

Overview of the council's Housing Division and THHF

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The role of the Housing Division



- Leads on the council's house building programme; identifying opportunities, securing funding, consultation with residents.
- Works with Registered Providers and developers to maximise the amount of affordable homes on development sites.
- Works strategically with Registered Providers to drive improvements to housing management standards and estate regeneration to deliver better services for residents and deliver more homes.
- Works closely with LFB and DLUHC to monitor fire safety in private sector tall residential buildings – enforcing where necessary to make buildings safe. Making building owners aware of government funds available.



The role of the Housing Division



- Oversees and monitors THH service and finance performance as per the terms of the Management Agreement.
- Responsibility for preventing homelessness and undertaking all statutory functions relating to homeless such as assessing homeless application, reducing rough sleeping, procuring and managing a portfolio of temporary accommodation.
- Maintains the Common Housing Register and ensures social housing vacancies are let in accordance with the agreed and published Allocations Scheme.
- Offers grants and loans for adaptations for disabled occupants, home security, energy efficiency, etc .



Partnership working with Tower Hamlets Housing Forum



THHF is restricted to local developing affordable housing providers and those who have all, or the majority of their housing stock in Tower Hamlets. There are **5 sub groups**:

1. **Development** – focus on new build
2. **Asset Management** – focus on maintenance of existing stock
3. **Neighbourhoods** – focus on housing management, ASB and the public realm
4. **Common Housing Register** – focus on the allocation of homes
5. **Communities** – focus on community development, participation/engagement,

The objectives of the sub groups are to :

- To encourage, develop and support effective inter-agency working
- Monitor the quality of inter-agency work and inform the THHF Executive of issues that require training and/or policy development.
- To share best practice and promote continuous improvement
- To undertake specific work or projects at the request of the THHF Executive that supports the above.



Priorities for 2022/23



- Consult on the insourcing, and implementation if agreed, of Tower Hamlets Homes.
- Delivery of the council's house building programme and exploring more opportunities to work with partners to secure more homes.
- Preparing for the full implementation of the Building Safety Act 2022 (building safety regime)
- Preparing for the requirements of the Social Housing (Regulation) Bill
- Transformation of homelessness services to delivery better customer journeys and more sustainable outcomes for those seeking our help
- Maximising opportunities for retrofitting within the housing stock
- Work with THHF to identify and implement improvements to housing services, stock condition and governance



Challenges for Housing



- **Affordability:** the cost of rising rents in the Private Rent Sector, cost of living increases against wage stagnation, energy price hikes, interest rate rises, rising house prices.
- **Demand outstripping supply of social housing** – 21,480 on the Council’s housing register
- **Increased demand on housing advice and homelessness services against a backdrop of available homes**
- **Recovery of the construction industry** post-pandemic combined with post Brexit increase in construction costs.
- **Rising labour costs, combined with shortage of skills in certain trades** – impacting on project costs and delivery
- **Lack of availability of land for development, planning and legal matters, keeping pace with population growth and socio-geographic changes.**
- **Compliance with new Health & Safety regime**
- **Net Carbon zero delivery:** retrofitting, energy efficiency, and decarbonisation will require significant amount of capital costs investment, strong supply chain of skills and material to support the transition to a net zero carbon.
- **Legislation:** Social Housing (Regulation) Bill, Building Safety and Fire Safety Acts, Renters Reform Bill, Decent Homes Standards Review

