

Temporary Accommodation Acquisitions (

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LBTH TA Need 2017

Sept 2017 London Housing Option figs -

- 27 families in B&B
- 6 nightly lets
- 507 PLA's

P1E Return Q2 – 2017/18

- 2,088 in households in TA
- 1,958 are families (4,279 children)

Cabinet agreed to fund a temporary accommodation programme on 10th Jan 2017

Recommendations agreed identified two programmes -

Programme 1.

- to purchase up to 100 properties either within or outside the borough
- adopting a capital estimate of £30million
- £9m – Rtb receipts usage. £21m GF borrowing

Programme 2.

- to utilise surplus Council properties for temporary housing, and convert those units to create up to 50 units of temporary accommodation.
- Adopt capital estimate of £2.25m
- £675k – Rtb receipts usage. £1.575m GF borrowing

Caveat

Require the Corporate Director,
Development & Renewal, to consult the
Mayor regarding any purchase beyond a
60 minute journey time from the Borough
or within any District outside London,
other than those immediately bordering
another London Borough.

Progress to date

Programme 1/1

43 properties purchased from Poplar
HARCA

Completed 2nd October 2017, Total acquisition
cost = £12.4m.

Ave. £10k per unit repair cost.

Repair programme to complete latest April
2018.

*Proposed 57 additional purchases - Mayors's
consent being sought at present for new capital
estimate*

Progress to date

Programme 1/2

Out of borough

Negotiations with developer led sites outside borough in progress

Team now in place to look at a comprehensive programme of purchases

3 bids made for out of borough developments - so far unsuccessful.

Progress to date

Programme 2/1

Temporary accommodation.

49 units under consideration at present.

- 23 units in under utilised council properties
- 22 modular constructed units - Thomas Buxton
- 4 units Bethnal Green Cottages

These sites are now at various stages of appraisal.

Oct 2015 Cabinet

- Adopt a capital estimate of £27.3 million for the purchase of up to a maximum of 85 former social housing leasehold and/or freehold stock in the borough.

Very slow start to programme as due diligence and marketing issues restricted progress.

Current programme position –

34 sales completed

- total value £14m
- Ave £421k
- 75 additional properties in negotiation
- Additional marketing campaign undertaken to leaseholders