

LONDON BOROUGH OF TOWER HAMLETS

MINUTES OF THE TOWER HAMLETS SELF-BUILD FORUM

HELD AT 18:00PM ON TUESDAY 14TH AUGUST 2018

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

Members Present:

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

Officers Present:

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

1. Welcome and Introductions

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

2. Minutes of the last meeting

The minutes of the last meeting were agreed.

3. Presentation – Martin Ling LBTH

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

4. Presentation – Charlie Carter – LBTH

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

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

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

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

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

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

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

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

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

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

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

5. **LBTH Self Build Group update**

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

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

6. Presentation – Lev Kerimol – GLA

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

7. Date of next meeting

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

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