

Housing & Regeneration Priorities 2023/24

Councillor Kabir Ahmed – Regeneration, Inclusive Development and House Building



Achievements and Challenges 22-23



Homelessness and Rough Sleeping

Achievements Overview



- Transition into resident's hub and improvement to customer pathways / journey
- Improved customer portal for homeless applicants via 'Housing Online' launched April 23
- Approval of funding to resource an additional 22 housing office
- 37% of approaches had their homelessness successfully prevented or relieved inc22/23.
- 317 homeless household were supported into sustainable accommodation
- 48% of all lets made to overcrowded households
- Increased specialist provision for people rough sleeping through DLUHC's Rough Sleeping Initiative fund.
- Review of Homelessness and Rough Sleeping in the borough completed



Challenges Overview

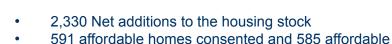
- Acute contraction and lack of affordable PRS Accommodation,
 leading to a steep increase in use of costly TA to complete a
 prevention or main duty discharge.
- An increase in the volume of statutory breaches and judicial review threats where families placed in unsuitable accommodation.
- Contraction in the supply of PRS means the cost of TA has risen sharply and an unprecedented use of commercial hotels
- Rising homelessness leading to increased volume of case work where homelessness cannot be prevented.
- Caseworker capacity- switched to dealing with frontline emergencies, leading to a growth in decision case backlog.
- Customer satisfaction is harder to achieve with fewer prevention options,



Housing Supply

Achievements Overview

homes delivered



- 40 new build council scheme completions with a 144 more anticipated before the end of 2023
- Progress on the Joint Venture Partnership initiative commencing imminently
- Modular Homes for use as Temporary Accommodation now onsite at Langdon Walk

Challenges Overview



- National delays in construction this year due to cost of inflation and materials which on occasion requires new planning application.
- Discussions are ongoing with developers who have schemes with planning approval that have stalled.
- Regulations to require two staircases residential developments above 18m, which will slow development further and impact on costs/ viability

Housing Management



Achievements Overview

- Refresh of the council's tenancy terms and conditions
- Successful engagement on THH insourcing and decision to bring THH inhouse in late 2022/3.
- Overcrowding Action Plan and Partner engagement to ameliorate overcrowding
- Joint work with registered providers via Tower Hamlets Housing Forum (THHF) and the Private Renters Forum

Challenges Overview

- Ensuring readiness for the new Social Housing Regulation Act and revised consumer standards.
- Ensuring a focus on performance during transition period and ensuring that delivery is not disrupted during insourcing.
- Increased levels of stock now owned by leaseholders which impacts upon the management of stock
- Ensuring residents are aware and use the correct channels of remediation to ensure issues/ complaints are resolved effectively.





Planning / Place Based Regeneration



Safety / Compliance



Achievements Overview

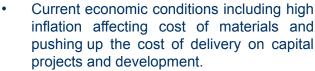
- Preparation of new Local Plan including early engagement conducted in Q4 22/23 with formal consultation beginning in winter 2023.
- Commencement of Whitechapel Road Improvements Southern public realm works including sections to tie-in with new Town Hall
- Establishment of Regeneration Forums in Whitechapel and East India Dock to manage change emerging from new development and forge better partnership working
- Lea Valley (enabling works for the construction of the Lochnagar Bridge)
- Progress in transition of planning powers back from the LLDC to LB Tower Hamlets

Achievements Overview

- Fire Safety Action Plan and preparation for the enactment of the Building Safety Act.
- Adoption of the council's new code of construction practice (April 23)
- 1,891 licensed premises interventions
- Damp and Mould review and reporting
- Preparation for Social Housing Regulation Bill

Challenges Overview







Challenges Overview

- Delivering and ensuring statutory duties around Fire and Building Safety'
- National recruitment shortage of EHOs leading to high competition around environmental health professionals,
- Potential impact of the Renters (Reform) Bill introduction of Decent Homes
 Standard in the PRS will mean more Enforcement powers for Environmental
 Health Team, more resources required no funding clarity from government
 and shortage of qualified officers across the sector





Priorities 23/24



Priorities 23/24



Housing Supply

- Working with developers and builders to deliver a minimum of 1,000 homes pa.
- Seeking delivery partners for 8 housing development sites in the council's freehold ownership..
- To appoint one or two experienced residential developers based on a contractual development agreement, launching an open tender and a launch event for developers on 11 September 2023.
- Continued discuss with developers and reiterating the message that more family-sized affordable homes are required.

Housing Management

- Ensuring seamless insourcing of housing management service back to the council
- Progressing action plan to tackle overcrowding and work with partners to better support residents living in overcrowded accommodation (inc. Damp/Mould)
- Ensure housing management of council stock meets consumer standards arising from Social Housing Regulation Act, including safety checks (Water. Fire, Gas, Asbestos, Electrics and Lifts)
- Work with residents and social housing providers around best practice and compliance to the Social Housing Regulation Act
- Working with resident to ensure effective resolution of management issues including escalation to the Housing Ombudsmen where necessary.

Planning / Place Based Regeneration

- Further development and submission of the council's new Local Plan
- Progress the transition of LLDC planning powers back to LBTH
- Securing approval for the northern footway public realm works and market stall scheme for the Whitechapel Road Improvement Programme,
- Additional greening and placemaking strategies for Whitechapel
- Securing planning consent and all licenses needed to construct the Lochnagar Bridge.
- Deliver GLA funded School Superzones pilot proje cts in Canon Barnett Primary School and Woolmore Primary School
- Deliver community centre near East India Dock Basin to cater to needs of residents in the area.

Regulation / Compliance Homelessness

Progression of Fire Safety Action Plan Approval of additional and HMO.

licensing schemes
Preparation for Social Housing
Regulation Act on council stock
to ensure compliance
Readiness for Private Reters
Reform bill and impact on
licensing and housing options
Monitor compliance of council
stock in relation to provisions
within the Social Housing
Regulation and put in place
effective risk management
protocols

- Continue to improve customer pathways / journey
- Development of new Local Lettings Agency
- Progressing recruitment of 22 additional staff to plug frontline gaps, improve customer satisfaction and expedite casework management
- Mobilising a project to address casework decision backlog
- Targeted work with severely overcrowded to examine and discuss their housing options.
- Adopting a new Homelessness and Rough Sleeping Strategy in 2024.
- Bidding for funding from DLUHC under the Single Homelessness Accommodation programme to expand housing options for those experiencing rough sleeping.

