

**LONDON BOROUGH OF TOWER HAMLETS**

**MINUTES OF THE OVERVIEW & SCRUTINY COMMITTEE**

**HELD AT 6.31 P.M. ON MONDAY, 7 FEBRUARY 2022**

**ROOM C1, 1ST FLOOR, TOWN HALL, MULBERRY PLACE, 5 CLOVE  
CRESCENT, LONDON, E14 2BG**

**Members Present:**

Councillor Mohammed Pappu (Chair)  
Councillor Bex White (Vice-Chair)  
Councillor Faroque Ahmed – Scrutiny Lead for Community Safety  
Councillor Marc Francis  
Councillor Denise Jones  
Councillor Gabriela Salva Macallan – Scrutiny Lead for Health and Adults  
Councillor Leema Qureshi – Scrutiny Lead for Resources and  
Finance  
Councillor Andrew Wood

**Co-opted Members Present:**

Halima Islam – Co-Optee

**Other Councillors Present:**

Mayor John Biggs  
Councillor Sirajul Islam

**Officers Present:**

Marcus Barnett – Detective Chief Superintendent -  
MPS Central East Borough  
Command Unit  
Ann Corbett – (Director, Community Safety)  
Keith Daley – Interim Head Substance Misuse  
Charles Griggs – Head of Community Safety  
Keith Stanger – (Head of Safer Neighbourhood  
Operations)  
Nisar Visram – (Director of Finance, Procurement &  
Audit)  
Allister Bannin – (Head of Strategic and Corporate  
Finance)  
Afazul Hoque – (Head of Corporate Strategy &  
Policy)  
David Knight – (Democratic Services Officer,  
Committees, Governance)  
Filuck Miah – (Strategy and Policy Officer,

Strategy, Improvement and  
Transformation Service)

**1. DECLARATIONS OF DISCLOSABLE PECUNIARY INTEREST AND OTHER INTERESTS**

- I. Councillor Marc Francis due to his wife Councillor Rachel Blake being the Deputy Mayor and Cabinet Member for Adults, Health and Wellbeing.

**2. REQUESTS TO SUBMIT PETITIONS**

Nil Items

**3. CHAIRS UPDATE**

Noted.

**4. ACTION LOG**

Noted.

**5. UNRESTRICTED MINUTES**

**5.1 Overview and Scrutiny Committee held on 13/12/2021**

The Committee confirmed as a correct record of the proceedings the unrestricted minutes of the meeting of the Overview and Scrutiny Committee held on 13/12/2021.

**5.2 Overview and Scrutiny Committee held on 24/01/2022**

The Committee confirmed as a correct record of the proceedings the unrestricted minutes of the meeting of the Overview and Scrutiny Committee held on 24/01/2022.

**6. COMMUNITY SAFETY SPOTLIGHT**

**6.1 Community Safety Spotlight with Cabinet Member and Borough Commander**

The Committee received and commented on a presentation on the progress of community safety priorities including tackling serious youth violence.

The Committee:

- ❖ **Agreed** that women felt most unsafe when alone and no one should fear being alone or accepting this situation as normal.
- ❖ **Agreed** on the importance to actively promote women's night safety and help to make more women and girls to feel confident around Tower

Hamlets after dark. Therefore, women and girls need to know what to do if they experience harassment when working, going out or travelling; encouraging reporting by victims and bystanders; offering training to ensure that all who report are believed; and designing public spaces and workplaces to make them feel safer at night as well as shining a light on those areas where there is still a need to do more work.

- ❖ **Agreed** that recent events has highlighted these concerns and that the fear of women and girls is not irrational. It comes from a deep acknowledgment that women in the community do not feel safe and addressing the misogyny is necessary.
- ❖ **Acknowledged** the grave levels of public concern following a number of deeply troubling incidents and allegations. It was felt that the bond of trust between residents and the Metropolitan MPS Service (MPS) locally as well as corporately has been broken.
- ❖ **Stated** that they were committed to collaborating with Detective Chief Superintendent Marcus Barnett and his Team to rebuild the trust and confidence of Borough's communities in the Metropolitan MPS Service.
- ❖ **Recognised** that the Borough has huge numbers of wonderfully professional officers and staff but recognised the actions of some are of serious concern and fall far below the high standards of the Metropolitan MPS Service.
- ❖ As **mentioned** above wished with work with the Detective Chief Superintendent Barnett and his Team to rebuild trust, raise standards, and ensure the Boroughs MPS Officers work in a positive, supportive, and healthy culture that sets an example for others to follow.
- ❖ **Noted** that **(i)** many residents particularly in Limehouse have told the MPS that antisocial behaviour linked to the use of nitrous oxide, otherwise known as laughing gas, is a significant concern, **(ii)** the (MPS) and its partner agencies have received complaints that it can be intimidating seeing groups of people taking it; and **(iii)** nitrous oxide causes a noise nuisance and the small metal canisters that hold it are often left on the floor as litter, which creates a mess on the Boroughs streets.
- ❖ **Noted** that women are constantly worried about their safety when walking at night, walking to their car at night, using an elevator or stairwell in public spaces, taking public transportation, or traveling.
- ❖ **Agreed** that the (MPS) locally as well as corporately should **(i)** ensure that the way they deal with violence against women and girls needs to be effective and as assertive as it can be and **(ii)** make sure that allegations are being thoroughly investigated.
- ❖ Was please to **noted** that **(i)** the locally as well as corporately clearly understood what has happened and what action needs to be taken, and **(ii)** has the absolute determination to do what is necessary to start rebuilding the trust that has been lost.
- ❖ **Welcomed** the knowledge that the (MPS) locally as well as corporately recognises that it has to be listening to the communities in Tower Hamlets that they seek to serve, to give residents the confidence that if they report an incident something will happen, and they will be taken seriously.

- ❖ **Noted** that the (MPS) locally as well as corporately are running a significant campaign on inclusion, diversity, equality throughout the organization to talk about and to increase levels of standards. Understanding what officers and staff need to know in terms of the (MPS) values, the code of ethics, what is expected of officers on duty and off duty as this is a job like no other, officers have to work to a higher standard which is the public expects.
- ❖ **Welcomed** the ongoing dialogue within the (MPS) locally as well as corporately with Female, Black Asian Minority Ethnic; and Lesbian, gay, bisexual, transgender, and queer (or questioning) LGBTQQ+ officers looking at everything from policy process, fair working practices, and making sure that the MPS is a safe place to work and to have a zero tolerance to inappropriate behaviour, criminal acts, and ensuring that those people leave the organization (**e.g.**, address misogyny, sexism, and racism within the MPS).
- ❖ **Agreed** that crime and antisocial behaviour are a top concern for residents and wanted to see the Council to work ever more closely with the MPS to increase high-visibility patrols and target criminals, but also to make sure people can access support when they need it.
- ❖ **Noted** the MPS are working very closely with the Crown Prosecution Service (CPS) to improving the efficiency and effectiveness of the system.
- ❖ **Accepted** that there are many resolute people in the MPS and CPS who were unwavering in their efforts to do the right thing for victims of crime often in difficult and challenging circumstances.
- ❖ **Hoped** that this commitment and resolve to make improvements are to be commended and are worthy of note. However, Members felt that there needs to be a profound, and fundamental shift in how cases are investigated and prosecuted, as currently this is having a significant impact on victims of crime.
- ❖ **Noted** that whilst within the current judicial legal framework it can take several months to investigate a really serious crime and gather the required forensic evidence. There is work ongoing to improve the process from all agencies working within the judicial process.
- ❖ **Noted** that within Tower Hamlets there are some of the best detection rates across London around drugs, domestic abuse, hate crime, rape; sexual, knife crime and people who have been stabbed but not murdered.
- ❖ **Agreed** the MPS locally as well as corporately have got work to rebuild trust and confidence as policing by consent has continuing relevance to present day policing because it marks out an important way in which officers can fulfil their core mission.
- ❖ **Agreed** that by thinking broadly in terms of 'institutional trust,' it is possible to demonstrate that, by improving public perceptions it will enhance the legitimacy of the MPS which will help in its efforts to reduce crime.
- ❖ **Agreed** that local policing needs to remain at the heart of the work that the MPS does locally as well as corporately and the dedicated Ward Officers are known to and part of the communities they serve and strong links with the communities are vital to help the MPS gather

intelligence, detect crime, and retain the confidence of Londoners. In addition, high visibility patrols in the Boroughs various wards provide reassurance in those particular locations.

- ❖ **Noted** with concern that **(i)** women do not feel confident in coming forward to statutory agencies to report offences, **(ii)** the sanction detection rate in the past four years for domestic abuse and sexual offences has been at an all-time low, **(iii)** actually going through the court process is really, really difficult for victims of sexual abuse and domestic abuse as they have got to relive what has happened to them.
- ❖ **Agreed** that having independent domestic abuse support workers is really key, as well as independent sexual violence advisors to support victims through the court process.
- ❖ **Agreed** that where women do feel unsafe in the Borough then resources should be deployed there.
- ❖ **Welcomed** the Councils close collaboration with dedicated Ward Officers to address the concerns of women who feel unsafe in particular wards.
- ❖ **Agreed** that developing male allyship is really important to create a culture of mutual respect and consideration has never been of more importance to ask men to change their behaviour rather than asking women to change theirs.
- ❖ **Agreed** that it is of important for the Police and the partners across both children and health services to tackle the crimes that cause most harm to children and young people **e.g.**, knife crime, gang-related crime, sexual exploitation, and serious youth violence. The approach to such crimes to focus on preventing crime, intervening with those already involved in criminal activity, and taking tough enforcement action against those who persist in breaking the law.
- ❖ **Noted** that the MPS Cadets have assisted with test purchasing visits in a joint operation with Tower Hamlets Council where they have visited various premises who are selling cigarettes and alcohol and those premises who failed to challenge the underage purchaser would face proceedings because they also failed a test purchase. The use of the MPS Cadets is very much dependent on their availability and subject to intelligence and activity that there are irresponsible licensees or license holders.
- ❖ **Noted** that County Lines is a drug supply business model, in relation to Class A, that in turn stimulates the activity within the middle market drugs supply linked to organised crime. The scale of the current complex threat posed by county lines in relation to the exploitation of children and other vulnerable persons to facilitate drug dealing is extensive and affects every police service area.
- ❖ **Noted** the Borough Command recently had a meeting with Kit Moorhouse (Minister of State for Crime and Policing) when he came to the Bethnal Green where officers presented to him the work that they are doing centrally around County Lines, and as part of a bid for more resource to dismantle some of those County Lines and more, importantly stop the harm to those young people who participate in this activity.

In conclusion, the Chair thanked all those attendees for their contributions to the discussions which had provided a good sense on the progress in regard to community safety priorities within the Borough.

## 7. SPOTLIGHT SESSION

### 7.1 Mayors Spotlight

The Chair introduced the main substantive item this evening and he thanked the Executive Mayor John Biggs and the Chief Executive Will Tuckley for, attending this evening's meeting and the key themes arising from the questioning on the presentation may be summarised as follows:

The Committee:

- ❖ **Noted** in regard to Covid that vaccines still remain the first line of defence to live with and manage the virus. Staff therefore are encouraged if they have not already, get their first, second or booster vaccine to protect themselves and others.
- ❖ Was **advised** that from the first week of February, all Council staff were advised that they are expected to be in at least one day a week for the first three weeks of February, and then from at least from February 21<sup>st</sup> at least two days a week.
- ❖ **Noted** that it is intended to keep in place socially distanced lifts, with capacity now at four people at a time. Whilst the cleaning and sanitising stations continue to be available and enhanced cleaning regimes remain in place.
- ❖ Was **informed** that staff will still be encouraged to conduct regular lateral flow tests (access the lateral flow testing sites at Mulberry Place and the Waste Services Depot). If staff should evaluate positive or are experiencing any symptoms of Covid-19, they must inform their line-manager that they can work from home if in line with service needs.
- ❖ **Noted** that the health and safety of all staff is the Council's top priority and to support the return of staff to keeping certain measures in place, including risk assessments, enhanced cleaning regimes, cleaning and sanitising stations, and socially distanced desks, lifts, and meeting rooms. In addition to that the Council are also requesting that staff should wear face coverings when entering, walking around buildings, in lifts and when meeting residents/customers.
- ❖ **Noted** subject to the relevant bylaw if you rent a garage from your Housing Provider as well as being used for the storage of taxed and roadworthy private motor vehicles, garages can also be used to store other vehicles including small commercial vehicles, bicycles tools and garden equipment.
- ❖ Was **informed** that as the first stage of Leisure Estate Investment Plan, the Council intended to replace the existing St George's Leisure Centre with a new 'wet/dry' leisure centre on the current site, subject to approval of the capital budget by Cabinet

- ❖ **Noted** that it is estimated this will cost £35m, while the initial allocation in the Council's 2022-23 Budget Report and Medium-Term Financial Strategy 2022-25 report, considered separately at Cabinet or if desired through further scrutiny is for £25.163m, given the timescales for delivering the project. The existing St George's building is considered beyond its economic and design life, in a poor condition and with a limited range of facilities to meet the needs of residents in this vicinity, and in the wider context of the whole estate.
- ❖ **Noted** if no action were taken then St George's would remain closed and no alternative proposals in place for re-providing its capacity at John Orwell or any other site. The rest of the estate would not be improved in the short to medium term, so that only four pools would be available when York Hall's pool reopens. Residents in the Shadwell and Wapping area would need to continue to travel to Poplar Baths, Mile End or York Hall to swim in a Council-owned leisure centre. Although interim measures are in place to enable schools to meet the KS2 curriculum swimming requirement, it would obviously be more convenient to have local pool access.
- ❖ **Noted** that regard to street services whilst Public Realm is working hard to ensure that there are minimal disruptions to the service recruitment and retention within the service is still sensitive to Covid-19 and other related issues (**e.g.**, shortages in the labour market). There is a specific ongoing risk of HGV driver shortage (linked to national shortages). In addition, shortages in drivers means that you lose that knowledge of the various routes. It has proved to be a considerable difficulty is in relation to drivers, LBTH currently have 10 agency drivers and then 37 other operatives to assist with the with the process. However, it remains an ongoing challenge to ensure that there are enough drivers/operatives
- ❖ **Noted** that there is a need for additional supervisory staff to deliver the service as there are currently insufficient number of supervisor, prolonged sickness of management staff.
- ❖ **Noted** the issues relating to Brexit **e.g.**, supply change issues- resulting in shortage of bins and vehicle parts.
- ❖ **Considered** the advantages and disadvantages to using underground waste storage systems. One of the main advantages of in effect hiding the waste underground is that reduces any potential disturbances to residents by reducing the potential noise impact from residents rolling bins back and forth, and through a reduction in odour as the waste is enclosed underground. Although the design of Underground Refuse Systems (URS) means that the refuse vehicles they do not have the capacity to collect wheeled bins or require the procurement of a specialist vehicle specifically designed for the purpose.
- ❖ **Noted** that the Council currently has a number of URS Vehicles these vehicles have cranes on top of them to lift up the URS units. These cranes are very specialists with many moving parts, and they have to lift 30 bins every single day per vehicle which means that there is bound to be a lot of stress on each crane. Therefore, the Service has increased the frequency from a three month to a monthly regime of

maintenance to ensure that that they can have these vehicles deployed on a day-to-day basis.

- ❖ **Noted** in regard to the patterns of waste across the Borough the Council are remapping the whole of Tower Hamlets both in terms of the routes, volumes, and tonnage of waste.
- ❖ **Commented** that the Young People Service (YPS) was not being as effective as it could be and therefore should be subject of further scrutiny **e.g.**, expand the offer to young people; the commissioning of services for the for the detached youth; develop the range of activities available at youth hubs in Tower Hamlets; improving the offer for the LGBTQi and the disability provision.
- ❖ **Noted** that Tower Hamlets is working closely with a number of employers within a range of sectors including construction, creative arts, digital media, hospitality and catering and fitness to try and prevent young people in a difficult job market from becoming reliant on Universal Credit over the long term. This scheme called Kickstart aims to do this by creating new six-month job placements for those aged between 16-24 who currently receive Universal Credit and are at risk of long-term unemployment and LBTH is ahead of most local authorities. However, the Council needs to provide additional catch-up support for young people who might have got behind with their skills and employability.
- ❖ **Agreed** that there should be detailed consideration on unemployed young people locally to establish the unemployment picture across the Borough historically, before analysing the impact that the COVID-19 pandemic has had on youth unemployment in the Borough.
- ❖ **Acknowledged** that unemployment is a difficult experience, financially and emotionally, regardless of a person's age. However, it is particularly damaging for young people especially their mental and physical health can be negatively affected, both now and in the future as unemployment increases susceptibility to illness, mental stress, and loss of self-esteem leading to depression. Therefore, the (YPS) needs to provide not only nourishing youth activities for people who are motivated and really want to move forward but also services which supports people who might be at risk of disengagement and might have safeguarding concerns around them.
- ❖ **Agreed** that those young people who **(i)** have not prospered in their education; **(ii)** have made difficult choices; **(iii)** have had their education dislocated for personal reasons need support.
- ❖ **Agreed** that a good YPS is one that works to address unemployment and help young people to reach their full potential.

In conclusion, the Chair thanked all those attendees for their contributions to the discussions which had provided a good sense on the progress in regard to strategic performance and delivery.

## 8. UPDATES FROM SCRUTINY LEADS

The Committee received update from Scrutiny Leads in regard to their portfolio's.



**9. PRE-DECISION SCRUTINY OF UNRESTRICTED CABINET PAPERS**

Following comments by the Committee the Pre-Decision Scrutiny Questions (PDSQ) Members **agreed** the particular questions/recommendations that they wanted to raise with Cabinet on the 9<sup>th</sup> February, 2022 (**See attached appendix**).

**10. ANY OTHER UNRESTRICTED BUSINESS WHICH THE CHAIR CONSIDERS TO BE URGENT**

Nil items

**11. EXCLUSION OF THE PRESS AND PUBLIC**

As the agenda circulated contained no exempt/ confidential reports and there was therefore no requirement to exclude the press and public to allow for its consideration.

**12. ANY OTHER EXEMPT/ CONFIDENTIAL BUSINESS THAT THE CHAIR CONSIDERS URGENT**

Nil items

**The meeting ended at 8.17 p.m.**

**Chair, Councillor Mohammed Pappu  
Overview & Scrutiny Committee**

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Questions	Response
<b>Item 6.1 Delivery Report – Housing and Homes</b>	
<b>Housing Delivery and Supply page of presentation</b>	
1. 827 new homes - completed and occupied. These are a combination of new build and purchases” can we have a breakdown between s106 new build purchases, purchases of pre-built properties, and genuinely new homes commissioned and built by LBTH?	<ol style="list-style-type: none"> <li>1. <b>New Build</b> – 225</li> <li>2. <b>S.106</b> – 157</li> <li>3. <b>Acquisitions</b> – 422</li> <li>4. <b>Others</b> (conversions) - 23</li> </ol>
2. of the other 1,219 properties adding up to 2,046 how many will have been commissioned and built by LBTH as opposed to others?	<p>This breaks down as 1,185 new build homes, 2 conversions and 32 acquisitions.</p> <p>If further clarification is required we can provide this.</p>
3. RP's have delivered 1,613 new homes (905 rented**, 705 intermediate) since 2020/21” how many these were s106 properties in new private developments?	<p>This is based upon completions from 2020/21 to the timing of the report.</p> <p>The split is 1,063 via s106 agreements with developers and 550 from RP led schemes.</p>
<b>Annual Delivery Report – Housing &amp; Homes</b>	
4. Housing Management – Tower Hamlets Homes What is the number of stage one and stage two complaints received in 2020/21?	There were 1312 Stage 1 complaints received and 125 Stage 2 complaints received in 2020/2021
<b>Housing Supply and Delivery</b>	
5. Considering the council utilise a matrix/model which Savills independently verify  A. when was Cabinet last able to review the Savills analysis underpinning the housing delivery and supply assumptions?	<p>A. We have used Savills over a number of years to produce and support us in the preparation of the HRA Business Plan. Savills are experts in this area and by using their model we are benefitting from the knowledge acquired through their time in the sector and the</p>

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B. Have the assumptions regarding projected impact to the HRA been back tested? And if so, when and who reviewed the back testing?

experiences of their other local authority clients. The assumptions and variables are discussed with between Finance, the Housing Supply team, THH and Savills, and there is plenty of opportunity to raise challenges and create alternative scenarios within the model. The completed model is not taken to Cabinet, instead the output is reviewed and presented to the Senior Management Team, Lead Members, and the Mayor where there is a further opportunity to discuss the underlying data, variables, and assumptions with officers, often supported by a representative from Savills.

B. The HRA business Plan is a forward planning tool. A full review of the variables and influences on the Plan is performed annually to ensure that the most up to date position is being reflected.

### Item 6.2 Delivery Report - Community Safety

#### Reducing Violence and safeguarding those at risk of violence and exploitation

1. Have we done enough through the council's housing options –  
 a) when will the Draft Domestic Violence Housing Protocol for officers be published?

a) There have been a number of innovations in the Council's work with households becoming homeless or threatened with homelessness as a result of domestic abuse in 2021/22. A new IDVA (Independent Domestic Violence Advocate) Service for homeless households fleeing domestic abuse commissioned by the Council and provided by Solace is being delivered within the statutory housing options service pathway. In addition the Housing Options Service is delivering the new 'priority need' duties to homeless DA applicants as per the DA Act and its new definition of domestic abuse and the newly updated Homelessness Code of Guidance (Chapter 21. Domestic Abuse - Guidance on providing homelessness services to people who have experienced or are at risk of domestic violence or abuse ). A commitment to achieve DAHA accreditation will result in further innovation and codification of the Housing Options approach to domestic abuse.

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b) When will the draft be updated (and published) in line with the requirement from the recent Domestic Abuse Bill?	b) Consequently, given the recent state of flux, the DV Housing Protocol will be updated once the necessary transitions are embedded, operational approaches agreed and stabilised, which it is anticipated will be in 2022/23.
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### Item 6.3 The Council's 2022-23 Budget Report and Medium-Term Financial Strategy 2022-25

<p><b>Ref: 6.3k Appendix 7B Capital Budget Detail , item 6.3</b></p> <p>1. Can we have a more detailed breakdown of this as not enough detail to fully understand what the spend is on. For example Basic Needs/Expansions £119 m does not match known school projects</p>	<p>Appendix 7B shows high level programme budgets for service areas. Individual schemes within each programme category are subject to further work and a detailed list cannot be provided at this time. With reference to the Basic Needs/Expansion, in addition to the schemes referred to specifically in the report, the programme budget includes capital funding for previously approved schemes such as St Anne's School, Stepney Park Primary and SEND provision at Beatrice Tate and Harpley School</p>
<p>2. How much is Liveable Streets / Healthy Streets?</p>	<p>In 2020/21, £9.5m was allocated to the Liveable Streets programme in Bethnal Green, Wapping, Barkantine, Bow and Brick Lane. In 2021/22, a further £4.2m was allocated for Old Ford West, Shadwell, Whitechapel, and Mile End. Of this £13.2m has been spent. A further £3.2m has been allocated for 2022/23 onwards.</p>
<p>3. Can we have a column added for total project costs including historical spend so that we know total costs per project i.e. new Town Hall, South Dock Bridge - which can also be done on the main summary where the row is for a single project?</p>	<p><b>South Dock Bridge:</b>          Approved budget: £20.0m          Spend to date: 0.761m</p> <p><b>London Square:</b>          Approved budget £1.457m          Spend to date: £0.48m</p>

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	<p><b>New Town Hall:</b> Approved budget: £123.350m Spend to date: £70.276m</p>
<p><b>Item 6.5 Leisure Estate Investment Plan</b></p>	
<p style="writing-mode: vertical-rl; transform: rotate(180deg);">Page 14</p> <p>1. "There is a backlog of condition issues, with an estimated total cost of £11.3m needing to be funded over the next decade" why is there a backlog and who was responsible for the structure of St Georges Baths for example?</p>	<p>The Council has committed funding to maintain key elements of the leisure estate's facilities in the past, alongside meeting all the other priorities that it must address.</p> <p>The backlog refers to condition issues at all the Council's leisure centres as we bounce back from the pandemic, excluding St George's, based on surveys carried out in 2021. The backlog is a combination of works that are anticipated to be needed in the forthcoming period, and some that are needed promptly due to individual components or elements of the fabric requiring attention.</p> <p>The Council is responsible for meeting the costs of major repairs to the structure of St George's Leisure Centre.</p>
<p>2. "The cost of remedial works to allow the existing St George's building to reopen has been estimated as £9.9m" can we have a breakdown of these costs and why they differ so much from re-opening costs at Tiller for example.</p>	<p>The condition needs of the two centres are entirely different, and recent surveys have shown that Tiller and all the leisure centres other than St Georges are in a reasonable condition. The works that have been completed at Tiller are far less complex and extensive than those that would be needed at St George's Leisure Centre. The pool has been repaired and retiled, lighting upgraded and the plant improved. The total cost was approximately £500,000.</p> <p>Tiller and St George's are different in their design, which also impacts upon the cost and complexity of undertaking works. The pool at St George's is on the first floor, with the tank extending into the ground floor. The mechanical and electrical plant is in the basement beneath, effectively entombed by the pool tank, with only two staircases for access.</p> <p>The breakdown of costs that would be required at St George's is set out below. Please note this represents those works considered necessary to allow the building to reopen. An additional £3.5m would be needed soon thereafter</p>

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	<p>to keep the building open for up to 5 years.</p> <ul style="list-style-type: none"> <li>– Concrete and Fabric Works £0.65m</li> <li>– Replacement of Plant £4.85m</li> <li>– Electrical Works £1.8m</li> <li>– Asbestos surveys, specialist fees &amp; contingency estimated at £2.6m</li> <li>– <b>TOTAL £9.9m</b></li> </ul>
<p>3. The Wapping resident's group 'Friends of St Georges Pool' want permission to have access to the building to carry out a detailed independent feasibility and refurbishment improvement study to establish whether the proposal to build a new pool is better value for money for the council. Will the council allow this?</p> <p style="writing-mode: vertical-rl; transform: rotate(180deg);">Page 15</p>	<p>The Council has been clear about the need to proceed to decisions in relation to St George's Leisure Centre in a timely way. It would therefore not be appropriate to grant access to the site for investigations that have not been commissioned or approved by the Council, to a timescale which would run beyond the point at which decisions should be made.</p> <p>The Council asked the London region office of Swim England to review its proposals for St George's Leisure Centre to provide an independent view of the same. Their response to the question whether the site should be refurbished or redeveloped was as follows: "Our preference would be to support the redevelopment proposal as it will assist in providing the local community with a sustainable facility thus reducing operational costs and carbon emissions."</p>
<p>4. Why does it "look very unlikely for multiple reasons" that the Tiller road redevelopment could be included in the OHG redevelopment next door?</p>	<p>There is insufficient space for the footprint of a full specification leisure centre when combined with the proposed residential development on the same site. Accommodating both would be extremely difficult to achieve without compromising aspects of either or both the leisure centre and residential elements. The phasing of building works was also a factor in the decision, as it would be difficult to build a new leisure centre while keeping the existing facility open, given the pressure this would place on the available space and phasing of the residential building works. Both the Council and One Housing have explored this opportunity in a spirit of open collaboration, enabling the range of issues set out above to be explored to test what is realistically</p>

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	possible.
5. Has the plan taken in the major works which will be needed to maintain the boiler system at York Hall?	£3m has been allocated over the next three years to meet the condition needs of the Council's leisure centres, excluding St George's. This will include investment for York Hall, some of which is expected to be for the heating system. The precise allocation of funding across the whole estate will be finalised in the near future.
<b>Item 6.9 Disposal of property at 53 Antill Road, E3 5BT</b>	
1. Why did we pay £825k for a derelict property? which was not materially different in value from other properties sold on that street in recent years in I assume better condition?	In buying the property the council received a valuation report. It was upon this that an offer was made. The valuation took account of the dilapidated state of the property. The agreed purchase price was below the valuation figure.
<b>Item 6.10 Future of Commercial Road Car Pound</b>	
1. Why won't Tower Hamlets Council develop this site itself or with a housing association partner? it is smaller than Blackwall Reach for example	<p>The Council currently has a full building programme planned, and does not have the capacity to undertake a project of this magnitude. From reviewing the appraisals undertaken by our external valuers last year the total construction costs (factoring all associated outgoings) will be well in excess of £40m and in the intervening period costs have increased. Putting this considerable cost into one scheme puts significant pressure on the Councils Capital Finances.</p> <p>Part of the wider issue is that it falls within the York Square Conservation area which will have potential impact on the development issues. Furthermore, in respect of a potential ground floor commercial development, the likely anchor tenant of a supermarket is reduced with a Sainsbury Local directly opposite, which complicates ensuring the correct commercial facilities are provided for the market.</p>



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<p>2. As the feasibility study included options for a scheme to deliver 120 residential units, what were the reasons for the site not being utilised for the council's house building programme?</p>	<p>The site will generate a substantial volume of affordable homes regardless of the party who constructs them because of the Planning requirement to have an element of Affordable Housing. The sale of the land will also facilitate additional 'pump-priming' for other Council led schemes within the following years</p>
<p>3. Will the Cabinet agree to defer decision on this item to allow the Overview and Scrutiny Committee to scrutinise the recommendations set out in the report and provide feedback for Cabinet's consideration?</p>	<p>The lead member is happy to meet with Overview and Scrutiny members to discuss this further. We feel the proposal does represent best value and do not want to defer this decision so we can proceed with realising the value of the capital receipt which will allow for the timely building of social housing on other council sites.</p>
<p><b>Item 6.11 LGA Corporate Peer Challenge Re-Visit Findings and Action Plan</b></p>	
<p>1. Which opposition Councillors met the LGA?</p>	<p>The LGA re-visit was a follow up visit from the LGA Full Peer Review undertaken in 2018. As this was a one-day visit focused on our progress against their recommendations, an agenda was agreed with LGA which included a range of stakeholders including Executive Members, partners, and residents.</p> <p>The Council will look to undertake another full Peer Review in 2022 or early 2023 which will involve non-executive and opposition councillors.</p>

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