

**Strategic Plan Reporting**

**Q1 to Q3 2018/19**

Extract from the Cabinet report: activities and measures relating to Housing



#### **Outcome 4 Inequality is reduced and people feel that they fairly share the benefits from growth**

We want our residents to have opportunities and the support they need to be free from poverty and to enjoy the benefits of a prosperous borough. In Tower Hamlets the greatest inequalities are experienced by people in terms of their health, employment and housing. Poverty is often the underlying challenge and close to a third of children are living in families below the poverty line - the highest rate nationally and well above the London average. But people also experience systemic inequalities, needing support to improve their household income and to overcome barriers to having better health, career opportunities and decent housing.

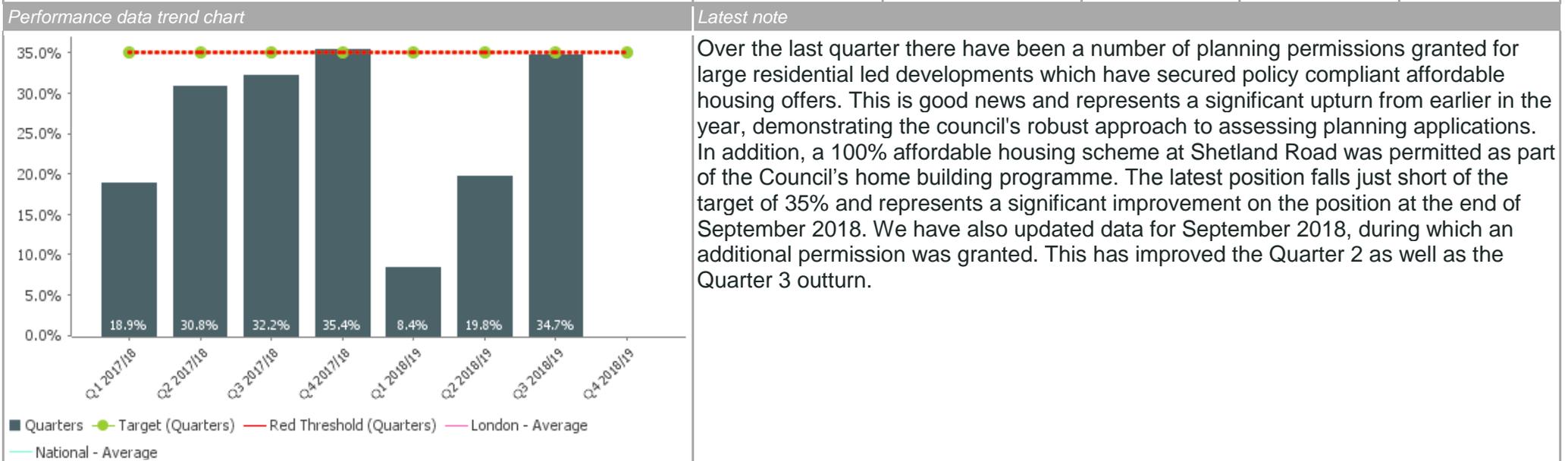
The number of people claiming in work benefits has increased and Welfare Reform is estimated to affect over 40,000 (45 per cent) of all working age households in the borough.[1] Through our Tackling Poverty Fund we will continue to protect those residents struggling to make ends meet and provide more support for schemes to help residents out of poverty and into employment.

The benefit cap has made it very difficult for workless households to be able to find or maintain affordable accommodation within the borough. We will strive to improve access to affordable housing for residents through our actions to further increase the number of homes. Our adult learning and employment skills offer will include targeted provision for those furthest from the labour market, providing support towards decent employment for those in most need.

## M4.4 Proportion of affordable housing secured through the planning process

The council has a policy that 35% of all habitable rooms in new developments of ten units or more are expected to be classed as affordable (below market rent or intermediate housing such as shared ownership). This measure is the percentage of habitable rooms classed as affordable based on planning permissions granted. The measure is cumulative and includes all relevant planning permissions granted in the year to date. This specific measure is not looking at affordable homes actually built but instead considers how effective the council is at requiring developers to meet their affordable housing obligations.

<i>Lead member</i>	<i>Last update</i>			<i>Short term trend arrow</i>	<i>Long term trend (DOT)</i>
Deputy Mayor and Cabinet Member for Regeneration and Air Quality	Q3 2018/19			↑	↑
<i>Lead officer</i>	<i>Type</i>	<i>Contextual measure</i>	<i>Target</i>	<i>Actual</i>	<i>RAG rating</i>
Divisional Director, Planning and Building Control	Strategic	No	35.0%	34.7%	Red



## Strategic plan delivery

RAG	Activity	Note
	<b>Activity 4.3</b> We will use our planning powers to secure affordable and accessible housing within new developments	<u>Update for Q1 – Q3</u>  Our new Local Plan sets ambitious affordable and accessible housing targets. The plan has recently been reviewed by a Planning Inspector and we expect to formally adopt it in the spring. At the moment, we continue to assess planning applications against existing policies and where decisions are made by the council, we have successfully secured high levels of affordable housing

 **Outcome 6 People live in good quality affordable homes and well-designed neighbourhoods**

We want the borough to be a place where people are proud to live and enjoy their lives. Accessing good quality, affordable housing is an ongoing challenge in a borough which has a fast growing population, low income levels for many households and a fast growing private rented sector with high private rents and house prices. Maximising the delivery of affordable homes and improving the quality and management across all housing tenures is therefore paramount. We will continue to increase the supply and delivery of affordable homes by building new council housing, supporting the delivery of new housing at affordable rent levels by registered providers, and maximising the number of affordable homes secured through the planning process. We will continue to drive up the quality of housing across all tenures, including the private sector, through increased licensing and enforcement, and will improve standards across social housing through stronger management.

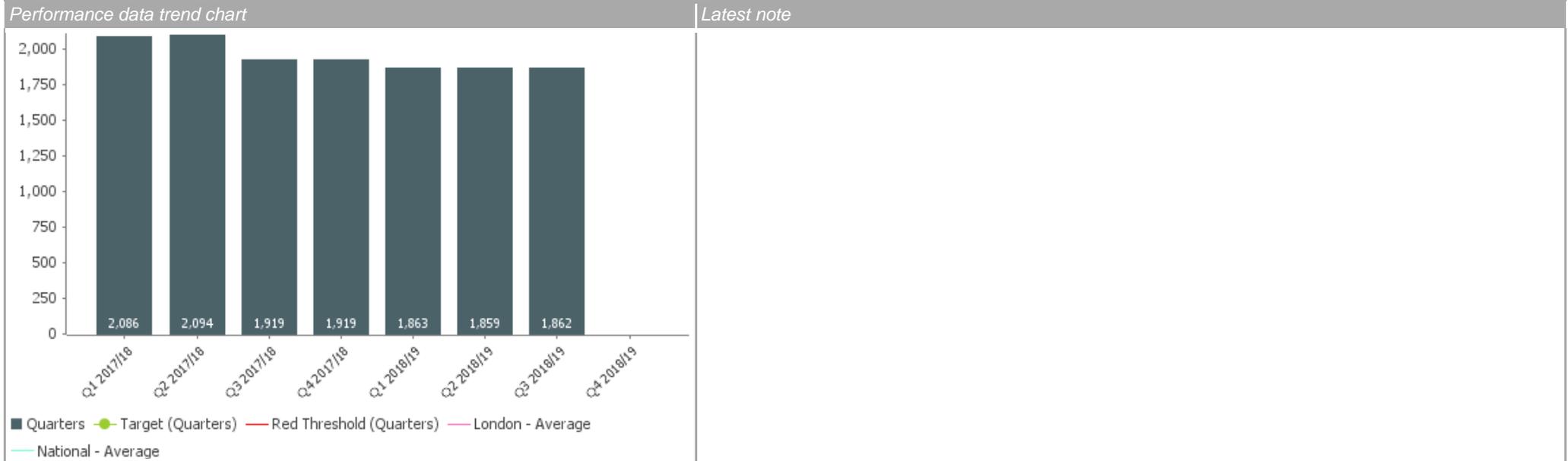
We will refresh our approach to Regeneration, including environmental improvements, across the borough; continuing our programme of estate regeneration and delivering the Better Neighbourhoods Programme, so that growth across the borough is coordinated and shaped in such a way that everyone shares the benefits.



## M6.4 Households living in temporary accommodation

This measure is a count of the number of households currently living in temporary accommodation. The measure is a snapshot. It is a data only measure without a target.

<i>Lead member</i>	<i>Last update</i>			<i>Short term trend arrow</i>	<i>Long term trend (DOT)</i>
Statutory Deputy Mayor and Cabinet Member for Housing	Q3 2018/19			↓	↑
<i>Lead officer</i>	<i>Type</i>	<i>Contextual measure</i>	<i>Target</i>	<i>Actual</i>	<i>RAG rating</i>
Divisional Director, Housing	Strategic	No		1,862	 Data Only





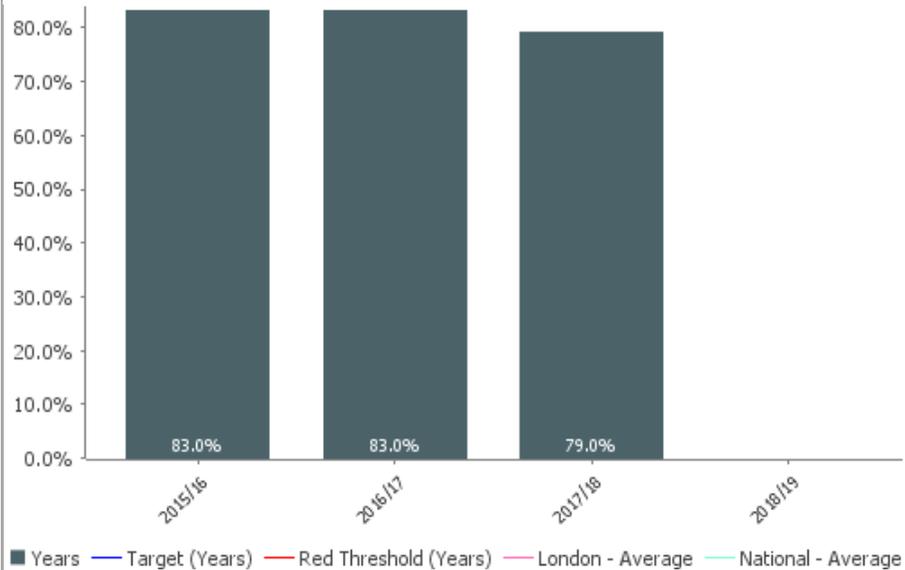
## M6.5 Resident satisfaction with the area

This measure is taken from the council's residents survey and is expressed as the percentage of respondents who are very / fairly satisfied with the local area as a place to live.

Lead member	Last update			Short term trend arrow	Long term trend (DOT)
Cabinet Member for Environment Deputy Mayor and Cabinet Member for Regeneration and Air Quality Statutory Deputy Mayor and Cabinet Member for Housing	2017/18			↓	↓
Lead officer	Type	Contextual measure	Target	Actual	RAG rating
Strategic Director, PLACE	Strategic	No		79.0%	Data Only

Performance data trend chart

Latest note



The latest outturn relates to the Annual Resident Survey carried out in early 2018 as previously reported to Cabinet.

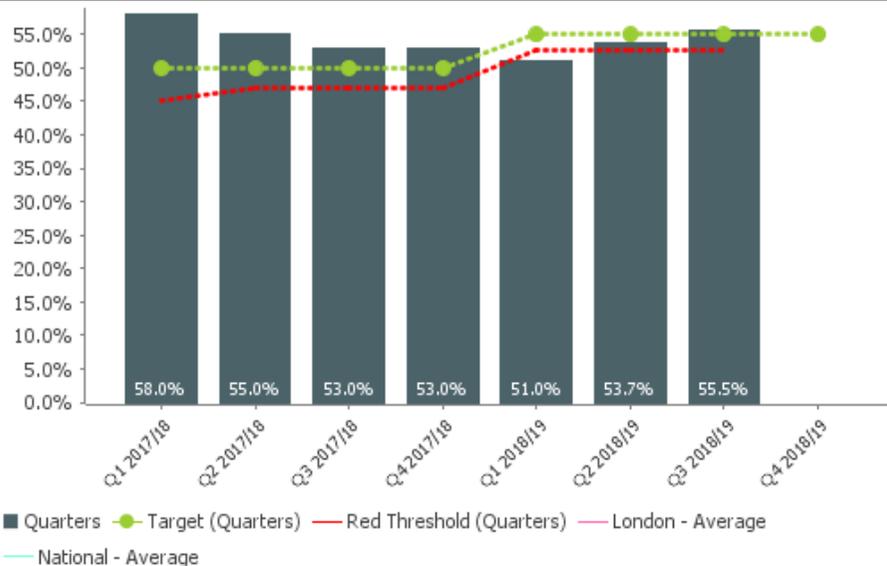


## M6.2 Families re-housed from overcrowded conditions

Overcrowding remains a problem in the borough and reducing overcrowding is a main aim of the council's housing service. The measure looks at new lettings in the most recent reporting period and assesses what percentage of lettings was to households previously living in overcrowded conditions.

<i>Lead member</i>	<i>Last update</i>			<i>Short term trend arrow</i>	<i>Long term trend (DOT)</i>
Statutory Deputy Mayor and Cabinet Member for Housing	Q3 2018/19			↑	↑
<i>Lead officer</i>	<i>Type</i>	<i>Contextual measure</i>	<i>Target</i>	<i>Actual</i>	<i>RAG rating</i>
Divisional Director, Housing	Strategic	No	55.0%	55.5%	Green

<i>Performance data trend chart</i>	<i>Latest note</i>
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This measure is on target.

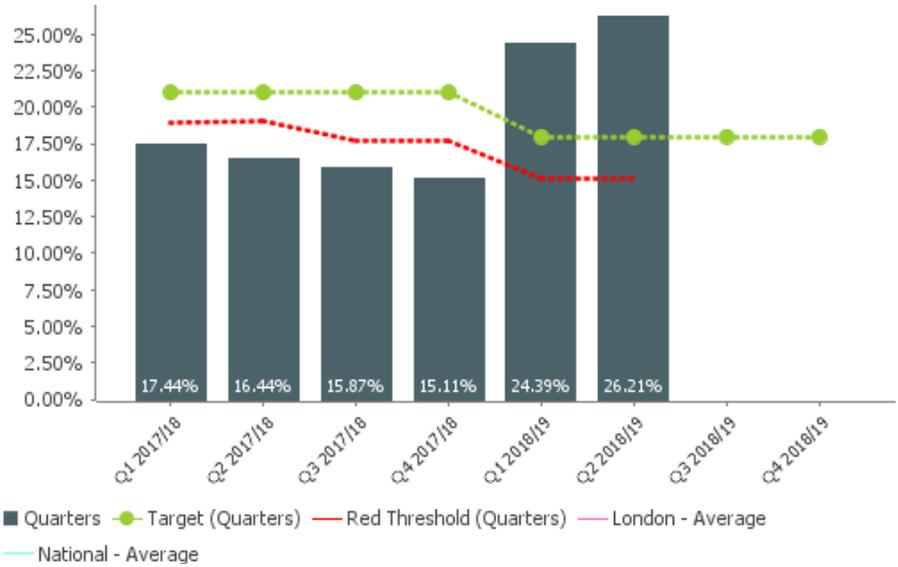
**✓ M6.3 Effectiveness of homelessness prevention**

The council's housing advice service provides support and casework for households who consider themselves homeless. The measure looks at the percentage of households who received advice and support and for whom for whom housing advice casework intervention resolved their situation.

<i>Lead member</i>	<i>Last update</i>			<i>Short term trend arrow</i>	<i>Long term trend (DOT)</i>
Statutory Deputy Mayor and Cabinet Member for Housing	Q2 2018/19			↑	↑
<i>Lead officer</i>	<i>Type</i>	<i>Contextual measure</i>	<i>Target</i>	<i>Actual</i>	<i>RAG rating</i>
Divisional Director, Housing	Strategic	No	18.00%	26.21%	✓ Green

*Performance data trend chart*

*Latest note*



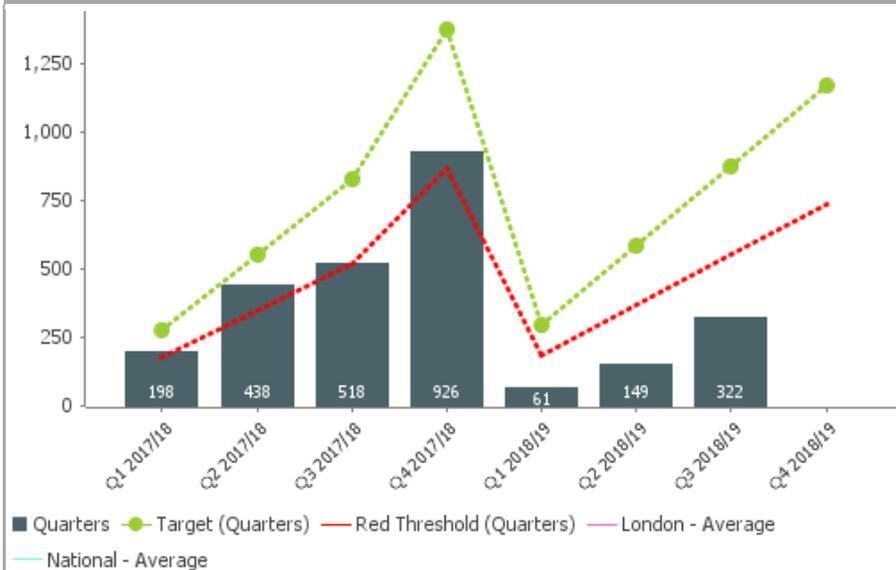
This measure is on target. This quarter the service supported 538 households who considered themselves as homeless, and out of these, 141 households were prevented from becoming homeless.

## M6.1 Affordable homes completed

This measure is a count of the total number of affordable homes completed in the year to date (gross number). Quarterly figures and targets are cumulative.

Lead member	Last update			Short term trend arrow	Long term trend (DOT)
Deputy Mayor and Cabinet Member for Regeneration and Air Quality	Q3 2018/19			↓	↓
Lead officer	Type	Contextual measure	Target	Actual	RAG rating
Divisional Director, Housing	Strategic	No	874	322	Red

Performance data trend chart Latest note



The total number of affordable homes delivered so far this year is 322. The forecast for the year has slipped to 729, 121 homes short of the minimum expectation target of 850. This is primarily down to the completion of two Canary Wharf Group schemes slipping into the first quarter of 2019/20.

The delivery of 173 units this quarter is a good increase in completions from the previous quarter. This is due to a number of schemes, which had slipped in previous quarters, now completing. There are usually more completions in Q4 than in previous quarters. This is largely due to how schemes are programmed in terms of cash flow and grant conditions, developers and Registered Providers (RP) ensure end of year targets are met. Their main target for completions is by the end of the financial year, not quarters. As schemes are delivered by RPs and private developers, the council has little direct control on how these schemes are delivered.

Next year, this measure will report the number of affordable homes delivered as recorded on the GLA's London Development Database (LDD) rather than by using data gathered from registered social landlords locally. In order to record delivery on the LDD, a Completion Certificate needs to be issued by either an Approved Inspector or LBTH Building Control. There is typically a time lag between onsite inspection and the issue of certificates. There is no obligation on external Approved Inspectors to promptly issue certificates in relation to schemes where they are the appointed authority. So whilst the current method of recording delivery may be slightly timelier, going forward, our recorded delivery will mirror what is officially and publicly reported through the LDD. By Q3 this year and with the above caveats, the total number of affordable housing delivered recorded on the LDD is 90.

## Strategic plan delivery

RAG	Activity	Note
	<p><b>Activity 6.1</b> We will increase the supply and delivery of all types of affordable homes, including new council housing, bringing empty properties back into use and making the most effective use of the existing stock</p>	<p><u>Update provided for Quarter 1 and 2</u></p> <p>Using Right-to-Buy receipts, we are enabling registered providers to purchase homes, keeping them from being sold on the open market, thus increasing our social housing stock for residents on the housing register. So far this year there have been four purchases.</p> <p>To facilitate <i>self-builders</i> in the borough, we have held a forum for registered self-builders where advice was provided from the Greater London Authority (GLA) small sites team. Nine potential sites for self-building have been identified.</p> <p>Seven <i>new council homes</i> are being built at Locksley Street, Jubilee Street and Baroness Road. We have started to build 53 new council homes at Barnsley Street, and we have submitted a planning application for new homes at Norman Grove.</p> <p><i>Under occupation</i> of council homes is an issue we are tackling so that we can maximise rehousing opportunities for residents in need of social housing. We are doing this by training our staff to engage with and actively support tenants who wish to downsize.</p> <p>We are talking to home owners of <i>empty properties</i> with the aim of bringing them back into use. The Rating (Property in Common Occupation) and Council Tax (Empty Dwelling) Bill which is currently going through Parliament, has provision to enable councils to use additional Council Tax charges to try to encourage occupations. The Bill will enable councils to charge extra for empty properties and up to 300% extra for properties empty for 10 or more years.</p> <p><u>Update provided for Quarter 3</u></p> <p>The council is committed to doing what it can to tackle the housing crisis in the borough. 173 <i>new affordable homes</i> for residents have been completed this quarter bringing the total delivered so far this year up to 322.</p>

RAG	Activity	Note
		<p>So far this year through casework interventions we have prevented 221 households from becoming <i>homeless</i>.</p> <p>We are in the final stages of producing a policy which will facilitate <i>self-builders</i> in the borough. Our officers are currently undertaking the relevant legal checks relating to the eight potential sites that have been identified for self-building in the borough. Under-occupation of council homes is an issue we are tackling so that we can maximise rehousing opportunities for residents in need of social housing. We are doing this by training our staff to engage with and actively support tenants who wish to downsize.</p>
▶	<p><b>Activity 6.2</b> We will improve the quality &amp; management of social &amp; private housing in the borough through delivering the Better Neighbourhood programme, supporting housing associations in managing their stock &amp; extending use of licensing &amp; enforcement in the Private Se</p>	<p><u>Update provided for Quarter 1 and 2</u></p> <p>With Tower Hamlets Homes, we are delivering a £25.512 million <i>Council Housing Capital Programme</i>. So far, through the Better Neighbourhoods Programme of funding we have spent almost £6.4million (this year's budget is £7.5million). 32 blocks of flats have been completed and a further three blocks are estimated to be completed in December. Other blocks will be refurbished over the remainder of 2018/19 and into next financial year.</p> <p>Following the Grenfell Tower tragedy, we have instigated a range of <i>fire safety</i> improvements in blocks on estates, spending £1.9 million so far this year. We have also strengthened our fire safety regulations and issued them to developers.</p> <p>We have been providing support for <i>private renters and landlords</i> comprising of continued promotion of the Private Rented Sector Charter, licensing and enforcement advice, training (including fire safety) and accreditations and landlord forums. So far this year we have improved our website content on this issue and conducted several communications campaigns.</p> <p><u>Update provided for Quarter 3</u></p> <p>With Tower Hamlets Homes, we are delivering a £25.512 million <i>Council Housing Capital Programme</i>. Since Q2 update an additional £200k has been spent on refurbishing blocks of flats, bringing the total refurbished so far this year to 34 blocks. The remaining four blocks are expected to be completed by March 2019. So far this year, £2.1 million has been spent on implementing a</p>

RAG	Activity	Note
		<p>range of fire safety improvements in blocks on estates.</p> <p><i>Private renters and landlords</i> - at the last Private Renters' Charter Forum meeting in December, attendees heard from representatives from the Greater London Authority (GLA) about the Mayor of London's strategy for private renting and the Mayor's rogue landlord agent checker.</p>
▶	<p><b>Activity 6.3</b> We will deliver a programme of regeneration on the Ocean estate, Blackwall Reach, Chrisp Street and Poplar Riverside</p>	<p><u>Update provided for Quarter 1 and 2</u></p> <p>We have started on site of the second phase of the <i>Blackwall Reach</i> development to deliver 268 new homes, and we are now looking at plans to develop the third phase. An information and engagement event was held where future tenants to be rehoused into Phase 2 saw the floorplans for their new homes.</p> <p>Planning permission has now been granted for the regeneration of <i>Chrisp Street Market</i>. Regeneration will include refurbishing current shops, new buildings, and providing a larger market. There are also plans to increase the number of homes including affordable homes, provide a new cinema and restaurants, pocket parks, a new Sure Start centre, a large new community hub and extended Idea Store.</p> <p>Our plans to deliver 225 new homes on the <i>Ocean Estate</i> (site H) have seen six new homes for affordable rent delivered so far. Another 88 affordable rented homes are expected to be completed before the end of March 2019. In the next financial year 29 shared ownership homes will be built. 50 percent of all homes being delivered in this development will be classed as affordable.</p> <p>We are working with partners to get plans in place for developing the <i>Poplar Riverside Housing Zone</i> which will consist of 10 development sites with around over 3,000 new homes in the first phase of development. To improve connections, the plans include options for bridges across the River Lea.</p> <p><u>Update provided for Quarter 3</u></p> <p>The design of the third phase of the <i>Blackwall Reach</i> development has been briefly paused so that any findings from the Government review of fire safety design can be incorporated. However this should not delay the completion of this development. Phase three will deliver around 324 new</p>

RAG	Activity	Note
		<p>homes.</p> <p>We have now started engaging with the residents and businesses that will be affected by the compulsory purchase order (CPO) of <i>Chrisp Street Market</i>.</p> <p>Construction of the <i>Ocean Estate</i> (site H) development is ongoing. So far six new homes for affordable rent have been built and another 88 affordable rented homes are expected to be completed by the end of March 2019. In the next financial year 29 shared ownership homes will be built. 50 percent of all homes being delivered in this development will be classed as affordable.</p> <p>The council and its partners have established a new Regeneration Board which will support the development of the <i>Poplar Riverside Housing Zone</i>.</p>
▶	<p><b>Activity 6.4</b> We will manage housing infrastructure pressures through a new Local Plan</p>	<p><u>Update provided for Quarter 1 and 2</u></p> <p>Our new draft <i>Local Plan</i> was assessed by the Planning Inspectorate (Examination in Public) during September and October. It is anticipated that the new Local Plan will be adopted in spring/summer 2019.</p> <p>To support our growing population, we have been delivering a number of strategic and local infrastructure projects with the aid of funds from large developers (Local Infrastructure Fund, Community Infrastructure Levy and Section 106). In Poplar Park and Jolly's Green we spent £80k on the construction of new ball games court, new paths, boundary improvements and renewal of tennis courts. In August we used £73k to improve the Victoria Park pool playground. We are spending £5m to improve George Green School sixth form, and £2.9m on Suttons Health Centre.</p> <p><u>Update provided for Quarter 3</u></p> <p>In November we provided additional information and modifications of our new draft <i>Local Plan</i> to the Planning Inspectorate (Examination in Public). We expect to be able to consult residents and other interested parties on those modifications in early 2019.</p> <p>The council continues to support neighbourhood planning. We have developed our Neighbourhood Planning Service Offer, which explains how we are committing to supporting neighbourhood</p>

RAG	Activity	Note
		planning in the borough. The council's website includes two helpful application guidelines for interested groups. In October, a new Neighbourhood Area and Forum was created, the Poplar Regen Alliance.