditure Income	334	58	58	58	0	
A03 Access and Systems Capacity	334	58	58	58	0	
Expenditure Income	267 -267	174 -174	174 -174	174 -174	0	
A04 Preventative Technology	0	0	0	0	0	
Expenditure Income	779 -780	739 -739	739 -739	739 -739	0	
A05 Carers Programme	-1	0	0	0	0	
Expenditure Income	2,482	2,069	2,069	2,069	0	
A09 Elders Assessment & Care Management	2,482	2,069	2,069	2,069	0	
Expenditure Income	170	107	107	107	0	
A11 Physical Disabilities Sub Division	170	107	107	107	0	
Expenditure Income	1,074	1,074	1,074	1,074	0	
A12 Physical Disabilities Assessment	1,074	1,074	1,074	1,074	0	
Expenditure Income	89 -34	89 -34	89 -34	89 -34	0	
A13 Learning Disabilities Sub Division	55	55	55	55	0	
Expenditure Income	1,032 -319	791 -77	872 -77	872 -77	81	
A14 Learning Disabilities Assessment	713	714	795	795	81	
Expenditure Income	1,589 -4	1,845 -4	1,841 -4	1,841 -4	-4	
A15 Occupational Therapy	1,585	1,841	1,841	1,841	0	

CORPORATE REVENUE BUDGET MONITORING 2008/09 (2ND QUARTER)

Appendix 5A

FULL YEAR PROJECTED OUTTURN BASED ON EXPENDITURE AS AT 30/09/08

ADULTS' HEALTH & WELLBEING	FULL YEAR					Variance £'000	Comment/ Risk Areas
	Original Budget £'000	Latest Budget £'000	Forecast Outturn £'000				
Expenditure	1,144	887	925			38	
Income						0	
A16 Occupational Therapy - Contribution	1,144	887	925			38	
Expenditure	479	479	479			0	
Income	-126	-126	-126			0	
A17 HIV Drugs Alcohol	353	353	353			0	
Expenditure	1,401	1,452	1,452			0	
Income						0	
A18 Hospital Social Work Teams	1,401	1,452	1,452			0	
Expenditure	138	201	201			0	
Income						-27	
A19 Vulnerabler Adults	138	201	174			-27	
Expenditure	71	295	295			0	
Income	-49	-273	-273			0	
A23 Mental Health Sub Division M&A	22	22	22			0	
Expenditure	2,738	3,250	3,345			95	
Income	-768	-867	-867			0	
A24 Area Mental Health Teams	1,970	2,383	2,478			95	
Expenditure	488	488	488			0	
Income	-73	-73	-73			0	
A25 Mental Health Day Centres	415	415	415			0	
Expenditure	101	101	101			0	
Income						0	
A30 Adult Resources Sub Division	101	101	101			0	
Expenditure	682	682	637			-45	
Income	-1	-1	-1			0	
A31 Physical Disabilities	681	681	636			-45	

CORPORATE REVENUE BUDGET MONITORING 2008/09 (2ND QUARTER)

Appendix 5A

FULL YEAR PROJECTED OUTTURN BASED ON EXPENDITURE AS AT 30/09/08

ADULTS' HEALTH & WELLBEING	FULL YEAR				Variance £'000	Comment/ Risk Areas
	Original Budget £'000	Latest Budget £'000	Forecast Outturn £'000			
Expenditure	453	453	432	-21		
Income	-5	-5	-5	0		
A32 Learning Disabilities Day Centre	448	448	427	-21		
Expenditure	1,648	1,648	1,648	0		
Income	-43	-43	-43	0		
A33 Elders Day Centres	1,605	1,605	1,605	0		
Expenditure	6,465	6,465	6,015	-450	Following restrictions on referrals in 2007-08 to deal with budget pressures, the service is now accepting referrals for high intensity care packages. To date the demand has been somewhat less than predicted, leading to the projected underspend. Although a £450,000 underspend is the best estimate at this stage, it is anticipated that this will reduce over the remainder of the year, with an even more intensive focus on care at home as an alternative to institutional care.	
Income				0		
A34 Home Care	6,465	6,465	6,015	-450		
Expenditure	249	249	249	0		
Income				0		
A37 Emergency Duty Team	249	249	249	0		
Expenditure	0	169	169	0		
Income				0		
A38 Older People And Homele	0	169	169	0		
Expenditure	24,066	24,111	24,571	460	The overspend can be attributed mainly to residential and nursing care. There has been a significant increase in referrals for residential and nursing care, mainly related to the high needs of increasing numbers of people with dementia. Stringent measures have been introduced, to ensure that all alternatives to institutional care are exhaustively explored, before placements are agreed	
Income	-3,897	-3,896	-3,843	53		
A42 Elders Commissioning	20,169	20,215	20,728	513		

FULL YEAR PROJECTED OUTTURN BASED ON EXPENDITURE AS AT 30/09/08

ADULTS' HEALTH & WELLBEING	FULL YEAR				Comment/ Risk Areas
	Original Budget £'000	Latest Budget £'000	Forecast Outturn £'000	Variance £'000	
Expenditure	20,062	20,404	21,397	993	This variance in expenditure represents increases in demand for direct payments and other service areas concurrent with changes in policy and legislation towards more independent living. However, as a result of successful negotiations with the PCT over the appropriate sharing or distribution of costs in a number of complex cases of clients receiving very high levels of support, additional income will cover these costs and contribute to a net underspend. However this position is liable to significant change throughout the year as individual cases are reviewed and re-assessed.
Income	-2,156	-2,557	-4,234	-1,677	
A43 Learning Disabilities Commissioning	17,906	17,847	17,163	-684	
Expenditure	9,009	9,055	9,629	574	The increase in expenditure is related mainly to an increase in residential costs. However, as a result of successful negotiations with the PCT over the appropriate sharing or distribution of costs in a number of complex cases of clients receiving very high levels of support, additional income will cover these costs and contribute to a net underspend. However this position is liable to significant change throughout the year as individual cases are reviewed and re-assessed.
Income	-1,444	-1,441	-2,255	-814	
A44 Mental Health Commissioning	7,565	7,614	7,374	-240	
Expenditure	7,253	7,023	7,153	130	This variance in expenditure represents increases in demand for direct payments and other service areas concurrent with changes in policy and legislation towards more independent living.
Income	-1,452	-1,222	-1,184	38	
A45 Physical Disabilities Commissioning	5,801	5,801	5,969	168	
Expenditure	258	258	236	-22	
Income	-151	-151	-151	0	
A46 HIV Commissioning	107	107	85	-22	

CORPORATE REVENUE BUDGET MONITORING 2008/09 (2ND QUARTER)

Appendix 5A

FULL YEAR PROJECTED OUTTURN BASED ON EXPENDITURE AS AT 30/09/08

ADULTS' HEALTH & WELLBEING	FULL YEAR				Comment/ Risk Areas
	Original Budget £'000	Latest Budget £'000	Forecast Outturn £'000	Variance £'000	
Expenditure	783	0	0	0	
Income				0	
A47 Drugs Commissioning	783	0	0	0	
Expenditure	263	0	0	0	
Income				0	
A48 Alcohol Commissioning	263	0	0	0	
Expenditure	38,807	38,500	39,695	1,195	The gross expenditure variance is mainly due to over spends on the Premises Related Budget Heads in consequence of there being more households in temporary accommodation than originally budgeted for.
Income	-35,648	-35,648	-37,927	-2,279	The gross income variance likewise reflects increased temporary accommodation placements, with more households contributing to Administration Charges than originally budgeted for.
A49 Homeless & Housing Advice Services	3,159	2,852	1,768	-1,084	
Expenditure	15,821	17,483	17,308	-175	The variance reflects an unexpected termination of a large SP service within this financial year due to their withdrawal from the SP programme, a reduction in agency staff costs , and a reduction in planned expenditure in programme works relating to non-recurrent funds.
Income	-15,744	-17,483	-17,308	175	The variation in income reflects a reduction in the use of available non recurrent funding as a result of the reduction of planned expenditure.
A50 Supporting People	77	0	0	0	
Expenditure	50	173	173	0	
Income				0	
A53 Strategic Division M&A	50	173	173	0	
Expenditure	621	621	621	0	
Income	-225	-225	-225	0	
A54 Policy and Planning	396	396	396	0	

CORPORATE REVENUE BUDGET MONITORING 2008/09 (2ND QUARTER)

Appendix 5A

FULL YEAR PROJECTED OUTTURN BASED ON EXPENDITURE AS AT 30/09/08

ADULTS' HEALTH & WELLBEING	FULL YEAR				Variance £'000	Comment/ Risk Areas
	Original Budget £'000	Latest Budget £'000	Forecast Outturn £'000			
Expenditure Income	383	383	383	383	0	
A55 Quality and Performance	383	383	383	383	0	
Expenditure Income	388	388	388	388	0	
A56 Adult Services IT	388	388	388	388	0	
Expenditure Income	396 -72	396 -72	396 -72	396 -72	0	
A57 Strategic Projects	324	324	324	324	0	
Expenditure Income	1,381 -27	1,381 -27	1,381 -27	1,381 -27	0	
A58 Technical Resources	1,354	1,354	1,354	1,354	0	
Expenditure Income	598	642	642	642	0	
A59 Corporate Services	598	642	642	642	0	
Expenditure Income	8	8	8	8	0	
A60 Communications	8	8	8	8	0	
Expenditure Income	818 -273	588 -43	588 -43	588 -43	0	
A66 Learning and Development	545	545	545	545	0	
Expenditure Income	41	26	26	26	0	
A68 Supported Employment	41	26	26	26	0	
Expenditure Income	710 -25	1,050 -9	1,050 -9	1,050 -9	0	
A71 Finance Services	685	1,041	1,041	1,041	0	
Expenditure Income	128	128	128	128	0	
A72 Budget Shortfall Contingency	128	128	128	128	0	
Expenditure Income	3,433	3,433	3,433	3,433	0	
A90 Support Services Holding Account	3,433	3,433	3,433	3,433	0	
Adults' Health & Wellbeing Total	85,934	84,877	83,199	83,199	-1,678	

CORPORATE REVENUE BUDGET MONITORING 2008/09 (2ND QUARTER)

Appendix 5B

FULL YEAR PROJECTED OUTTURN BASED ON EXPENDITURE AS AT 30/09/08

CHILDREN'S SERVICES	Original Budget £'000	FULL YEAR			Variance £'000	Comment/Risk Area
		Latest Budget £'000	Forecast Outturn £'000			
Expenditure	3,924	5,346	5,346	0		
Income	-3,895	-5,315	-5,315	0		
G02 Pre-Primary Education	29	31	31	0		
Expenditure	110,455	131,194	131,220	26		
Income	-107,856	-128,578	-128,604	-26		
G04 Primary Education	2,599	2,616	2,616	0		
Expenditure	89,366	118,134	118,212	78		
Income	-86,819	-115,553	-115,631	-78		
G06 Secondary Education	2,547	2,581	2,581	0		
Expenditure	10,222	15,248	15,248	0		
Income	-9,984	-15,007	-15,007	0		
G08 Special Education	238	241	241	0		
Expenditure	657	662	654	-8		
Income	-254	-268	-260	8		
G10 EYCL M&A	403	394	394	0		
Expenditure	5,506	7,044	7,196	152	Higher than anticipated take up re nursery education grants for 3 & 4 year olds, offset by underspend on Nursery Education Grant for 2 year olds.	
Income	-5,049	-6,267	-6,419	-152		
G11 Early Years	457	777	777	0		
Expenditure	2,720	3,027	3,027	0		
Income	-98	-98	-98	0		
G12 Local Authority Day Nurseries	2,622	2,929	2,929	0		
Expenditure	10,510	10,895	10,895	0		
Income	-10,510	-10,510	-10,510	0		
G13 Childrens Centres	0	385	385	0		
Expenditure	459	612	612	0		
Income	-40	-40	-40	0		
G14 School Improvement Primary	419	572	572	0		
Expenditure	1,828	2,530	2,551	21		
Income	-413	-889	-910	-21		
G15 Pupil & Student Services	1,415	1,641	1,641	0		

FULL YEAR PROJECTED OUTTURN BASED ON EXPENDITURE AS AT 30/09/08

CHILDREN'S SERVICES	Original Budget £'000	FULL YEAR			Variance £'000	Comment/Risk Area
		Latest Budget £'000	Forecast Outturn £'000			
Expenditure	9,332	10,303	10,303	0		
Income	-5,227	-5,936	-5,936	0		
G16 Special Educational Needs	4,105	4,367	4,367	0		
Expenditure	2,184	3,551	3,551	0		
Income	-2,173	-3,613	-3,613	0		
G17 Support For Learning Service	11	-62	-62	0		
Expenditure	1,080	1,550	1,550	0		
Income	-427	-728	-728	0		
G18 Educational Psychology	653	822	822	0		
Expenditure	625	1,744	1,744	0		
Income	-174	-1,062	-1,062	0		
G19 Equalities and Parental Engagement	451	682	682	0		
Expenditure	169	206	206	0		
Income				0		
G20 Governors Services	169	206	206	0		
Expenditure	256	281	281	0		
Income				0		
G21 One O'clock Clubs	256	281	281	0		
Expenditure	148	163	163	0		
Income				0		
G25 Young People & Learning M&A	148	163	163	0		
Expenditure	879	1,150	1,102	-48		
Income	-472	-574	-574	0		
G26 School Improvement Secondary	407	576	528	-48		
Expenditure	0	472	428	-44		
Income	0	-472	-428	44		
G27 14 - 19 Year Olds	0	0	0	0		
Expenditure	0	1,282	1,303	21		
Income	0	-1,264	-1,285	-21		
G28 Educational Improvement P'ship	0	18	18	0		
Expenditure	4,031	4,363	4,688	325		
Income	-4,031	-4,431	-4,756	-325		
G29 PRU	0	-68	-68	0		
Expenditure	0	0	55	55		
Income	0	0	-55	-55		
G30 Music/Arts Education	0	0	0	0		

CORPORATE REVENUE BUDGET MONITORING 2008/09 (2ND QUARTER)

Appendix 5B

FULL YEAR PROJECTED OUTTURN BASED ON EXPENDITURE AS AT 30/09/08

CHILDREN'S SERVICES	Original Budget £'000	FULL YEAR			Variance £'000	Comment/Risk Area
		Latest Budget £'000	Forecast Outturn £'000			
	391	432	420	-12		
Expenditure	-10	-10	-2	8		
Income						
G33 E-Learning	381	422	418	-4		
Expenditure	424	441	441	0		
Income						
G37 Youth & Community Learning M&A	424	441	441	0		
Expenditure	4,051	4,278	4,655	377		
Income	-3,403	-3,305	-3,682	-377		
G38 Lifelong Learning	648	973	973	0		
Expenditure	5,456	11,747	11,598	-149		
Income	-1,535	-7,131	-6,982	149		
G39 Youth & Connexions Service	3,921	4,616	4,616	0		
Expenditure	1,283	1,693	1,665	-28		
Income	-344	-344	-316	28		
G40 Junior Youth Service	939	1,349	1,349	0		
Expenditure	0	153	219	66		
Income	0	-111	-177	-66		
G41 Health Through Education	0	42	42	0		
Expenditure	746	861	922	61		
Income	-14	-14	-75	-61		
G42 Community Languages Team	732	847	847	0		
Expenditure	59	69	69	0		
Income						
G43 Out-of-hours Learning & Study Support	59	69	69	0		
Expenditure		502	495	-7		
Income		-495	-495	0		
G44 Extended Schools	0	7	0	-7		
Expenditure	931	938	938	0		
Income	-931	-931	-931	0		
G46 Community Premises	0	7	7	0		
Expenditure	633	657	657	0		
Income						
G49 Childrens Social Care M&A	633	657	657	0		
Expenditure	1,817	2,217	2,289	72		
Income	-63	-159	-136	23		
G50 Child Protection & Reviewing	1,754	2,058	2,153	95		

CORPORATE REVENUE BUDGET MONITORING 2008/09 (2ND QUARTER)

FULL YEAR PROJECTED OUTTURN BASED ON EXPENDITURE AS AT 30/09/08

CHILDREN'S SERVICES	Original Budget £'000	FULL YEAR			Variance £'000	Comment/Risk Area
		Latest Budget £'000	Forecast Outturn £'000			
Expenditure	648	758	758	0		
Income				0		
G51 Childrens Resources : Management	648	758	758	0		
Expenditure	1,510	1,989	1,944	-45		
Income	-281	-236	-236	45		
G52 Childrens Resources : Resident	1,510	1,708	1,708	0		
Expenditure	2,480	2,826	2,784	-42		
Income	-31	-31	-44	-13		
G53 Childrens Resources : Family	2,449	2,795	2,740	-55		
Expenditure	17,488	17,979	17,979	0		
Income	-596	-924	-924	0		
G54 Childrens Resources : Commissioning	16,892	17,055	17,055	0		
Expenditure	2,516	2,540	2,535	-5		
Income	-208		0	0		
G55 Children Looked After	2,308	2,540	2,535	-5		
Expenditure	2,489	2,764	2,626	-138	Vacancies - 1 post filled. Rest to be filled by the end of the financial year	
Income	-169	-169	-75	94		
G56 Leaving Care	2,320	2,595	2,551	-44		
Expenditure	6,155	7,086	7,836	750	There remains significant budget pressures in relation to the requirement to maintain agency staff which has continued in order to provide a safe service and ensure children are safeguarded.	
Income					As per the first quarter figures, it has been essential that agency staff are maintained in the service to cover staff vacancies and in addition to this, retaining a quota of agency staff above establishment to meet the increased demand for a service. A detailed strategy to remodel the service is being undertaken as reported in the first quarter. A key component of this strategy is to put in place systems, processes and support to increase the skill base of social workers.	
G57 Fieldwork	6,143	6,873	7,623	750	The service's workflow and activity continue to be kept under close scrutiny and review.	

CORPORATE REVENUE BUDGET MONITORING 2008/09 (2ND QUARTER)

Appendix 5B

FULL YEAR PROJECTED OUTTURN BASED ON EXPENDITURE AS AT 30/09/08

CHILDREN'S SERVICES	Original Budget £'000	FULL YEAR			Variance £'000	Comment/Risk Area
		Latest Budget £'000	Forecast Outturn £'000			
Expenditure	2,318	2,598	2,562	-36		
Income	0	-158	-194	-36		
G58 Integrated Services for CWD	2,318	2,440	2,368	-72		
Expenditure	423	353	353	0		
Income	-263	-44	-44	0		
G59 Emergency Duty Team	160	309	309	0		
Expenditure	1,544	1,644	2,114	470		
Income	-864	-864	-1,334	-470		
G60 Youth Offending Service	680	780	780	0		
Expenditure	1,825	1,714	1,714	0		
Income	-1,270	-1,049	-1,049	0		
G61 Children-Mental Health (CAMHS)	555	665	665	0		
Expenditure	469	535	535	0		
Income	0	0	0	0		
G65 SPP M&A	469	535	535	0		
Expenditure	1,129	1,748	1,748	0		
Income	-225	-416	-416	0		
G67 Commissioned Services	904	1,332	1,332	0		
Expenditure	30,275	37,402	37,402	0		
Income	-30,207	-36,448	-36,448	0		
G68 External Funding & Partnership	68	954	954	0		
Expenditure	85	107	107	0		
Income	0	0	0	0		
G69 Communications	85	107	107	0		
Expenditure	155	184	317	133		
Income	-155	-155	-288	-133		
G70 CIS	0	29	29	0		
Expenditure	484	788	766	-22		
Income	-5	-5	-5	5		
G71 Performance Research & Statistics	479	783	766	-17		
Expenditure	283	292	292	0		
Income	-28	0	0	0		
G72 Programme Management	255	292	292	0		
Expenditure	476	476	476	0		
Income	0	0	0	0		
G73 Quality Audit & Project Management	476	476	476	0		
Expenditure	205	0	0	0		
Income	0	0	0	0		
G74 Quality & Performance	205	0	0	0		

CORPORATE REVENUE BUDGET MONITORING 2008/09 (2ND QUARTER)

FULL YEAR PROJECTED OUTTURN BASED ON EXPENDITURE AS AT 30/09/08

CHILDREN'S SERVICES	Original Budget £'000	FULL YEAR			Variance £'000	Comment/Risk Area
		Latest Budget £'000	Forecast Outturn £'000			
Expenditure	687	761	687	-74		
Income	-387	-387	-379	8		
G75 IT Social Care	300	374	308	-66		
Expenditure	264	279	279	0		
Income	-26	-26	-26	0		
G79 Childrens Services Resources	238	253	253	0		
Expenditure	433	455	329	-126	Changes in staffing - virement pending	
Income	433	455	327	-128		
G80 Information & Support Services	433	455	327	-128		
Expenditure	1,004	1,162	1,162	0		
Income	-465	-510	-510	0		
G81 Building Dev & Tech Service	539	652	652	0		
Expenditure	10,952	2,166	2,166	0		
Income	-661	-579	-579	0		
G82 Childrens Services Finance	10,291	1,587	1,587	0		
Expenditure	1,718	1,718	1,718	0		
Income	1,718	1,718	1,718	0		
G83 Childrens Services HR	1,718	1,718	1,718	0		
Expenditure	170	58	58	0		
Income	-84	-84	-84	0		
G84 Teacher Recruitment	86	58	58	0		
Expenditure	1,016	1,196	1,196	0		
Income	-449	-589	-589	0		
G85 Learning & Development	567	607	607	0		
					Includes £257k Gorsefield expenditure not shown in budget. £140k due to update of IT systems in training rooms that had been earmarked for 07/08. Vacancy re Head of PDC post.	
Expenditure	782	869	1,008	139		
Income	-421	-421	-690	-269	Includes £200k Gorsefield income not shown in budget. Increase in SLA charges	
G86 PDC	361	448	318	-130		
Expenditure	132	184	184	0		
Income	132	184	184	0		
G89 Building Schools for the Future	132	184	184	0		

CORPORATE REVENUE BUDGET MONITORING 2008/09 (2ND QUARTER)

Appendix 5B

FULL YEAR PROJECTED OUTTURN BASED ON EXPENDITURE AS AT 30/09/08

CHILDREN'S SERVICES	FULL YEAR				Variance £'000	Comment/Risk Area
	Original Budget £'000	Latest Budget £'000	Forecast Outturn £'000			
Expenditure	0	18	18	0		
Income	0	0	0	0		
G91 Holding accounts	0	18	18	0		
Total	80,006	80,020	80,289	269		
Add: Trading Accounts (see Appendix 6)	0	86	543	457		
Children's Services Total	80,006	80,106	80,832	726		

Primarily overspend on school meals. Further details are at Appendix 6

CORPORATE REVENUE BUDGET MONITORING 2008/09 (2ND QUARTER)

FULL YEAR PROJECTED OUTTURN BASED ON EXPENDITURE AS AT 30/09/08

COMMUNITIES, LOCALITIES & CULTURE	FULL YEAR				Variance £'000	Comment/ Risk Areas
	Original Budget £'000	Latest Budget £'000	Forecast Outturn £'000			
Expenditure	1,343	1,562	1,562	0		
Income	-1,343	-1,562	-1,562	0		
E01 Management & Support	0	0	0	0		
Expenditure	935	900	1,038	138		Following a review of call volumes, charges from the Contact Centre are now being more accurately reflected within the Street Management service, resulting in increased costs. It is anticipated that this variance will be offset during the remainder of the financial year but at this stage there is a risk of a budget variance.
Income	-935	-897	-897	0		
E10 Street Services Management & Admin	0	3	141	138		
Expenditure	29,117	29,117	29,117	0		Risk: the Councils Waste Contractor Veolia has charged RSL's for the disposal of bulk waste. RSL's who have charitable status e.g. Poplar HARCA are exempt from this charge as a consequence the contractor is likely to seek compensation from the Council who previously met this cost. This creates a potential financial risk to the Directorate budget.
Income	-5,026	-5,026	-5,026	0		
E11 Waste & Cleansing Services	24,091	24,091	24,091	0		
Expenditure	11,287	11,249	11,249	0		
Income	-1,976	-1,976	-1,976	0		
E12 Transportation & Highways	9,311	9,273	9,273	0		
Expenditure	1,744	1,744	1,744	0		
Income	-1,744	-1,744	-1,744	0		
E14 Local Enforcement Teams	0	0	0	0		
Expenditure	121	121	121	0		
Income	-121	-121	-121	0		
E20 Environment Control Manager	0	0	0	0		
Expenditure	1,923	2,293	2,293	0		
Income	-300	-674	-674	0		
E21 Trading Standards	1,623	1,619	1,619	0		

CORPORATE REVENUE BUDGET MONITORING 2008/09 (2ND QUARTER)

FULL YEAR PROJECTED OUTTURN BASED ON EXPENDITURE AS AT 30/09/08

COMMUNITIES, LOCALITIES & CULTURE	FULL YEAR				Comment/ Risk Areas
	Original Budget £'000	Latest Budget £'000	Forecast Outturn £'000	Variance £'000	
Expenditure Income	6,136 -758	6,622 -1,205	6,659 -1,205	37 0	
E22 Environmental Health	5,378	5,417	5,454	37	
Expenditure Income	5,020 -3	5,020 -3	5,110 -3	90 0	Variance: Increases in demand for Freedom Passes, additional costs incurred to undertake backlog of assessments.
E23 Concessionary Fares	5,017	5,017	5,107	90	
Expenditure Income	540 -210	1,023 -443	1,023 -443	0 0	
E36 Health & Safety	330	580	580	0	
Expenditure Income	974 -974	974 -974	974 -974	0 0	
E40 Divisional Management	0	0	0	0	
Expenditure Income	10,666 -1,672	10,666 -1,672	10,666 -1,672	0 0	
E41 Idea Stores Management	8,994	8,994	8,994	0	
Expenditure Income	5,596 -655	5,577 -635	5,577 -635	0 0	
E42 Sports & Physical Activity	4,941	4,942	4,942	0	
Expenditure Income	7,327 -758	7,327 -758	7,327 -758	0 0	
E43 Parks & Open Spaces	6,569	6,569	6,569	0	
Expenditure Income	1,843 -279	1,855 -279	1,855 -279	0 0	
E44 Arts & Events	1,564	1,576	1,576	0	
Expenditure Income	751 -751	751 -751	751 -751	0 0	
E45 Mile End Park	0	0	0	0	
Expenditure Income	1,340 -401	1,164 -225	1,164 -225	0 0	
E51 Head of Crime Reduction	939	939	939	0	

CORPORATE REVENUE BUDGET MONITORING 2008/09 (2ND QUARTER)

FULL YEAR PROJECTED OUTTURN BASED ON EXPENDITURE AS AT 30/09/08

COMMUNITIES, LOCALITIES & CULTURE	FULL YEAR				Variance £'000	Comment/ Risk Areas
	Original Budget £'000	Latest Budget £'000	Forecast Outturn £'000			
Expenditure Income	711 -333	1,171 -794	1,171 -794	1,171 -794	0 0	
E53 Partnership and Performance	378	377	377	377	0	
Expenditure Income	2,108 -374	2,271 -537	2,271 -537	2,271 -537	0 0	
E54 Operations	1,734	1,734	1,734	1,734	0	
Expenditure Income	808 -627	874 -693	874 -693	874 -693	0 0	
E55 Policy & Victims	181	181	181	181	0	
Expenditure Income	1,938 -2,282	3,014 -2,361	3,014 -2,361	3,014 -2,361	0 0	
E56 Drugs Action Team	-344	653	653	653	0	
Expenditure Income	620 -307	642 -329	642 -329	642 -329	0 0	
E61 Participation & Engagement	313	313	313	313	0	
Expenditure Income	0 0	1,563 -1,563	1,563 -1,563	1,563 -1,563	0 0	
E62 Working Neighbourhoods Fund	0	0	0	0	0	
Total	71,019	72,278	72,543	72,543	265	
Add: Trading Accounts (See Appendix 6)	0	0	0	0	0	
Communities, Localities & Culture Total	71,019	72,278	72,543	72,543	265	

FULL YEAR PROJECTED OUTTURN BASED ON EXPENDITURE AS AT 30/09/08

DEVELOPMENT & RENEWAL	FULL YEAR				Comment/ Risk Areas
	Original Budget £'000	Latest Budget £'000	Forecast Outturn £'000	Variance £'000	
Expenditure	2,990	2,984	2,745	-239	
Income	-907	-1,068	-906	162	
J04 Major Project & Development	2,083	1,916	1,839	-77	
Expenditure	2,861	3,395	3,321	-74	The Directorate budget includes a high level of income from development fees and land charges. These are forecast to be significantly reduced as a direct consequence of both the current 'credit crunch' and its impact on the property market and the introduction of Home Improvement Packs (HIPS). The first quarter's budget monitoring return projected a shortfall of £325,000 for the financial year. Over the summer months, significant fees were received for major planning applications and this has meant that the projected pressure for the 2008-09 financial year has been eased. It must be stressed however that these are one-off applications and that no more major applications are anticipated in the near future. This will cause severe budgetary pressures in 2009-10 and later years.
Income	-2,975	-3,509	-3,284	225	
J06 Development Decisions	-114	-114	37	151	
Expenditure	3,203	6,578	6,578	0	
Income	-1,611	-4,986	-4,986	0	
J08 External Project Funding	1,592	1,592	1,592	0	
Expenditure	680	680	680	0	
Income	0	0	0	0	
J10 Match Funding	680	680	680	0	
Expenditure	1,833	2,116	2,034	-82	
Income	-378	-471	-431	40	
J12 Resources	1,455	1,645	1,603	-42	
Expenditure	3,019	3,173	3,173	0	
Income	-151	-305	-305	0	
J14 Management & Support Services	2,868	2,868	2,868	0	

FULL YEAR PROJECTED OUTTURN BASED ON EXPENDITURE AS AT 30/09/08

DEVELOPMENT & RENEWAL	FULL YEAR				Comment/ Risk Areas
	Original Budget £'000	Latest Budget £'000	Forecast Outturn £'000	Variance £'000	
Expenditure	2,607	1,787	2,892	1,105	Expenditure is significantly higher than initially estimated to reflect the costs of the development and implementation of the corporate asset management system, together with the on-going additional costs that are being incurred to address leasing arrangements, building surveys and backlog health and safety maintenance. In the current financial year these costs are being largely funded through ringfenced reserves established for this purpose, leading to the increased income levels shown.
Income	-1,191	-675	-1,390	-715	
J16 Asset Management	1,416	1,112	1,502	390	
Expenditure	610	843	843	0	
Income		-233	-233	0	
J18 Olympics	610	610	610	0	
Expenditure	5,911	7,629	7,629	0	The Local Labour in Construction service has been historically accounted for within the Housing Revenue Account and funded through a combination of Housing Capital, HRA and Section 106 resources. With the establishment of the Arms Length Management arrangements for the HRA, the service must now be funded within the General Fund. The reduced availability of Section 106 resources for LLIC has led to a projected budget pressure in the current and future years.
Income	-1,870	-3,472	-3,247	225	
J20 Regeneration Strategy Sustainability	4,041	4,157	4,382	225	
Expenditure	184,749	184,749	184,749	0	
Income	-184,009	-184,009	-184,009	0	
L08 Housing Benefits	740	740	740	0	
Expenditure	5,598	5,599	5,599	0	
Income	-6,012	-6,012	-6,012	0	
L10 Housing Benefit Administration	-414	-413	-413	0	
Development & Renewal Total	14,958	14,791	15,440	647	
Add: Trading Accounts (See Appendix 6)	0	0	-100	-100	
Development & Renewal Total	14,958	14,791	15,340	547	

CORPORATE REVENUE BUDGET MONITORING 2008/09 (2ND QUARTER)

FULL YEAR PROJECTED OUTTURN BASED ON EXPENDITURE AS AT 30/09/08

	FULL YEAR				Variance £'000	Comment/Risk Area
	Original Budget £'000	Latest Budget £'000	Forecast Outturn £'000			
CHIEF EXECUTIVE'S	911	911	911	0	0	
Expenditure	0	0	0	0	0	Budget to be transferred to Children's Services
C04 Local Training & Employment	911	911	911	0	0	
Expenditure	2,783	2,913	3,110	197	197	Unbudgeted staffing costs might not be met by extra advertising revenue due to unfavourable commercial conditions. Cost savings or additional income will continue to be sought to meet budget by year end.
Income	-2,783	-2,913	-2,913	0	0	
C14 Communications	0	0	197	197	197	
Expenditure	620	619	619	0	0	
Income	0	0	0	0	0	
C16 Strategy & Performance	620	619	619	0	0	
Expenditure	3,574	3,763	3,763	0	0	Budget pressures due to loss of Poplar Harca RSL income and reduced levels of income from Right to Buy properties. Cost savings or additional income to be identified to meet budget by year end.
Income	-3,574	-3,474	-3,474	0	0	
C52 Legal Services	0	289	289	0	0	
Expenditure	1,450	1,864	1,864	0	0	
Income	-139	-553	-553	0	0	
C54 Scrutiny & Equalities	1,311	1,311	1,311	0	0	
Expenditure	702	1,023	1,023	0	0	Note:
Income	-337	-337	-337	0	0	Budget now includes £321k for Burials outside the borough
C56 Registration of Births, Deaths	365	686	686	0	0	
Expenditure	492	638	638	0	0	
Income	0	0	0	0	0	
C58 Electoral Registration	492	638	638	0	0	
Expenditure	30	30	30	0	0	
Income	0	0	0	0	0	
C60 Borough Elections	30	30	30	0	0	

CORPORATE REVENUE BUDGET MONITORING 2008/09 (2ND QUARTER)

FULL YEAR PROJECTED OUTTURN BASED ON EXPENDITURE AS AT 30/09/08

CHIEF EXECUTIVE'S	FULL YEAR				Variance £'000	Comment/Risk Area
	Original Budget £'000	Latest Budget £'000	Forecast Outturn £'000			
Expenditure	2,817	2,816	2,816	2,816	0	Nil variance but pressure of £20k due to extra temp to cover additional work pressures and a compromise deal with a member of staff in Members Support
Income	-387	-387	-387	-387	0	
C62 Democratic Services	2,430	2,429	2,429	2,429	0	
Expenditure	812	812	812	812	0	
Income	0	0	0	0	0	
C78 Demo Representation & Mgt	812	812	812	812	0	
Expenditure	4,259	4,662	4,662	4,662	0	
Income	-160	-160	-160	-160	0	
C80 Corporate Management	4,099	4,502	4,502	4,502	0	
Chief Exec's Total	11,071	12,227	12,424	12,424	197	

CORPORATE REVENUE BUDGET MONITORING 2008/09 (2ND QUARTER)

FULL YEAR PROJECTED OUTTURN BASED ON EXPENDITURE AS AT 30/09/08

RESOURCES	FULL YEAR				Variance £'000	Comment/Risk Area
	Original Budget £'000	Latest Budget £'000	Forecast Outturn £'000			
Expenditure Income	2,215 -2,215	2,215 -2,215	2,215 -2,215	0 0	0	A small reported overspend of £22k is expected to be contained within the budget by year end.
R32 Corporate Finance	0	0	0	0	0	
Expenditure Income	905 -905	905 -905	905 -905	0 0	0	
R34 Internal Audit	0	0	0	0	0	
Expenditure Income	34,589 -30,572	34,589 -30,572	33,411 -30,235	-1,178 337	-1,178 337	A surplus of around £658k is expected arising from C-Tax Benefits subsidy; also additional income from fines of £198k which may well increase by year end.
R36 Council Tax & NNDR	4,017	4,017	3,176	-841	-841	
Expenditure Income	884 -734	884 -734	914 -734	30 0	30 0	£30k for additional short term support during the restructure of the service.
R38 Procurement	152	150	180	30	30	
Expenditure Income	480 -480	480 -480	480 -480	0 0	0 0	
R40 Risk Management	0	0	0	0	0	
Expenditure Income	1,160 -1,160	1,160 -1,160	1,160 -1,160	0 0	0 0	
R42 Debtors Income Service	0	0	0	0	0	
Expenditure Income	435 -433	434 -434	434 -434	0 0	0 0	
R44 Cashiers	2	0	0	0	0	
Expenditure Income	848 -848	848 -848	848 -848	0 0	0 0	
R46 Payments	0	0	0	0	0	
Expenditure Income	9,473 -9,473	9,473 -9,473	9,573 -9,473	100 0	100 0	The overspending is mainly the result of new staff following a restructure overlapping slightly so existing agency staff can handover key services before leaving.
R48 Information Services	0	0	100	100	100	This assumes an additional £150k will be received from Adults for Care Alarms. Also assumes a £200k overspending on staff will be met by reducing agency and other staff during the remainder of the year. Budget now includes £60k for Telecare charges.
R50 Contact Centre	3,745	2,753	2,753	0	0	
Expenditure Income	8,384 -4,639	7,483 -4,730	7,483 -4,730	0 0	0 0	
	3,745	2,753	2,753	0	0	

CORPORATE REVENUE BUDGET MONITORING 2008/09 (2ND QUARTER)

FULL YEAR PROJECTED OUTTURN BASED ON EXPENDITURE AS AT 30/09/08

RESOURCES	FULL YEAR				Variance £'000	Comment/Risk Area
	Original Budget £'000	Latest Budget £'000	Forecast Outturn £'000			
Expenditure	20,916	20,896	23,796	2,900		
Income	-19,483	-19,475	-19,475	0		
R52 Admin Buildings	1,433	1,421	4,321	2,900		
Expenditure	439	435	482	47		
Income	-424	-435	-435	0		
R56 Depots	15	0	47	47		
Expenditure	417	417	417	0		
Income	-417	-417	-417	0		
R60 Reprographics	0	0	0	0		
Expenditure	1,388	2,161	2,161	0		
Income	-1,386	-2,161	-2,161	0		
R64 Shared Services	2	0	0	0		
Expenditure	777	0	0	0		
Income	-777	0	0	0		
R66 Pensions	0	0	0	0		
Expenditure	468	0	0	0		
Income	-171	0	0	0		
R68 Employment Training Schemes	297	0	0	0		
Expenditure	600	0	0	0		
Income	0	0	0	0		
R70 Graduate Training Scheme	600	0	0	0		
Expenditure	2,704	3,611	3,611	0		
Income	-2,704	-3,927	-3,927	0		
R72 Human Resources	0	-316	-316	0		
Expenditure	1,292	380	460	80		OH is expected to overspend due to high dependency on agency staff, however the HR restructure has started to resolve this.
Income	-1,290	-64	-64	0		
R74 Occupational Health	2	316	396	80		

CORPORATE REVENUE BUDGET MONITORING 2008/09 (2ND QUARTER)

FULL YEAR PROJECTED OUTTURN BASED ON EXPENDITURE AS AT 30/09/08

RESOURCES	FULL YEAR				Variance £'000	Comment/Risk Area
	Original Budget £'000	Latest Budget £'000	Forecast Outturn £'000			
Expenditure	3,157	4,224	4,224	0		
Income	-3,157	-3,327	-3,327	0		
R76 Learning & Development	0	897	897	0		
Expenditure	930	2,020	2,020	0		
Income	0	0	0	0		
R82 Non-Distributed Costs	930	2,020	2,020	0		
Expenditure	23,132	39,284	35,503	-3,781		As reported in the first quarter it is anticipated that the Council will continue to benefit from being able to invest at higher interest rates for much of the year whilst in addition taking advantage of the reduced cost of external borrowing partly through the normal maturing of long term debt and partly through a restructuring of debt to reduce interest costs during the year. This budget is under constant review due to the current world economic and financial circumstances. Further interest rate cuts may reduce the level of underspend reported
Income	-3,976	-19,904	-20,473	-569		
R88 Corporate Costs	19,156	19,380	15,030	-4,350		
Resources Total	30,354	30,638	28,604	-2,034		

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TRADING ACCOUNT MONITORING 2008/09 (2nd QUARTER)
 BASED ON EXPENDITURE AS AT 30/09/08

Children's Services	Latest Budget to 30/09/08 £'000	Forecast Outturn £'000	Variance £'000	Comment/ Risk Areas
Contract Services: Building Cleaning	Expenditure Income	1,172 -1,172	1,172 -1,172	
		0	0	
Contract Services: Welfare Catering	Expenditure Income	1,158 -1,108	1,158 -1,108	Increased cost of meals & transport due to high levels of inflation in these areas.
		0	50	
Contract Services: Schools Catering	Expenditure Income	8,500 -8,100	8,500 -8,100	Increased cost of meals & transport due to high levels of inflation in these areas.
		0	400	
Schools Finance Trading A/c	Expenditure Income	264 -264	264 -264	
		0	0	
Development Trading A/c	Expenditure Income	176 -176	176 -176	
		0	0	
School Keeping Trading A/c	Expenditure Income	690 -690	690 -690	
		0	0	
Building & Technical Services Trading A/c	Expenditure Income	1,999 -1,999	1,999 -1,999	
		0	0	
89101 Sch. Library Service	Expenditure Income	662 -662	662 -662	
		0	0	

TRADING ACCOUNT MONITORING 2008/09 (2nd QUARTER)
 BASED ON EXPENDITURE AS AT 30/09/08

Children's Services	Latest Budget to 30/09/08 £'000	Forecast Outturn £'000	Variance £'000	Comment/ Risk Areas
89002 HEC. Disbursement	Expenditure Income	160 -160	160 -160	
		0	0	
89102 HEC. Trading	Expenditure Income	132 -132	132 -132	
		0	0	
89107 Music Trading				
	Expenditure	588	588	
	Income	-588	-588	
		0	0	
89105 IT. Trading	Expenditure Income	503 -503	503 -503	
		0	0	
89108 Governors Trading Account	Expenditure Income	200 -200	200 -200	
		0	0	
81506 Attendance and Welfare Services SLA Account	Expenditure Income	473 -405	490 -423	17 -18
		68	67	-1
89010 Workplace Nursery	Expenditure Income	18 -97	123 -97	105 -97
		18	26	8
81602 SLS Trading A/c	Expenditure Income	1,057 -1,057	1,140 -1,140	83 -83
		0	0	0
TOTALS	Expenditure Income	1,548 -1,462	17,797 -17,254	16,249 -15,792
		86	543	457

TRADING ACCOUNT MONITORING 2008/09 (2nd QUARTER)
 BASED ON EXPENDITURE AS AT 30/09/08

Appendix 6

Communities, Localities & Culture	Latest Budget as at 30/09/08£'00	Forecast Outturn £'000	Variance £'000	Comment/ Risk Areas
Trading Accounts				
Expenditure	1,805	1,805	0	
Income	-1,805	-1,805	0	
E30 Fleet Management	0	0	0	
Expenditure	4,544	4,544	0	
Income	-4,544	-4,544	0	
E31 Passenger Transport	0	0	0	
Expenditure	396	396	0	
Income	-396	-396	0	
E32 DSO Vehicle Workshop	0	0	0	
Communities, Localities & Culture Trading AC	0	0	0	
Non General Fund Account				
Expenditure	2,189	2,189	0	
Income	-2,189	-2,189	0	
E25 Street Trading	0	0	0	
Communities, Localities & Culture Trading AC		0	0	

TRADING ACCOUNT MONITORING 2008/09 (2nd QUARTER)
 BASED ON EXPENDITURE AS AT 30/09/08

Appendix 6

Development & Renewal	FULL YEAR			Comment/ Risk Areas
	Latest Budget (as at 30/09/08) £'000	Projected Outturn	Variance £'000	
	£'000	£'000	£'000	
Expenditure	1,605	1,285	-320	It is projected that the Building Control Trading Account will generate a surplus during the financial year. Although it is anticipated that the impact of the current economic climate ('credit crunch') will mainly affect this service from 2009-10 onwards, there is a risk that fee income may start to decline in the current year. Fee income across all the Directorate's services is being closely monitored and Members will be regularly informed of the position.
Income	-1,605	-1,385	220	
Building Control	0	-100	-100	
Development & Renewal Total	0	-100	-100	

**VIREMENTS
REQUIRING CABINET APPROVAL**

Name of Service	Latest Budget	Proposed Recurring Virement/Target Adjustment	Proposed Non-recurring Virements	Reasons for virement/target adjustments (This text will be included in the report)
	£000	£000	£000	
VIREMENTS (OVER £250K) CHILDRENS SERVICES Strategic,Partnerships & Performance External Funding & Partnerships (G68) External Funding (85001)	260	(260)		To transfer the budget for External Funding M&A to Commissioned Services. To re-align the budget in accordance with the Budget Manager's request following the amalgamation of the Education directorate and Children's Social Care.
Employees	4	(4)		
Supplies & Services	(8)	8		
Strategic,Partnerships & Performance Commissioned Services (G67)				
Employees		260		
Supplies & Services		4		
Government Grants		(8)		
VIREMENT TOTAL	256	-	-	

**VIREMENTS
REQUIRING CABINET APPROVAL**

Name of Service	Latest Budget	Proposed Recurring Virement/Target Adjustment	Proposed Non- recurring Virements	Reasons for virement/target adjustments (This text will be included in the report)
	£000	£000	£000	
VIREMENTS (OVER £250K) CHILDRENS SERVICES Strategic, Partnerships & Performance Quality Audit & Project Management (G73)				
Employees	466	(466)		To transfer the budget for Quality Audit & Project Management to Performance, Research & Statistics. To re-align the budget in accordance with the Budget Manager's request following the amalgamation of the Education directorate and Childrens Social Care.
Transport	4	(4)		
Supplies & Services	6	(6)		
Strategic, Partnerships & Performance Performance, Research & Statistics (G71)				
Employees		466		
Transport		4		
Supplies & Services		6		
VIREMENT TOTAL	476	-	-	

VIREMENTS

REQUIRING CABINET APPROVAL

Name of Service	Latest Budget	Proposed Recurring Virement/Target Adjustment	Proposed Non-recurring Virements	Reasons for virement/target adjustments (This text will be included in the report)
	£000	£000	£000	
VIREMENTS (OVER £250K) RESOURCES DIRECTORATE				
Facilities Management				
Supplies & Services		2,900		To transfer the budget for Facilities Management To reflect ongoing budget pressures in facilities management and to bring the budget for Capital Financing and investments closer into line with the anticipated outturn
Corporate/Capital Costs				
Investment Income		(2,900)		
VIREMENT TOTAL	-	-	-	

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Cabinet 03/09/08 £000	One-Off In-Year Service Improvement Growth £000	Local Training & Employment £000	ASB £000	Sustainability Officer £000	Housing Benefits Administration £000	Support Recharges £000	Telephone contract £000	Asset Rentals £000	Latest Targets 2008/2009 £000
84,877							(4)	(762)	84,111
80,106	500	911					(24)	4,466	85,959
72,278	970		428	(40)			(11)	142	73,767
14,791			(428)	40	(331)		(19)		14,053
12,227		(911)				101	(2)		11,415
30,638					331	(101)	60	(3,846)	27,082
294,917	1,470	-	-	-	-	-	-	-	296,387
194	230								424
(610)									(610)
(2,685)	(700)								(3,385)
1,978									1,978
689									689
500									500
500									500
15	(1,000)								(985)
295,498	-	-	-	-	-	-	-	-	295,498

Service Budgets

Adult Services
 Children's Services
 Communities, Localities & Culture
 Development and Renewal
 Chief Executive
 Resources

Payments to/from Balances

Corporate Contingency
 Local Public Service Agreement Reserve
 Parking Control Reserve
 Housing Choice Earmarked Reserve
 E-Govt Loan Repayment
 Asset Management Reserve
 Insurance Fund Earmarked Reserve
 General Balances

TOTAL NET BUDGET

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Template for Forecast Cumulative Gains 2008/09 efficiency gains					
		Reported Annual	Annual	Annual	
		Efficiency Gains	Efficiency Gains	Efficiency Gains	Comment
		Forecast	Forecast to Q2	Actuals to Q2	
		2008/09	2008/09	2008/09	
		£000	£000	£000	
Adults Health & Wellbeing					
SAV/COR/01	Horizontal Savings	73	37	37	
SAV/AHWB/01	Efficiencies in Management & Monitoring of Home care	205	103	103	
SAV/AHWB/02	Improved efficiency of procurement of Supplies & Services	150	75	75	
SAV/AHWB/03	Deletion of Vacant Posts	150	150	150	
SAV/AHWB/04	Restructuring of Hospital Social Work Services	386	193	193	
SAV/AHWB/05	Business Process Reengineering	600	300	300	
SAV/AHWB/06	Efficiency Savings - Commissioning of Services for Older People	210	105	105	
SAV/AHWB/07	Efficiency Savings – Third Party Providers	150	75	75	
	sub-total	1,924	1,037	1,037	
Children's Services:					
SAV/COR/01	Horizontal Savings	606	303	303	
SAV/CS/01	Service Reviews	354	177	177	
SAV/CS/02	Streamlining Support for Families in need	108	54	54	
SAV/CS/03	Children's Social Care Commissioning	165	83	83	
SAV/CS/04	Organisational Restructure YPL	50	25	25	
SAV/CS/05	Invest to Save - Attendance Welfare Service	25	13	13	
SAV/CS/06	Non-Statutory Support to Schools	90	45	45	
SAV/CS/07	Home to School Travel	50	25	25	
SAV/CS/08	Vendor Managed Service	40	20	20	
SAV/CS/09	Integration of Children's Services	237	119	119	
SAV/CS/10	Young People Outside School	100	50	50	
SAV/CS/11	Lifelong Learning	30	15	15	
	sub-total	1,855	928	928	
Communities, Localities & Culture					
SAV/COR/01	Horizontal Savings	163	82	82	
SAV/CLC/01	Idea Stores income initiative	20	10	10	
SAV/CLC/02	Tree Planting Projects	30	15	15	
SAV/CLC/03	Ideas Store - Procurement	50	25	25	
SAV/CLC/04	Reduce Street Light Maintenance	35	18	18	
SAV/CLC/05	Traffic Enhancements - reduce provision	100	50	50	
SAV/CLC/06	Close Non-Automatic Toilets	50	25	25	
SAV/CLC/07	Reduction in Highways Insurance Premiums	350	175	175	
SAV/CLC/08		30			
SAV/CLC/09	Highways Maintenance - Reduce Reactive Maintenance	71	36	36	
SAV/CLC/10	Closure of Parking shop	175	88	88	
	sub-total	1,074	522	522	
Development & Renewal:					
SAV/COR/01	Horizontal Savings - D & R	25	13	10	
SAV/DR/01	Improved business Processes	35	18	0	
SAV/DR/02	Utilisation of IT to produce Planning Consultation Documents	30	15	0	The required software package is currently being considered by IT. No savings will be generated from the package in 2008-09.
SAV/DR/03	Procurement of agency staff through vendor management	35	18	15	
SAV/DR/04	Corporate Match funding	100	50	50	
SAV/DR/05	Digitisation Project	20	10	0	It is assumed that there will be no efficiency realised in 2008-09.
SAV/DR/06	Improved Efficiency in the administration of benefits	29	15	0	
SAV/DR/07	Procurement of agency staff through vendor management	19	10	10	
SAV/COR/01	Horizontal Savings - Housing General fund	28	14	10	
	sub-total	321	161	95	
Chief Executive's					
SAV/COR/01	Horizontal Savings	542	271	271	
SAV/CE/01	Debt Restructuring	293	147	147	
SAV/CE/02	Change of telephone supplier	70	35	35	
SAV/CE/03	Rationalisation of Hardware & Maintenance Costs	102	51	51	
SAV/CE/04	Insurance premiums	120	60	60	
SAV/CE/05	Procurement of agency staff through vendor management	20	10	10	
SAV/CE/06	Reduction in Communications Expenditure	25	13	13	
	sub-total	1,172	586	586	
	Total	6,346	3,233	3,168	

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Agenda Item 13.1

Committee: Cabinet	Date: 3rd December 2008	Classification: Unrestricted	Report No:	Agenda Item:
Report of Corporate Director Resources Originating officer(s) Alan Finch: Head of Corporate Finance David Tattersall (Capital Strategy Manager, Corporate Finance)		Title: 2008/09 Capital Programme: Capital Monitoring Report as at 30 September 2008 Wards Affected: All		

1. Summary

- 1.1. This is the second quarterly capital monitoring report on the 2008/09 Capital Programme, covering the first six months of the current financial year to the 30th September 2008. It is based on Directorate projections of spending to the end of the financial year and the available funding.
- 1.2. The report indicates that on current projections sufficient resources will be available to fund the 2008/09 Capital Programme.
- 1.3. Directorates are currently projecting total expenditure of £78.826 million against a programme of £103.601 million.
- 1.4. A report to Cabinet on 30th July 2008 set out the resources position for 2009/10 and 2010/11 and advised Members of resources available

2. RECOMMENDATIONS

Cabinet is recommended to:-

- 2.1 Note the contents of the report.
- 2.2 Note the Directors delegations in Section 4.2.

3. BACKGROUND

- 3.1 This is the second capital monitoring report on the 2008/09 Capital Programme. It is based on actual capital spending to date and Directorate projections of spending and resources to the end of the financial year.
- 3.2 The Mainstream Programme comprises those projects for which funding is externally provided, either through central government borrowing approvals, or grants and contributions.
- 3.3 The Local Priorities Programme is funded from Council generated resources, principally capital receipts.

4. 2008/09 Projected Outturn Position.

- 4.1 The spending in the half year to 30th September is £18.364m which represents 17.8% of the budget. Directorates project that £78.826 million will have been spent against a total programme of £103.601m by the end of the financial year.

Table 1 - Capital Programme 2008/09: Projected Expenditure

	Budget Approved as at 30th July 2008 £M	Cabinet Approved Revisions to 2008/09 Budget £M	Updated 2008/09 Budget £M	Actual Spend to 30th September 2008 £M	Projected Outturn 2008/09 £M
Housing	42.131		42.131	9.561	34.042
Cultural Services	11.585		11.585	1.280	11.585
Children's Services	20.902	0.510	21.412	5.209	11.520
Development & Renewal	8.264	0.084	8.348	0.052	5.036
Adults' Services	0.662	0.381	1.043	0.112	1.043
Subtotal Mainstream Programmes	83.544	0.975	84.519	16.214	63.226
Local Priorities					
Housing	2.767	-0.412	2.355	0	2.355

Cultural Services	7.213		7.213	0.428	6.899
Children's Services	1.838		1.838	0.914	1.838
Development & Renewal	2.364		2.364	0.268	1.664
Adults' Services	0.316		0.316	0.004	0.316
Corporate	4.996		4.996	0.536	2.528
Local Priorities Total	19.494	-0.412	19.082	2.150	15.600
Grand Total	£103.038	£0.563	£103.601	£18.364	£78.826

4.2 The changes to the capital programme identified in Table 1 are as follows;

- The Housing Capital Investment Programme was agreed by Cabinet 11th June 2008. This reflects a transfer of funding from general housing stock to the Ocean Estate in order to bring forward works on the Ocean Estate.
- The mainstream Children's Services capital programme was approved by Cabinet 11th June 2008. This reflects an additional allocation of grant for Early Years Wave 3 received by the Authority since the above approval of the capital programme.
- In Adults Services three new notifications have been received each less than £250,000. They are in respect of a Grant for Essential Health and Safety £123,000, Mental Health Grant £168,000 and Supported Capital Expenditure approval of £90,000 in respect of IT Infrastructure.
- In Development and Renewal there has been a notification of a £50,000 grant for the Bow Locke Development and an allocation of £34,000 of Section 106 monies in respect of the Victoria and Albert Museum.
- In the Local Priorities Programme the change relate to a reduction in government grant support in respect of Disabled Facilities Grant which had been included at an indicative figure of £1m but the actual grant approval received was £588k,

4.3 Appendix 1 sets out spending to date and projected outturns on a programme area basis.

4.4 The report indicates a number of areas where it is anticipated that the programme will not be fully spent in the current year. The reasons for this are still being investigated and a verbal report will be given at the LAB meeting

5. Resourcing Issues

- 5.1 The Mainstream Programme is funded externally, either by direct grant or supported borrowing provided by the Government or other bodies and consequently there is a high degree of certainty associated with these resources.
- 5.2 The Local Priorities Programme is primarily funded by proceeds from the sale of Council assets. The outcomes of such sales are necessarily difficult to predict and are subject to a number of risks. However current projections show that there are sufficient proceeds from asset sales to fund the programmed expenditure in 2008/09. This was set out in detail in the financial review report to Cabinet on 30th July 2008.
- 5.3 The limited resources available for the future years and the anticipated under spend in this years programme should be considered further as part of the 2009/10 capital budget process.

6. Conclusions

- 6.1 The report indicates that there are sufficient resources available to fund projected expenditure in the Programme set for 2008/09
- 6.2 A forecast of capital resources available to fund capital investment was reported to Cabinet on 30th July 2008 and reflected the position set out in this report. Further advice on the availability of funding for 2009/10 and beyond will be provided when the capital budget report comes before Cabinet in January 2009.

7. COMMENTS OF THE CHIEF FINANCIAL OFFICER

- 7.1 The comments of the Chief Financial Officer are incorporated into the report

8. CONCURRENT REPORT OF THE ASSISTANT CHIEF EXECUTIVE (LEGAL)

- 8.1 There are no specific legal implications arising from this report

9. ONE TOWER HAMLETS CONSIDERATIONS

- 9.1 The report concerns the Council's Capital Programme, each project within the Programme had to demonstrate its contribution to ONE TOWER HAMLETS to be included in the Programme, there are no changes proposed in this report

10. SUSTAINABLE ACTION FOR A GREENER ENVIRONMENT

10.1 There are no SAGE implications arising out of this report

11. RISK MANAGEMENT IMPLICATIONS

11.1 The principal risks identified in the capital programme relate to the Local Priorities Programme's reliance upon the realisation of capital receipts. Forecasting of such receipts is inherently risky. Receipts can only be estimated based on knowledge of the market prevailing at the time, and realisation of receipts is susceptible to a range of factors outside the control of the Council, as well as the decisions the authority chooses to make itself.

11.2 In the past, Tower Hamlets Council has relied upon a fairly stable background level of capital receipts (principally from the sale of Council dwellings under the Right to Buy provisions), enabling it to anticipate available funding and successfully to plan its use of resources in advance. Greater uncertainty in the Council's ability to realise capital receipts would argue for a reassessment of risk. In an extreme case, projects to utilise capital receipts would only be planned after the receipts had been realised.

12 EFFICIENCY STATEMENT

12.1 The evaluation process for projects includes criteria for the delivery of efficiency improvements within the Council, prior to the adoption of capital estimates being approved.

12.2 The Council is required to consider the value for money implications of its decisions and to secure best value in the provision of all of its services. These factors should be considered throughout the life of any project, from initial tendering for contractors to carry out works through the monitoring phase and ending with a final post-implementation review.

Local Government Act, 1972 Section 100D (As amended) List of "Background Papers" used in the preparation of this report

Brief description of "back ground papers"	Name and telephone number of holder
Expenditure to 30 th September held on the financial ledger	David Tattersall 0207 364 4684
Expected outturn provided by Directorates on working paper	and address where open to inspection. Fourth Floor Mulberry Town Hall

13. APPENDICES

Appendix 1 Spend by Project to 30th September 2008 and Projected 2008-09 Outturn

Appendix 1 Spend by Programme Area to 30th September 2008 and Projected 2008-09 Outturn

	Current Budget	Revisions to 2008-09 Budget	Updated Budget	Spend to 30th September 2008	Projected Outturn 2008-09
	£m	£m	£m	£m	£m
Mainstream					
Housing General Fund					
Acquisitions	1.300		1.300		0.500
Registered Social Landlords	5.000		5.000		4.152
New Deal For Communities	0.555		0.555		0.000
Sub Total: Housing General Fund	6.855	0.000	6.855	0.000	4.652
Housing Revenue Account					
Housing Stock	31.026	-1.300	29.726	9.538	24.340
Capitalised Voids	1.750		1.750		1.750
Regeneration of Ocean Estate	2.000	1.300	3.300	0.023	3.300
Development & Regeneration	0.500		0.500		0.000
Sub Total: Housing Revenue Account	35.276	0.000	35.276	9.561	29.390
Children's	20.902	0.510	21.412	5.209	11.630
Adults	0.662	0.381	1.043	0.112	1.043
Communities Localities and Culture	11.585		11.585	1.280	11.585
Development and Renewal	8.264	0.084	8.348	0.052	5.036
Total Mainstream Programme	83.544	0.975	84.519	16.214	63.336
2008-09 Local Priorities Programme					
Childrens-Bishop Challenor Community Facilities	0.110		0.110		0.110
Chief Executives-Corporate DDA Programme	0.500		0.500		0.500
D & R - Asset Management Plan	0.500		0.500	0.009	0.500
-Whitechapel Centre	0.364		0.364	0.025	0.364
D & R Housing-Discretionary PS Housing Grants	0.500		0.500		0.500
D & R Housing-Discretionary PS Housing Grants	0.600		0.600		0.600
Mandatory DFG	1.000	-0.412	0.588		0.511
Mandatory DFG	0.667		0.667		0.341
CLC-Bethnel Green streetscene	0.150		0.150		0.150
Preventing Crime-CCTV investment	0.783		0.783		0.783
Preventing Crime-Environmental Improvemen	0.500		0.500		0.500
Langdon Park Station	0.100		0.100		0.100
Parks Programme	1.180		1.180		1.180
Parks Programme	0.500		0.500		0.500
Mile End Park Security	0.200		0.200		0.200
Play Strategy	0.150		0.150		0.150
Housing HRA-Blackwall buybacks	1.500		1.500	0.235	0.700
Invest to Save					
Adults-Electronic Homecare Monitoring	0.210		0.210		0.210
CLC- Street Lghting energy conservation	0.150		0.150		0.150
Sub Total 2008-09 Local Priorities Programme	9.664	-0.412	9.252	0.269	8.049
Local Priorities Programme Previous Years Projec	9.830		9.830	1.881	7.551
Grand Total	103.038	0.563	103.601	18.364	78.936

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Agenda Item 13.2

Committee	Date	Classification	Report No.	Agenda Item No.
Cabinet	3 rd December 2008	Unrestricted		
Report of Paul Evans – Corporate Director Development & Renewal		Title Corporate Revenue Budget Monitoring 2008/2009 Second Report – Housing Revenue Account		
Originating Officer Chris Holme Service Head (Resources) – Development and Renewal / Paul Leeson Finance Manager - Development & Renewal		Wards Affected.....All.....		

1. Summary

- 1.1 This is the second Housing Revenue Account (HRA) monitoring report for 2008/09. This report forms part of the corporate revenue budget monitoring process and provides information on the projected outturn for 2008/09 based on information for the first six months of the year.

2. Recommendation

Cabinet is recommended to: -

- 2.1 Note the projected outturn in respect of the 2008/09 Housing Revenue Account as detailed in Appendix 1 of this report

3. Background Information

- 3.1 This is the second monitoring report on the financial position of the Housing Revenue Account (HRA) in 2008/09. It is based on income, expenditure and service activity to 30 September 2008. It is the first HRA monitoring report since the incorporation of Tower Hamlets Homes, the arms length management company established to manage the housing stock on behalf of the Council. As a consequence a key element of the management and special services budget is now procured through the management agreement with Tower Hamlets Homes.
- 3.2 The original budget used in this report was approved by Cabinet on the 6th February 2008. The budget for 2008/09 was prepared on the basis of a set of assumptions including stock transfers to Registered Social Landlords (RSLs). The Housing Choice Programme is now close to finalisation and stock assumptions have been revised accordingly.

4. Latest Housing Revenue Account Budget - 2008-09

- 4.1 Set out in Appendix 1 is the original 2008/09 HRA budget in its statutory format, together with the latest budget. The latest budget reflects the decisions taken by Cabinet on 30th July 2008 following consideration of the "Housing Priority Areas 2008/10" report (Agenda item 6.4). This agreed the utilisation of £4 million of HRA balances over the two financial years 2008-09 and 2009-10. These initiatives are outlined in the table below, and the impact on the current year budget is reflected in Appendix 1.

	Total 2008-2010 £	Revenue £	Capital £
Relieve Overcrowding Reduction Initiatives	1,000,000		1,000,000
Estate/Block Security Improvements	500,000		500,000
Estate Improvements	1,500,000	750,000	750,000
Horticulture Improvements	250,000	250,000	
Adapt Homes for Disabled Residents	250,000		250,000
Leaseholder Administration Charge Rebate	500,000	500,000	
Total	4,000,000	1,500,000	2,500,000

- 4.2 The leaseholder administration charge rebate has been incorporated within the adjustments that were processed as part of the 2007-08 actual service charge calculation.
- 4.3 Set out in Appendix 2 is an explanation of the major variances between the latest budget and the projected outturn. The decision of the Bank of England to reduce base rates in early November will have a major impact on the HRA, as will any

subsequent rate changes. The forecast outturn shown in Appendix 1 reflects an initial assessment of the effect of the base rate change.

5. Concurrent Report of the Assistant Chief Executive (Legal)

- 5.1 The Council is required to keep the financial position of the HRA under review and report on the matter. Accordingly, this report complies with the statutory requirements as it reports upon the current position and gives the projected outturn position as at 31st March 2009.

6. Comments of the Chief Financial Officer

- 6.1 This is a noting report that shows the current projected outturn position on the Housing Revenue Account during 2008-09. Specific explanations relating to variances on expenditure and income, together with associated risks, are reflected in the body of the report and the appendices.

7. Equal Opportunity Implications

- 7.1 There are no specific equalities implications contained in this report

8. Anti Poverty Implications

- 8.1 There are no specific anti poverty implications in this report

9. Risk Management Implications

- 9.1 There is a risk that the issuing of any special determinations by the Department of Communities and Local Government (DCLG) could affect levels of HRA subsidy entitlement. Any impact will be addressed as part of the on-going budget monitoring process.
- 9.2 As stated in paragraph 4.3, changes to market interest rates have a significant impact on interest earned on balances, capital charges and HRA subsidy levels. Rates will be closely monitored and members will be informed of the impact upon the HRA.

10. Sustainable Action for a Greener Environment

- 10.1 There are no specific implications arising from this report.

Brief description of "background paper"	Name and telephone number of holder And address where open to inspection
2008/09 Second Quarter Budget Monitoring Report Outturn Report and Table of Variances	Paul Leeson 020 7364 4995

11. List of Appendices

Appendix 1:
Housing Revenue Account: Forecast Outturn 2008/09

Appendix 2:
Explanation of Major Variances

Appendix 1 Housing Revenue Account: Forecast Outturn 2008/09

2008/09 Original Budget £'000	HEADING	Note Ref	2008/09 Latest Budget £'000	2008/09 Forecast Outturn £'000	Forecast Variance £'000
Income					
(52,982)	Dwelling rents	1	(52,982)	(54,214)	(1,232)
(3,311)	Non-dwelling rents	2	(3,311)	(2,939)	372
(6,212)	Heating and other tenant charges		(6,212)	(6,185)	27
(10,888)	Leaseholder charges for services and facilities HRA Subsidy Receivable (including MRA)	3	(10,388)	(8,825)	1,563
(9,768)	General	4	(9,768)	(8,757)	1,011
(11,555)	MRA	5	(11,555)	(11,812)	(257)
(115)	Contributions towards expenditure		(115)	(115)	-
(94,831)	Total Income		(94,331)	(92,847)	1,484
Expenditure					
26,442	Repairs & Maintenance		26,842	26,842	-
38,436	General and Special Services		38,436	38,436	-
2,686	Rents, rates, taxes and other charges		2,686	2,686	-
1,480	Rent rebate subsidy limitation deduction transfer to General Fund	6	1,480	800	(680)
810	Increased/(Decrease) provision for bad debts		810	810	-
	Capital Financing Charges				-
19,742	Interest (Item 8)	7	19,742	19,084	(658)
11,555	Depreciation - HRA dwellings	8	11,555	11,812	257
1,088	Depreciation - Non Dwellings	9	1,088	789	(299)
205	Debt Management Costs		205	205	-
102,444	Total Expenditure		102,844	101,464	(1,380)
7,613	Net costs of services		8,513	8,617	104
					-
(910)	Supporting People Grant		(910)	(910)	-
666	Amortised Premiums and Discounts		666	666	-
(815)	HRA investment income	10	(815)	(1,000)	(185)
6,554	Net operating expenditure		7,454	7,373	(81)
Appropriations					
	Revenue Contributions to Capital Expenditure		750	750	-
(5,466)	Transfer from Housing Choice Reserve		(5,466)	(5,466)	-
(1,088)	Transfer from Major Repairs Reserve	11	(1,088)	(789)	299
-	(Surplus)/deficit for year		1,650	1,868	218
Balances					
(19,188)	Balances at beginning of year		(19,188)	(19,188)	-
(19,188)	Balances at end of year		(17,538)	(17,320)	218

1	<p>Dwelling Rent Income Increased rental income is anticipated due to a change in the projected average dwelling stock levels. The original budget assumed a lower level of average stock for 2008-09 due to potential stock transfers. These transfers have not taken place and as a result stock numbers and the corresponding rental income is higher than original budgeted.</p>
2	<p>Non Dwelling Rent Income Income from shops lower than anticipated following an in depth review of all leases and changes to existing leases.</p>
3	<p>Leaseholder Service Charges Leaseholder service charges are initially based on estimates and adjusted when the actual costs are known at the end of the financial year. Any adjustments are therefore reflected in the following year. Income is lower than anticipated because there was a higher than originally estimated number of transfers to Registered Social Landlords in 2007/08, and associated costs were lower.</p>
4	<p>Housing Subsidy Receivable – General A reduced HRA Subsidy entitlement is anticipated due to the increased stock numbers (see Note 1). Under the HRA Subsidy formula the Guideline rent payable to the Government is higher than the subsidy received for management and maintenance allowances. This leads to a reduction in subsidy received, although this reduction is offset by the higher rents that the Authority will collect. In addition it is anticipated that subsidy will further reduce because of the recent reduction in the Bank of England base rate, although this will be partially offset by reductions in capital financing charges.</p>
5	<p>Housing Subsidy Receivable – Major Repairs Allowance The Major Repairs Allowance is based on the number of properties within the HRA. The higher stock numbers give rise to increased subsidy entitlement.</p>
6	<p>Rent Rebate Subsidy Limitation transfer to General Fund Since 2004, all Rent Rebates paid in respect of local authority tenants have been accounted for within the General Fund rather than the HRA. The General Fund cannot claim the full rent rebate subsidy if the actual average rent is above the limit rent, which is the case in Tower Hamlets. In order to ensure that the General Fund does not effectively subsidise tenants, an equivalent contribution must be recovered from the Housing Revenue Account. The budget in respect of the General Fund contribution was prepared on the basis of the DCLG's proposal that rent restructuring and rent convergence would be delayed to 2016/17. However when the legislation was published in March 2008 the rent convergence date remained at 2011/12. Consequently the contribution to the General Fund is lower than anticipated. The reduced contribution to the General fund will be matched by an increase in Rent Rebate Subsidy and has a neutral impact on the General Fund.</p>

7	<p>Capital Financing Charges – Item 8 Interest Following the reduction in the Bank of England Base Rate in early November, it is anticipated that the consolidated rate of interest will be reduced. Consequently there will be a reduction in the interest charged to the HRA. There is currently uncertainty regarding interest rates and this is the best estimate of the impact at present.</p>
8	<p>Capital Financing Charges – Depreciation of Dwellings The change in the cost of depreciation on dwellings equates to the amendment to Major Repairs Allowance (See Note 5).</p>
9	<p>Capital Financing Charges – Other Assets A reduced recharge arising from the revaluation of assets following the transfer of shops and other assets to RSL's.</p>
10	<p>Investment Income – Item 8 Interest Receivable An increase in investment income is anticipated due to increased levels of reserves held by the HRA. The amount received is based on the internal rate of interest and has been reduced from the original higher projections following the Bank of England's cut in base rates in early November.</p>
11	<p>Transfers from Major Repairs Reserve All depreciation costs over and above the Major Repairs Allowance must be financed by a contribution from the Major Repairs Reserve (See Note 9).</p>

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Agenda Item 13.3

Committee: Cabinet	Date: 3rd December 2008	Classification: Unrestricted	Report No:	Agenda Item:
Report of: Corporate Director Resources Originating officer(s) Jim Ricketts, Capital & Investments Manager		TITLE: Exercise of Corporate Directors' Discretions Wards Affected: as identified by each project		

1. SUMMARY

- 1.1. This report sets out the exercise of Corporate Directors' discretions under Financial Regulation B8 which stipulates that such actions be the subject of a noting report to Cabinet if they involve expenditure between £0.100 million and £0.250 million.

2. RECOMMENDATIONS

Cabinet is recommended to:-

- 2.1 Note the exercise of Corporate Directors' discretions as set out in Appendix

3. BACKGROUND

- 3.1 Council adopted the current set of Financial Regulations on 19 May 2004.
- 3.2 Regulation B8 sets out the Cabinet Reporting Thresholds for specific financial transactions.

4. FINANCIAL REGULATION B8

- 4.1 Financial Regulation B8 sets out the reporting thresholds for the following financial transactions: -
 - Virements
 - Capital Estimates
 - Waiving Competition Requirements for Contracts and Orders (Subject to EEC Threshold)
 - Capital Overspends
 - Settlement Of Uninsured Claims
- 4.2 The Regulation stipulates that if the transaction involves a sum in excess of £0.250 million then Cabinet must make the decision.
- 4.3 If it involves a sum of £0.250 million or less Corporate Directors can authorise the transaction under the scheme of delegation.
- 4.4 If however the transaction involves a sum between £0.100 million and £0.250 million it can be authorised by the Corporate Director under the scheme of delegation but must also be the subject of a noting report to the next available Cabinet.
- 4.5 Appendix 1 sets out the exercises of Corporate Directors' discretions, under the stipulations in 4.4 above, that have taken place since the previous Cabinet

5. ADDITIONAL INFORMATION

- 5.1 All but one of the items refers to Play Areas/Play Grounds. A 2 stage public consultation exercise was undertaken in each area of the proposed play area /scheme. Details of actual equipment and layouts are being finalised at present but will include a range of standard play equipment to include swings, slides, climbing nets and playable landscapes. Cabinet is advised that there will be a Members seminar in December arranged by the Children's Service in which draft designs including some of these projects will be displayed. (details of the Seminar are being finalised)

6. COMMENTS OF THE CHIEF FINANCIAL OFFICER

6.1 The comments of the Director of Resources have been incorporated into the report and Appendix.

7. CONCURRENT REPORT OF THE ASSISTANT CHIEF EXECUTIVE (LEGAL)

7.1. The report sets out the individual exercises of Directors' Discretions as required by Financial Regulations.

7.2. The legal implications of each of the individual decisions would have been provided as part of the decision making process. These will be recorded on the "Record of Corporate Directors' Actions" maintained by Directorates

8. ONE TOWER HAMLETS CONSIDERATIONS

8.1 This report is concerned with the notification of officers' discretions under Standing Orders and has no direct One Tower Hamlets implications.

9. SUSTAINABLE ACTION FOR A GREENER ENVIRONMENT

9.1 There are no Sustainable Action for A Greener Environment implications.

10. RISK MANAGEMENT IMPLICATIONS

10.1 The risks associated with each of the Corporate Directors' discretions as set out in Appendix 1 would have been identified and evaluated as an integral part of the process, which lead to the decision.

11. EFFICIENCY STATEMENT

11.1 The works referred to in the report will be procured in line with established practices, taking account of best value.

**Local Government Act, 1972 Section 100D (As amended)
List of "Background Papers" used in the preparation of this report**

Brief description of “background papers”	Name and telephone number of holder and address where open to inspection.
Grant applications and confirmation of grant	Luke Cully Finance Manager CLC Ext. 5221

12. APPENDICES

Appendix 1 – Exercise of Corporate Directors’ Discretions under Financial Regulation B8

Appendix 1: Exercise of Corporate Directors' Discretions under Financial Regulation B8

Corporate Director	Amount	Description of Exercise of Discretion	Justification for Action	Contact
Corporate Director of Communities, Localities and Culture	£180,000	Adoption of Capital estimate and inclusion in the Capital Programme for St James' Gardens . This approval is in excess of the noting report threshold of £100k.	Scheme identified from within the Parks and Open Space strategy and allocation of Play pathfinder grant funding.	Luke Cully Finance Manager CLC Ext. 5221
Corporate Director of Communities, Localities and Culture	£140,000	Adoption of Capital estimate and inclusion in the Capital Programme for Middleton Green Land Phase 2 . This approval is in excess of the noting report threshold of £100k.	Scheme identified from within the Parks and Open Space strategy and allocation of Play pathfinder grant funding.	Luke Cully Finance Manager CLC Ext. 5221
Corporate Director of Communities, Localities and Culture	£120,000	Adoption of Capital estimate and inclusion in the Capital Programme for Belgrave Street Open Space . This approval is in excess of the noting report threshold of £100k.	Scheme identified from within the Parks and Open Space strategy and allocation of Play pathfinder grant funding.	Luke Cully Finance Manager CLC Ext. 5221
Corporate Director of Communities, Localities and Culture	£180,000	Adoption of Capital estimate and inclusion in the Capital Programme for Prospect Park . This approval is in excess of the noting report threshold of £100k.	Scheme identified from within the Parks and Open Space strategy and allocation of Play pathfinder grant funding.	Luke Cully Finance Manager CLC Ext. 5221

Corporate Director of Communities, Localities and Culture	£120,000	Adoption of Capital estimate and inclusion in the Capital Programme for Selwyn Green . This approval is in excess of the noting report threshold of £100k.	Scheme identified from within the Parks and Open Space strategy and allocation of Play pathfinder grant funding.	Luke Cully Finance Manager CLC Ext. 5221
Corporate Director of Communities, Localities and Culture	£120,000	Adoption of Capital estimate and inclusion in the Capital Programme for St Bartholomew's Gardens . This approval is in excess of the noting report threshold of £100k.	Scheme identified from within the Parks and Open Space strategy and allocation of Play pathfinder grant funding.	Luke Cully Finance Manager CLC Ext. 5221
Corporate Director of Communities, Localities and Culture	£150,000	Adoption of Capital estimate and inclusion in the Capital Programme for Trinity Gardens . This approval is in excess of the noting report threshold of £100k.	Scheme identified from within the Parks and Open Space strategy and allocation of Play pathfinder grant funding.	Luke Cully Finance Manager CLC Ext. 5221
Corporate Director of Communities, Localities and Culture	£225,000	Adoption of Capital estimate and inclusion in the Capital Programme for Poplar Park . This approval is in excess of the noting report threshold of £100k.	Scheme identified from within the Parks and Open Space strategy and allocation of Play pathfinder grant and Section 106 funding.	Luke Cully Finance Manager CLC Ext. 5221

Corporate Director of Communities, Localities and Culture	£250,000	Adoption of Capital estimate and inclusion in the Capital Programme for Individual and Communal Recycling containers. This approval is in excess of the noting report threshold of £100k.	Containers purchased for converting to individual/communal recycling facilities as identified in the Recycling Improvement Plan. Funded from Service Improvement growth.	Luke Cully Finance Manager CLC Ext. 5221
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