

Blackwall Reach Community Charter – Housing and Design Summary (to be read together with full charter)

Housing and Tenants Rights

Our Expectation	Partner Response*
New housing on site targeted at existing residents who want to stay, as well as used to relieve the LBTH housing waiting list	2
Number of affordable homes being provided would exceed by far the number of existing residents who would wish to return to or remain on Blackwall Reach	2
Assured (housing association) tenancy agreement to be in no way inferior to current secure (council) tenancy agreement	2
Legal 'right to manage'	0
Tower Hamlets Council Secure Tenancy homes inside Blackwall Reach boundary	0
Offer of alternative Tower Hamlets Council (Secure Tenancy) home outside Blackwall Reach boundary, if this is tenant's preference	2
'Right to Remain' [or Right to Return, if temporarily decanted elsewhere, which is unlikely]	2
'Pre-allocation' of new homes to existing tenants	1

Estate Management, Rents, Service and Utility Charge Levels

Our Expectation	Partner Response
Future rents and service charges to be made explicit to community representatives before final appointment of housing association or developer	2
Rents and service charges guaranteed not to rise above any Government imposed limits or inflation, whichever is lower	1
Future landlords continue to collect utility costs through rent and service charge	0
One body to maintain and manage all housing, community facilities, open and public spaces to a high future standard	1
Annual, resident friendly audit of the landlord's accounts published	1

Leaseholder and Freeholder Re-Housing

Our Expectation	Partner Response
'Like for like' property within site boundary, flexible shared equity, no extra mortgage or loan, no extra capital	1
If no suitable like-for-like property immediately available, temporary accommodation of a reasonable standard to be provided within the area in the interim, at no extra cost	2

Good Design and running costs

Our Expectation	Partner Response
Positive aspects of Robin Hood Gardens to be incorporated into design and planning of new development, e.g. wide communal balconies, space to grow fresh fruit and vegetables, resident parking, space standards that reflect the current room sizes	1
Central park size increased	2
Residents who remain to have view of and easy access to the park, especially families with children. Bidders have offered a voluntary second decant, where practical, to help achieve this.	1
Running costs to be minimised through energy saving technology - communal heating (such as a Combined Heat and Power system), recycled water and solar gain	1
Independent technical advice from energy experts during the regeneration process.	2

Resident Involvement in selection of Future Landlords ('Procurement' Process)

Our Expectation	Partner Response
Minimum four community representatives on any procurement panel	2
Short-listed Housing Associations to be invited to present their proposals to the whole community	2
Suitable training provided to support residents' representatives	2
Most points and aspirations made in this Charter to be formally incorporated into the procurement documentation	2
Independent legal advice at crucial stages of the regeneration	2

*Key: (1) - Partners support this expectation on any appointed Housing Association
 (2) - Partners guarantee to provide this
 (0) - Partners unable to provide this (see separate explanation from Tower Hamlets Council)