

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

Residents Expectation	Council Expectation	Recommended Bid Delivers
New housing on site targeted at existing residents who want to stay, as well as used to relieve the LBTH housing waiting list	√	√
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	√	√
Assured (housing association) tenancy agreement to be in no way inferior to current secure (council) tenancy agreement	√	√
Legal 'right to manage'	X	X
Tower Hamlets Council Secure Tenancy homes inside Blackwall Reach boundary	X	X
Offer of alternative Tower Hamlets Council (Secure Tenancy) home outside Blackwall Reach boundary, if this is tenant's preference	√	√
'Right to Remain' [or Right to Return, if temporarily decanted elsewhere, which is unlikely]	√	√
'Pre-allocation' of new homes to existing tenants	√	√

Estate Management, Rents, Service and Utility Charge Levels

Residents Expectation	Council Expectation	Recommended Bid Delivers
Future rents and service charges to be made explicit to community representatives before final appointment of housing association or developer	√ (1)	√
Rents and service charges guaranteed not to rise above any Government imposed limits or inflation, whichever is lower	√ (2)	√
Future landlords continue to collect utility costs through rent and service charge	X (3)	X
One body to maintain and manage all housing, community facilities, open and public spaces to a high future standard	√	√
Annual, resident friendly audit of the landlord's accounts published	?	√ TBA

Leaseholder and Freeholder Re-Housing

Residents Expectation	Council Expectation	Recommended Bid Delivers
'Like for like' property within site boundary, flexible shared equity, no extra mortgage or loan, no extra capital	√	√
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	N/A (4)	N/A

Good Design and running costs

Residents Expectation	Council Expectation	Recommended Bid Delivers
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	√	√
Central park size increased	(5)	(5)
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.	√	√ (6)
Running costs to be minimised through energy saving technology - communal heating (such as a Combined Heat and Power system), recycled water and solar gain	√	√
Independent technical advice from energy experts during the regeneration process.	TBA	TBA (7)

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

Residents Expectation	Council Expectation	Recommended Bid Delivers
Minimum four community representatives on any procurement panel	√	√
Short-listed Housing Associations to be invited to present their proposals to the whole community	√	√
Suitable training provided to support residents' representatives	√	√
Most points and aspirations made in this Charter to be formally incorporated into the procurement documentation	√	√
Independent legal advice at crucial stages of the regeneration	TBA	TBA (8)

Footnotes:

1. The Council and HCA will not finally enter into formal contract until the HCA approval process has been completed and outline consent has been granted. This will provide further time for the rents and service charges to be discussed with residents.
2. Transition/protected rents are part of the proposals for the tenanted households whilst these will be within Government limitations as with Council rents it will not be possible to guarantee that these will be set at inflation levels if these are lower than Government set or derived limits. However, the scheme rents are not to be set within the governments new rent framework.
3. As outlined within para 6.2.3.6 of the report it will only be practical to consider this for heating charges.
4. It is not proposed that leaseholders be housed off the estate and then return. Where resident leaseholders wish to stay local it is expected that these will be achieved through a single move.
5. The area of the Central Green is to be sustained, with provision for smaller spaces local to blocks in addition.
6. The successful bidder envisages offering a second move where householders seek this and their initial home does not allow such.

7/8 To be agreed with the Tenant and Resident Association.