



Meeting of the

Tower Hamlets Council

Supplemental Agenda

Wednesday, 19 January 2022 at 7.00 p.m.

VENUE

Council Chamber, 1st Floor,
Town Hall, Mulberry Place,
5 Clove Crescent,
London E14 2BG

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To the Mayor and Councillors of the London Borough of Tower Hamlets

You are summoned to attend a meeting of the Council of the London Borough of Tower Hamlets to be held in **THE COUNCIL CHAMBER, 1ST FLOOR, TOWN HALL, MULBERRY PLACE, 5 CLOVE CRESCENT, LONDON, E14 2BG** at **7.00 p.m.** on **WEDNESDAY, 19 JANUARY 2022**

Will Tuckley
Chief Executive



Public Information

Viewing Council Meetings

Except where any exempt/restricted documents are being discussed, the public are welcome to view this meeting through the Council's webcast system.

Physical Attendance at the Town Hall is not possible at this time.

Meeting Webcast

The meeting is being webcast for viewing through the Council's webcast system.

<http://towerhamlets.public-i.tv/core/portal/home>

Electronic agendas reports and minutes.

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To access this, click www.towerhamlets.gov.uk/committee and search for the relevant committee and meeting date.

Agendas are available on the Modern.Gov, Windows, iPad and Android apps.



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users

Public Information – ‘Accessing and Participating in Remote’ Meetings

In line with recent Government legislation, the Council meeting will be held as a ‘remote meeting’ through the Microsoft Teams app and broadcast live on the Council’s website. This guidance provides details about how the meeting will work. The meeting will follow as far as possible the standard procedures for Council meeting except where they conflict with the Council Procedure Rules – Virtual Meeting Addendum’ Full Council is made up of the Mayor and the 45 Councillors. The agenda typically comprises:

- Apologies for absence from Members
- Declarations of Interests.
- Minutes of the previous meeting.
- Announcements from the Speaker or the Chief Executive of the Council.
- Petitions.
- Mayor’s report followed by Opposition Leader’s response.
- Administration and opposition debates
- Reports requiring Council approval
- Member Questions (30 minutes)
- Motions from Members received on notice.
- Any Urgent motions from Members. The same rules of debate that apply to motions with notice apply to these motions.

The process for considering these items is set out on the covering reports for the agenda item.

How can I watch the meeting?

Except when an exempt item is under discussion, the meeting will be broadcast live for public viewing via our Webcasting portal <https://towerhamlets.public-i.tv/core/portal/home>. Details of the broadcasting arrangements will be published on the agenda front sheet. The meeting will also be available for viewing after the meeting. Physical Attendance at the Town Hall is not possible at this time.

If during the meeting a technical error occurs with the live webcast stream which cannot be resolved within a reasonable period of time, then the meeting will be closed and the remaining business will be deferred to a subsequent meeting of the Council on a date to be determined, and notified through the publication of the agenda on the Council’s web site.

Publication of Agenda papers and meeting start time.

Electronic copies of the Council agenda will be published on the Council’s Website on the relevant Committee pages at least five clear working days before the meeting. In the event of a technical difficulty, the meeting arrangements may need to be altered at short notice (such as a delay in the start time). Where possible any changes will be publicised on the website.

To view meeting papers and to be alerted when agendas have been published visit:

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Council documents are also available on ‘Mod.Gov’ iPad, Android and Windows tablet apps downloadable for free from their respective app stores.

Publication of tabled papers

Any additional documents (such as the Mayor’s report, amendments to motions and urgent motions) will normally be **published on the Council meeting website** either shortly before or during the meeting.



Procedure at the virtual meetings.

The Speaker of the Council is the Chair of the meeting and is in charge of the debate. Their role is to control the meeting, including the order of speakers, and to ensure that the business is carried out properly. The Speaker will confirm the expected meeting etiquette for a virtual Council meeting, including the following:

- That participants may speak at the invitation of the Speaker.
- All participants microphones must be **muted** when not speaking.
- Where necessary, participants may switch off their cameras when not speaking to save bandwidth.
- Participants **must alert** the Democratic Services contact if they experience technical difficulties, particularly a loss of connection, or if they need to leave the meeting, as soon as possible.

Order of business

The Speaker may agree to change the order of business at the meeting. In addition, the Speaker may adjourn the meeting for a period of time or agree an extension to the time limit for the meeting (by up to half hour beyond the three-hour limit).

Voting

The items requiring a decision will normally be determined by the Speaker confirming that Members agree with the recommendation. Where necessary, the Speaker may conduct a roll call vote. Democratic Services will read out the name of each Councillor present and will ask them to confirm whether they are in favour, against or wish to abstain.

Decisions and Minutes

The decisions will be published on the website 2 days after the meeting. The draft minutes will be published around 10 working days after the meeting.



London Borough of Tower Hamlets

Council

Wednesday, 19 January 2022

7.00 p.m.

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|------------|---|----------------|
| 6. | MAYOR'S REPORT
The Council's Constitution provides for the Elected Mayor to give a report at each Ordinary Council Meeting.

A maximum of six minutes is allowed for the Elected Mayor's report, following which the Speaker of the Council will invite the leaders of the opposition groups to respond for up to two minutes each should they so wish. Following those contributions, the Mayor may reply for up to two minutes. | 7 - 16 |
| 7. | ADMINISTRATION MOTION DEBATE
Conservative Amendment to the Administration Motion for Debate. | 17 - 20 |
| 12. | TO CONSIDER MOTIONS SUBMITTED BY MEMBERS OF THE COUNCIL
Labour Amendment to Motion 12.2 (Motion regarding infrastructure to support development) | 21 - 24 |



Mayor's Report to Council

19th January 2022

John Biggs, Mayor of Tower Hamlets

Key Events/Announcements

Happy New Year to everyone in the borough, and we are looking forward to a brighter 2022. This will be a very busy year for the Council, and it has already been a very productive start to the year.

Budget: The Budget for the upcoming year was discussed at Cabinet yesterday evening and will be going to Full Council for debate in March.

I am proud of the work we have done on this Budget, with no new cuts to council services this year and that we are looking to freeze the council's portion of Council Tax this year, other than 1% for the Adult Social Care precept. However, despite the Government's increase in funding in the settlement for this year, our budget continues to remain challenging and we are struggling with the effects of over ten years of austerity and an unprecedented increase in demand for council services due to the current cost of living crisis and the devastating effects of the pandemic. It is also important to note that the Government has only given a one-year funding settlement and we await further details of what their 'Levelling Up' agenda will mean for councils like Tower Hamlets.

The budget proposals invest in a cleaner, safer and fairer borough and unlock opportunity for all. It protects council-funded Free School Meals so 19,000 children get a meal, which equates to an estimated saving of £450 per child for families who previously have paid. It invests in new council homes to move families off the housing waiting list and out of overcrowded or unsuitable homes into genuinely affordable high-quality housing. It also invests in a 'fire safety team' to address building safety issues across the borough.

Despite over a decade of austerity this Council has worked hard to keep services open, for example keeping all Idea Stores and libraries open when nationally over 800 libraries have closed since 2010.

The Budget proposals have been published and you can see them via the link below:

<https://democracy.towerhamlets.gov.uk/ieListDocuments.aspx?CId=720&MId=12321&Ver=4>

Vaccination Roll-Out: The rapid rise of the Omicron variant once again caused uncertainty during our Covid-19 recovery, however recent reports show that this variant is mild compared to previous variants and the current restrictions may be loosened in the upcoming weeks. However, we must remain vigilant and the key advice from the experts is that being double vaccinated along with a booster is the best defence. We have been working tirelessly with the local NHS and our partners to ensure all residents in the borough are given access to the vaccine and booster jab.

More information can be found on the Council's website: Covid-19 vaccines (towerhamlets.gov.uk)

Mayor's Covid-19 Recovery Fund: We are also doing great work with our Covid-19 Recovery Fund to support the economic, health and social recovery here in Tower Hamlets. Hundreds of small businesses in Tower Hamlets are set to benefit from grants of up to £1,250, after three new schemes to support them out of the pandemic were launched in December.

Nearly half-a-million pounds has been set aside for the grants, which will be allocated to businesses through the Business Adaptation Grant, the Creative and Cultural Futures Project and the Pivot Project 2 scheme. The pandemic has caused many businesses to close, while others that stayed open are struggling, but in taking action and creating grant schemes like these we are helping to support our local businesses and help stimulate the local economy.

Local Community Fund and Infrastructure and Capacity Building Achievements: From October 2020 to September 2021, the Council made an investment of £2.93 million into the Local Community Fund and I am proud to say that 21,165 Tower Hamlets residents have benefited from the projects set up from this fund. 74% of these residents were from Black, Asian and Minority Ethnic communities, which shows the fantastic work the Council is doing to help our diverse communities. Tower Hamlets is such a diverse borough, and our aim is to ensure that the Council unlocks opportunity for all.

Waste and Recycling: We have, like other local authorities, had challenges with waste and recycling collection due to sickness and isolation as a result of the pandemic. We have risen to the challenges that have been posed and I am pleased to say that this has reduced and we are clearing the backlog.

We also faced issues with Underground Refuse Systems. As a borough we have the largest number that use this system. At the start of the month, we only had one URS vehicle operating, with the other vehicle being fixed and due to return to service by the end of the second week of January. We have now also invested in a new URS vehicle which is being delivered shortly and this should resolve these challenges.

Tower Hamlets Connects: We recently introduced a new service for residents called Tower Hamlets Connects, which will help our residents get the right help at the right time through the right channel.

The service was co-produced with residents and community organisations, to ensure it meets the needs of our diverse communities. It will provide access to advice and support on a range of issues around health and social care, including housing, welfare and benefits and consumer issues.

The service will also be able to help residents with wider issues, such as anyone experiencing financial difficulty by putting people in touch with experienced advisors. It will also provide in-person support with options to book one-to-one appointments with advisors for advice and advocacy in the community.

This is a great new service to promote to residents in your wards – more information can be found here: www.towerhamletsconnect.org

Tower Hamlets Schools: Seven schools from Tower Hamlets were named in the nation's top 500 schools by Parent Power Schools Guide, published in The Sunday Times in December 2021.

Our schools are an engine of opportunity, giving children and young people some of the best education in the country. We have a fantastic family of schools in Tower Hamlets, and we work very hard together to ensure our children and young people receive the high-quality education they deserve.

I am grateful to our education staff, children, young people, families and the wider community and education partnership for their continuing and coordinated action aimed at improving lives locally.

Individual Mayoral Decisions taken since last meeting

4 Jan 2022 - Governance of Tower Hamlets Homes Board

10 Dec 2021 - Household Support Grant

10 Dec 2021 - Direct Award to BB7 and WC Evans

Engagements and Meetings

18th November 2021 – 19th January 2022

18 November 2021

- Chief Executive Will Tuckley
- Capital Strategy Board
- Meeting of the Tower Hamlets Co-operative Commission
- Goodbye to City Hall Reception
- Adults, Health & Wellbeing - Mayor's Portfolio Meeting
- Queen's Award Event

22 November 2021

- Civil Contingencies & Emergency Planning Portfolio Meeting
- Opening Islamophobia Awareness Month
- Resident Meeting - Mansard roof extensions in the Medway and Bow Conservation areas
- Mayor's Surgery
- Ann Sutcliffe, Corporate Director Place
- Follow-up Spitalfields Referendum Discussion
- Overview & Scrutiny Committee

23 November 2021

- Clare House update
- ICS Leaders' Bi-monthly Meeting
- Meeting with One Housing
- Pre-Meet - Regeneration Portfolio Meeting
- Reclaiming Gosling Gardens Follow Up Meeting
- Off Site possibilities in LBTH
- Clare House TRA

24 November 2021

- Clarion Catch Up
- Jobs and skills launch
- Communications Portfolio Meeting
- Cabinet pre meet/run through
- Social Inclusion Portfolio Meeting
- Mayors Advisory Board
- Cabinet

25 November 2021

- Chief Executive Will Tuckley
- Meeting regarding the Chinese Embassy
- Regeneration Portfolio Meeting
- Introduction Meeting with Keith Stanger - Head of Service for Safer Neighbourhood Operations
- Capital Strategy update
- Liveable Streets Programme
- Covid Champions Event
- Resident Meeting Selby Estate

26 November 2021

- Councillor Rachel Blake
- Island Medical Centre opening event

27 November 2021

- Mobile phone shop opening event

28 November 2021

- Freedom and Independence Festival (Season of Bangla Drama)

29 November 2021

- Corporate Induction
- Tower Hamlets Community Housing Meeting
- Mayors Surgery
- Communications activity – HIV testing
- Executive Committee

30 November 2021

- John Scurr - November School Streets
- Photo Opp - Crisp Street Market
- New Covid strain meeting
- Open new artwork created by SPLASH as part of "Adopt a Station" project
- Strategic Forward Planning Meeting
- Violent Crime Task Force - ride along

1 December 2021

- Clarion Catch Up
- MOPAC Consultation on Policing and Crime Plan 2021-2025 and VAWG Strategy
- St Mungos
- Meeting with Catherine McGuinness, Chair of the Policy & Resources Committee, City of London Corporation
- LSE Cities event
- Mayors Advisory Board
- Mayor's Political Cabinet
- Audit Committee

2 December 2021

- Phone call - Mayor and Sir George Iacobescu
- School Street event
- Visit to Canary Wharf College
- Bethnal Green Liveable Streets Review
- Menorah lighting event
- AEG Contract meeting
- Councillor Motin Uz-Zaman
- Reception at Sonargaon restaurant

3 December 2021

- Councillor Val Whitehead and Councillor Asma Begum
- Launch of Brick Lane Food Festival

4 December 2021

- Aberfeldy Christmas lights switch-on and new homes celebration

5 December 2021

- Celebration of 50 years of Bangladesh & 37 years of Apasen

7 December 2021

- James Thomas, Corporate Director Children & Culture
- London Councils Labour Group Pre-Meeting
- London Councils Leaders' Committee
- Violence Plan Meeting
- Children Education & Youth Services Portfolio Meeting
- Tower Hamlets CVS 2021 Annual General Meeting
- Mayor's Surgery
- Speaker's Charity Ball

8 December 2021

- Poplar HARCA Quarterly Meeting
- Planning Meeting
- Environment & Public Realm Portfolio Meeting
- Mayor's Housing Meeting
- A recovery for all: Tackling poverty together in Tower Hamlets - stakeholder meeting

9 December 2021

- Regeneration Board
- Chief Executive Will Tuckley
- ELBA Toy Appeal event
- Careers Fair
- One Housing Meeting
- Pre-meet - leisure public meeting
- Options for Leisure Services in Tower Hamlets - Public Consultation meeting

10 December 2021

- Councillor Rachel Blake
- Neighbourhood Plan Referendum legal advice
- LGA meeting

11 December 2021

- Roman Road Christmas tree decoration event

12 December 2021

- Invitation to Art workshop for children

13 December 2021

- Councillor Asma Begum
- New Town Hall Members Consultative Steering Group Meeting

- Introductory Meeting for Rt Hon Jacqui Smith, Chair Barts NHS Trust
- Mayors Surgery
- Resident meeting
- Youth Commissioning
- Meeting regarding Wapping Station Step Free access

14 December 2021

- HAP Houses Regeneration Scheme
- Councillor Sirajul Islam
- PEG Catch Up
- Adults, Health & Wellbeing - Mayor's Portfolio Meeting
- Maltings and Brewster - Urgent Technical Briefing
- Mayor's Portfolio Meeting (Culture, Arts & Sport)
- Rushanara Ali MP
- Tower Hamlets Homes Christmas Event
- COVID 19 Local Engagement Board

15 December 2021

- Work & Economic Growth - Mayor's Portfolio Meeting
- Councillor Mufeedah Bustin
- O & S Chair Councillor Mohammed Pappu
- Meeting regarding the Waste Service
- Cabinet pre meet
- Mayor's Political Cabinet
- Berner TMO
- Mayors Advisory Board
- Cabinet
- Labour Group

16 December 2021

- TH Partnership Executive Group
- New Town Hall Project Board
- Visit to Ocean Estate
- Victory Day and Channel S TV Anniversary

17 December 2021

- Mayoral photo Victory Day

20 December 2021

- Chief Executive Will Tuckley
- Ann Sutcliffe Corporate Director

21 December 2021

- Community Champions Webinar

22 December 2021

- Meeting with StrengthsUnleashed
- Community meeting regarding St George's leisure centre
- Whitechapel Market discussion
- Will Tuckley Chief Executive
- MTFS update
- Meeting with Ensign

23 December 2021

- Meeting with resident
- Budget discussion
- Meeting regarding Antill Road

5 January 2022

- Mayor's Political Cabinet
- Mayors Advisory Board

6 January 2022

- Chief Executive Will Tuckley
- Lichfield Road Follow Up Conversation

10 January 2022

- Mayors Surgery
- New Town Hall Update
- UNISON London Region meeting
- O & S Chair Councillor Mohammed Pappu
- Chinese Embassy Project Meeting
- Isle of Dogs & South Poplar Area Board

11 January 2022

- London First Borough Leader event with Mayor of Tower Hamlets
- Visit to Blackwall Depot

- Walkabout - Mile End Bengali Community Association, Eastend Homes,
- Rushanara Ali MP
- Policy development meetings

12 January 2022

- Resources & Voluntary Sector Portfolio Meeting
- Croydon Staff Webinar re: Mayoral System
- One Housing - Merger Proposals
- Meeting about Wapping Station
- Children Education & Youth Services Portfolio Meeting
- Mayors Advisory Board
- Grants Determination Sub - Committee Meeting

13 January 2022

- Local Authority NEL ICS Meeting
- Meeting regarding waste service
- Capital Strategy Board
- Civic Awards Panel Meeting

14 January 2022

- ICS Leaders' bi-monthly meeting

17 January 2022

- Corporate Induction
- Meeting with Young News
- Ann Sutcliffe Corporate Director
- Reopening of Tiller St. Leisure Centre - Ribbon Cutting event
- Executive Committee
- Labour Group

18 January 2022

- John Connolly meeting with Mayor John Biggs to Planning Catch Up
- Lichfield Road Follow Up
- Introduction Meeting Chief Executive Tower Hamlets Community Housing
- Councillor Sirajul Islam
- Cabinet pre meet
- London Enterprise Academy Meeting
- Communications Portfolio Meeting

- Councillor Asma Begum
- Policy development meeting with Councillor Rachel Blake
- Policy development meeting with Councillor Asma Islam
- Cabinet

19 January 2022

- Mayor's Housing Portfolio Meeting
- Mayor's Assets/Property Portfolio Meeting
- Regeneration Portfolio Meeting
- Mayor's Community Safety Portfolio Meeting
- Mayor's Political Cabinet
- Chief Executive Will Tuckley
- Pre-Council Labour Group
- Council

7 – Administration Motion for Debate - Housing Delivery

Proposer: Cllr Andrew Wood

Seconder: Cllr Peter Golds

Added text is underlined and in Red.

Deleted text is scored out.

This Council notes that:

1. The housing crisis is the greatest challenge facing London today. Having an affordable, secure home is difficult for many people due to rising private rents and a lack of genuinely affordable homes.
2. That the population in the Tower Hamlets borough is one of the fastest growing in London.
3. As of 6th December 2021, Tower Hamlets Council has delivered the following:
 1. 827 new homes –~~completed and~~ occupied. These are a combination of new build (including 157 (tbc) properties built by private developers as s106 housing) and ~~purchases of old homes~~ the purchase of 422 old properties including:
 - 173 Right to Buy properties
 - 224 from Poplar Harca (but not from any other housing association)
 - 25 out of Borough (many in Erith it appears)
 2. 224 new build homes are on site and under construction.
 3. 184 new build homes awaiting contractor appointment, finances approved and planning secured.
4. Additionally, we are working on the next phase of new council homes, including:
 1. 42 homes with planning permission secured and funding being finalised.
 2. 451 mainly new build homes have been allocated funding and are moving towards planning permission
 3. 318 further homes are in the pipeline or in appraisal.
5. In total this would total 2,046 additional council homes including homes that would have been bought by or were already owned by housing associations so the net increase in affordable homes is a lot less than 2,046
6. ~~The successful securing of £32m in grant funding from the Mayor of London's Affordable Housing Programme to fund an additional 194 new homes for social rent in the borough.~~ London got £3,465 million for new affordable

homes in the most recent round of government money given to the Mayor of London to allocate within London to Boroughs and housing associations. Tower Hamlets Council only got £32 million of this money (or 0.9% of the total) for 194 homes (0.7% of the total). By comparison Tower Hamlets has been set a target to deliver 6.6% of all new homes in London. Some other housing associations based in Tower Hamlets like Poplar Harca have got money as well. By contrast Barking & Dagenham Council got £171 million and Newham Council £92 million.

7. The introduction of a local lettings plan where 25% of completed homes can be let to households on the Common Housing Register who already live on the estates where the new homes are built: for example; Jubilee Street.
8. The development and launch of the Intermediate Housing Register of Interest (launched 1st October 2021), which will give initial priority and access to local residents for all new intermediate housing in the borough.
9. The approval of the 'Affordable Self-Build' Programme with the first 2 of 4 sites having been awarded to the community self-build groups.
10. Since 2015/16 to December 2021, registered providers have delivered over 5,900 new affordable homes in the borough mostly built by private sector developers as part of their s106 planning obligations. Most of these are in Isle of Dogs, Aldgate and Aberfeldy areas.
11. The housing revenue account is used to fund new homes, but also manage current housing and deliver improvements to existing council homes.
12. In the new Tall Building SPD the Council suggests locations for 62 new tall buildings across Tower Hamlets (in addition to those already in the planning system), 56 of them or 90% in the E14 area
 - i) 45 new buildings on the Isle of Dogs & South Poplar - 18 to the south of Canary Wharf plus 27 to the north in Poplar & Billingsgate
 - ii) 11 in the Lower Lea Valley - in the Aberfeldy area
 - iii) 4 City Fringe - 2 in Aldgate, 2 next to the Royal London Hospital
 - iv) 2 Central - in Queen Mary area - this is the biggest area in TH & parts have excellent transport links

This Council believes that:

1. That Tower Hamlets is on the frontline in the battle to tackle the capital's housing crisis, and is working with the Mayor of London to do our bit to help solve it using government grant money allocated by the Mayor of London, borrowing from the governments Public Work Loans Board (helped when Theresa May lifted the borrowing cap), developer contributions as part of their s106 obligations, current and future rental income and Right to Buy receipts.
2. We should continue to work with registered providers to deliver good quality and affordable homes for residents and not compete with them to buy new s106 housing that they would have bought instead of us.

3. Whilst there have been some changes to the use of 'Right to Buy' (RTB) receipts, councils should be permitted to allocate 100% of receipts to deliver new council housing and also combine RTB receipts to other grant funding for schemes.
4. The government should provide sufficient funding to councils and other housing associations to meet targets on carbon neutral homes and to address fire and building safety, helping reduce the pressures on funding available for building new homes.
5. We need genuinely affordable homes developed with the right infrastructure in the right place.
6. We need to demonstrate our ability to look after buildings that we own, to have a maintenance plan in place, to have a long-term strategy of renewal and replacement of equipment in place and to deal with climate change through making our energy intensive leisure centres and our residential communal boilers carbon neutral.

This Council resolves:

1. To share this motion with the Secretary of State for Levelling-Up, Communities and Housing to share the good work that the Council is doing to provide housing in the borough and to call for the Government to work with all Local Authorities to help resolve the housing crisis once and for all.
2. To lobby for changes to use of right to buy receipts and for funding to support councils and housing associations to deliver new homes and improve the quality of their existing stock.
3. To continue to work with the Mayor of London and the Deputy Mayor for Housing to ensure more genuinely affordable housing is built for those in need.
4. To support the Mayor and Cabinet in ongoing work to deliver more genuinely affordable homes and the vital infrastructure that must go alongside housing.
5. Not to lose any more Right to Buy receipts because the money was not spent in time (even if the government now agree that money can be held by the GLA)
6. To provide a detailed breakdown of the homes being acquired in order to make clearer:
 1. The age of buildings acquired and the cost of their renovation
 2. Which wards they are located in and from whom we bought them
 3. Who manages them
 4. Whether we bought them in competition with other housing associations, which might run the risk of an overall reduction in the delivery of new affordable homes in Tower Hamlets
 5. Whether genuinely new build homes commissioned by this Council since June 2015

LABOUR GROUP AMENDMENT – 12.2 Motion regarding Infrastructure to support development

Proposed by: Cllr Asma Islam

Seconded by: Mayor John Biggs

Additions underlined and deleted text scored out.

This Council notes:

- The Mayor of London set Tower Hamlets Council a target in March 2020 to deliver 34,730 homes in ten years between 2019/20 and 2028/29
- In addition he has set a target for Isle of Dogs Opportunity Area to deliver 29,000 new homes and space for 110,000 jobs
- In addition there are additional housing and jobs targets for the following Opportunity Areas which partially includes areas within Tower Hamlets - City Fringe/Tech City, Poplar Riverside and Olympic Legacy
- The Councils own Local Plan adopted in January 2020 requires us to deliver 54,889 homes in fifteen years between 2016 and 2031 – mainly in the Aldgate, Whitechapel, Poplar and Isle of Dogs areas.
- The Mayor of Tower Hamlets' commitment to deliver 2,000 much-needed new council homes.
- That these targets have been set in order to meet the urgent need for more housing in the borough, a situation exacerbated by the Government's own policies which have created a housing crisis.
- The target for Tower Hamlets in the 2021 London Plan is an average of 3,473 homes a year down from 3,931 in the previous London plan
- The London Plan targets are based on the London wider Strategic Housing Land Availability Assessment, which assesses capacity for housing development in each borough.

The Council further notes that:

- Considerable progress has been made in recent years in securing investment in, developing and delivering infrastructure across the borough's growth areas – including bridges and road schemes, improvements to parks, leisure and community facilities, on-site development of schools and health centres and a range of local enhancements through the Local Infrastructure Fund.
- The council regularly reviews infrastructure needs and uses this to inform both its own delivery through the Capital Programme (to be updated in February 2022) and by working with external delivery partners, such as TfL.
- ~~The failure to build the approved bridge (PA/11/00637) across the Lea river by the Leven Road gas works site despite knowing that major developments were planned in the area and allowing the new gas works application to invalidate that planning permission by permitting building on land reserved for the new bridge~~
- While the historic planning permission for the Leven Road bridge has lapsed, the land safeguarded on St Williams' Leven Road Gasworks site remains, to enable future delivery. The council is working with the

developer to integrate the bridge landing into the landscaping of the emerging new housing estate. Bridge landings are located in Phase 2 and 3 of this development, which are covered by an outline permission, allowing for adjustments to be made and designing bridges into the wider public realm.

- 3 bridges over the River Lea are now programmed.
- ~~The continuing delays to the 4th attempt to build a new pedestrian only bridge across South Quay whose budget has now increased to over £20 million. The failure to provide cyclists with cycling access on that new bridge.~~
- The council's strategy for cycling access to Canary Wharf does not require cycling access over South Dock bridge, with provision instead on the east and west sides of the estate, however cyclists will be permitted to dismount and walk their bikes over South Dock bridge.
- That Thames Water still need to dig up Burdett Road between Mile End and Westferry station to ensure enough fresh water supply to support development in the E14 area
- By 2025, Thames Water will have completed their upgrade of a high capacity water main on Burdett Road. This will deliver additional capacity and resilience to the water network in and around the Isle of Dogs and will meet the island's longer term water supply requirements. Works are also planned for a new connection along Byng Street between Westferry Road & Mastmaker Road. This will improve resilience and increase capacity to supply all new developments in and around that area, with works to be delivered by September this year at the latest.
- ~~That There are concerns about UKPN's do not have the capacity to support all new developments on the Isle of Dogs and somebody may need to spend £20 million to improve electricity capacity to Marsh Wall~~
- Working with the GLA, the council is preparing a Local Area Energy Plan that will investigate future energy demand for the Isle of Dogs, South Poplar and Lower Lea Valley areas. This plan will be completed by June this year and will include investment prioritisation of how to best meet this demand. With UK Power Networks, we are also undertaking a feasibility study of strategic electrical connection route options onto the Isle of Dogs to increase network capacity. Once complete, the council will be liaising with developers, UKPN and key stakeholders on how best this new capacity is delivered by providers. This study will be completed by April 2022.
- That the GLA funded Development Infrastructure Funding Study (DIFS) completed in November 2017 and discussed with Council officers in June of summer 2017 detailed the need to spend over a billion pounds on infrastructure to support the growth required in the above targets between April 2017 and March 2041.
- It was written by Peter Brett Associates LLP (PBA) with Cushman & Wakefield (C&W) and Gardiner & Theobald (G&T) for the Greater London Authority (GLA), London Borough of Tower Hamlets (LBTH) and Transport for London (TfL).
- The DIFS estimated that a number of organisations including LBTH had to spend £503.7 million on new infrastructure to support growth on the

Isle of Dogs and South Poplar between April 2017 and March 2022 (£156.8 million by TfL on new DLR trains)

- The closure of St Georges Leisure Centre due to the Covid-19 pandemic, noting that reopening has proved particularly challenging due to concerns regarding the centre's condition.~~known issues not resolved sooner~~
- The delayed re-opening of Tiller road leisure centre (which re-opened on 3rd January) and York Hall ~~due to problems found in 2020~~ (with work at York Hall due to be completed in April, noting the difficulties around refurbishing a Grade II listed building).

That the Council has £587 millions of reserves – much of which is legally earmarked for specific purposes – including substantial sums of s106 and CIL monies from developers and New Homes Bonus from government – all due to previous developments completing.

This Council therefore recommends that officers update Strategic Development Committee members on:

- ~~To ask Council officers to~~ work with stakeholders to provide an update on progress of the DIFS recommendations and actual spend as at March 2022
- ~~To provide an update on~~ the infrastructure improvements to be delivered by March 2022 to support growth in the City Fringe/Tech City, Poplar Riverside and Olympic Legacy areas
- ~~To confirm~~ the status of Thames Water network improvements to the Isle of Dogs and other growth areas in Tower Hamlets
- ~~To confirm~~ the status of electricity supply issues to the Isle of Dogs and other growth areas in Tower Hamlets and what the Council and the GLA are doing to help alleviate the bottlenecks
- ~~To provide a briefing to the Strategic Development Committee and the Community Development Panel for the Isle of Dogs and South Poplar on~~ the delivery of infrastructure.

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