



Housing Scrutiny Sub –Committee

The Challenges facing LBTH Housing

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Aims

- To provide Members with an update on the *2016/21 Housing Strategy*, the challenges we face and how we are responding
- To take questions from the Sub Committee in order to help shape the 2017/18 work programme

Key drivers behind the Strategy

- The population of the borough has more than doubled in the past thirty years, rising from 144,800 in 1985 up to 295,200 in 2015.
- New Mayors of LBTH and London.
- The LBTH Mayor's Affordable Housing Commission
- Continuing Welfare Reform and reduction in resources for social housing
- Changing Social rent regime and 1% rent reductions over 4 years
- Huge growth of private sector and increasing private rents
- Lost of private rented tenancies is now main reason for homelessness
- New Legislation – Housing and Planning Act and Planning White Paper

Housing Challenges for LBTH

- Nearly 20,000 people on the housing register.
- More than 9,000 people in substantial housing need
- Over 2,000 people in Temporary Accommodation
- 44% of households in income poverty
- Population of TH to increase by 26% by 2026
- The average cost of a property in LBTH is 15 times (£450,000) than the median income of £30k per annum
- Highest GLA Housing targets in London – 3931 per year

Changing Tenure

Tenure	2003	%	2011	%	2016	%
Private*	44821	51%	56947	56%	71192	61%
Council owned (Rented)	24200	28%	12500	12%	11884	10%
Registered social landlord (Rented)	17828	20%	30108	30%	29740	26%
Shared ownership	500	1%	2000	2%	3000	3%
Total	87349		101555		115816	

* Includes owner occupied and private rented tenancies now estimated at between 35% to 40%)

The Housing and Planning Act 2016 and the Housing and Planning White paper

- **Much of the original act has been softened:** i.e **Starter Homes** made optional, **Pay to Stay:** removed.
- **Lifetime Tenancies:** Replaced with fixed tenancies of 2-5 years, up to 10 years for the disabled, and up to 19 years for those with children up to nine years of age. Final Regulations awaited
- **Voluntary Right to Buy:** Gov't pledge to build 2 homes for every 1 sold in London. Still being piloted.
- **LAs to sell off high-value homes –** Still no advice on scope or cost of deal to Local Authorities.

Housing and Planning White Paper 2017

- Planning for the right homes in the right places
- Building homes faster
- Diversifying the market
- Helping people now

Multiple measures designed to increase housebuilding, most of which have little impact in LBTH as develop mor ehomes than any other borough in the country

Housing Strategy 2016/21 - The Key themes

- **Theme 1** – Building affordable housing, economic growth and regeneration.
- **Theme 2** – Meeting people’s housing needs.
- **Theme 3** – Raising private rented housing standards
- **Theme 4** – Effective partnership working with residents and stakeholders.

Housing Strategy - Key Themes / Actions

Theme 1 – Building affordable housing, economic growth and regeneration

- Develop affordable and sustainable homes in key locations
- Develop truly affordable homes on Council land at social rent ‘Living’ rent
- Develop accountable and flexible Local Housing Companies to ensure best use of assets to maximise new supply of council homes
- Work with Registered Providers to reduce ‘Affordable rent’ to an acceptable level
- Develop a coherent approach to starter homes, home ownership and build to rent developments

Housing Strategy Key Themes & Actions

Theme 2 – Meeting people's housing needs.

- Update the Allocations Scheme to take into account recent policy changes
- Improve the Overcrowding/Under occupation Plan
- Refresh the Tenancy Strategy in response to the 2016 Housing Act
- Homelessness - Maintain Prevention as core objective and reduce Temporary Accommodation and associated costs
- Work in co-operation with Vulnerable Adults team to meet the needs of households with special needs housing and contribute fully to the Ageing Well agenda
- Meet the needs of Gypsies and Travellers and the Boating Community
- Address the needs of young people

Housing Strategy Key Themes & Actions

Theme 3 – Raising private rented housing standards.

- Implement and review Licensing Scheme and consider further additional selective/additional schemes in relation to Houses in Multiple Occupation
- Deliver a robust Empty Homes Strategy and Grants programmes including reducing 'Buy to Leave'
- Deliver the objectives of the Care Act and use the Better Care Fund to enable people to live safely and securely at home
- Work closely with a revised Landlord Forum, increase Accreditation and develop a LBTH Private Renters Charter
- Make best use of Enforcement powers including 2016 Act legislation to tackle poor standards

Housing Strategy Key Themes & Actions

Theme 4 – Effective partnership working with residents and stakeholders.

- Renew and revise Tower Hamlets Homes (ALMO) management agreement making it fit for purpose with a longer term plan for the Housing Revenue Account
- Refocus our relationship with Housing Associations as Regulatory controls change and financial pressures impact including supporting small local Associations and influencing larger mergers
- Continue to work with East London Housing Partnership, GLA and London Councils on capital wide issues to ensure LBTH remains a key influencer
- Continue to develop resident involvement and engagement



Any Questions?

www.towerhamlets.gov.uk/housingstrategy2016