

## Responses to the recommendations Tower Hamlets Fairness Commission – One Year On

<b>MONEY / JOBS / HOUSING</b>				
Action		Lead organisations & key stakeholders	Activity Agreed in April 2014 Cabinet	One Year On:
<b>Recommendation 1: That the poverty premium be eradicated in Tower Hamlets</b>				
1.1	A national campaign on energy tariffs and punitive payment methods.	Transact Network (which includes local third sector organisations)	<ul style="list-style-type: none"> <li>- Toynbee Hall are recruiting an intern to work with Transact Network specifically on energy policy and to initiate this campaign.</li> <li>- Research to develop evidence base, campaign messages and coalition of support.</li> <li>- Lobbying energy companies to eliminate the premium paid by those who don't pay by direct debit and enforce existing legislation.</li> <li>- Work with housing providers to ensure default utility company offers best deal.</li> <li>- Support people to access best tariff for them.</li> </ul>	Research on the poverty premium launched on May 2014.
1.2	A local campaign supporting residents to 'don't pay more' for goods and services.	Financially Inclusive Tower Hamlets (FITH) network (co-chaired by Council and Toynbee Hall)	<ul style="list-style-type: none"> <li>- Develop this research into a campaign which promotes lowest cost options for local goods and services, promotes transparency of costs and encourages residents to make informed decisions about what they buy.</li> <li>- Establish single website for all information on local money saving ideas and financial inclusion.</li> </ul>	In May 2014, the Financially Inclusive Tower Hamlets website was launched: <a href="http://www.fith.org.uk">www.fith.org.uk</a>
1.3	Use the Tower Hamlets Energy Cooperative to get the lowest energy tariffs for residents, including those on pre-paid meters and support residents to manage their energy use.	Tower Hamlets Energy Cooperative (includes council and housing partners)	<p>Continue to undertake regular energy auctions, including for those on prepaid energy meters, to encourage movement to billed energy tariffs or a reduced prepaid tariff. We provide residents on prepaid meters with energy monitors to enable control over the cost of energy. Over 75s are specifically targeted for energy advice.</p> <p>Key Next Steps:</p>	<p>This work is currently undertaken by the Sustainability Service in D&amp;R.</p> <p>Four energy auctions have been held so far with a household savings of £150 per annum and the next auctions planned for October 2014 and February 2015.</p> <p>Following a delay in purchasing energy monitors for the home energy advice the</p>

			<ul style="list-style-type: none"> <li>- Next energy auctions to be held in June and November 2014</li> <li>- May 2014 Launch of in house borough-wide home energy advice</li> <li>- May 2014 Launch of Green Energy Doctor Scheme to help vulnerable residents reduce energy use</li> <li>- June 2014 Launch of an Energy Monitoring Scheme for high-use energy users</li> </ul>	<p>programme is being launched at the end of September.</p> <p>The Green Energy Doctor Scheme is now timed to coincide with the GLA and Health funded community emissions reduction project. The Health Sector funding will train front line health staff to identify and advise vulnerable households. The Green Energy Doctor Scheme will provide extra support to the most vulnerable households. The scheme will be launched as part of a keep warm keep well in winter campaign in October 2014.</p> <p>A new project is being developed to install photovoltaic panels on roofs through a third party funding scheme. A paper going to Cabinet by the end of 2014.</p>
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<b>Recommendation 2: Tower Hamlets becomes an online borough</b>				
2.1	Undertake research and analysis of digital exclusion in Tower Hamlets.	Welfare reform task group partners	<p>In addition to national research by the Tinder Foundation and Carnegie, a number of local housing and voluntary sector organisations, including Toynbee Hall, are carrying out research to understand digital exclusion locally. This will be extended to provide a robust evidence base on the causes of digital exclusion and develop policy solutions.</p> <p>Key Next Steps:</p> <ul style="list-style-type: none"> <li>- Digital Exclusion Strategy to be developed by the Welfare Reform Task Group by December 2014</li> </ul>	<p>An evidence base and research paper were written in June to inform a half day workshop to discuss how to improve digital inclusion in the borough.</p> <p>The workshop was led by the Corporate Strategy and Equalities Team, Financial Inclusion Lead and Idea Stores. A range of services and organisations, including Schools, Children’s Centres, Housing Providers, GPs, Public Health, Advice Agencies, Employment Agencies, JCP, Agilisys, Idea Stores, the Benefits Service and Economic Development</p>

				<p>attended the session.</p> <p>The workshop focussed on gaining an understanding of who in the borough is digitally excluded, what work is already happening to increase inclusion (to provide access, increase skills and help to motivate residents) and what more the partnership could do.</p> <p>The workshop and resulting mapping and actions will feed into the creation of the partnership Digital Inclusion Strategy and Action Plan.</p>
2.2	Increase internet connectivity on housing estates and in public spaces, through commercial and/or public sector partnership.	Economic Development Team	<p>Pursue a commercial partnership for the provision of time limited free wi-fi in some public areas of the borough and use income generated from this scheme to reinvest in digital inclusion programmes.</p> <p>Key Next Steps:</p> <ul style="list-style-type: none"> <li>- Initiate a procurement exercise to identify a commercial partner to provide free wi-fi access in specific areas by June 2014.</li> </ul>	<p>The procurement process has started through market research and creation of a developed procurement brief.</p> <p>Cabinet in November are being asked to approve to start the procurement process.</p>
2.3	Develop and promote a package to support people to access the internet.	Council with housing associations, Job Centre Plus and local community and voluntary sector organisations.	<p>Provide a programme of support for vulnerable people who need additional support to access job search, banking and benefit applications websites. This could include skills training, access to hardware and to the internet.</p> <p>Key Next Steps:</p>	<p>Ideas for types of the support required (to provide access, increase skills and help to motivate residents) have been generated through the workshop and will be developed into an action plan as part of the Digital Exclusion Strategy.</p> <p>In advance of the action plan, the Council</p>

			<ul style="list-style-type: none"> <li>- After the development of the Digital Exclusion Strategy and drawing on income from commercial wifi partnership, develop a programme of support.</li> </ul>	and Partners marked UK Online Week 2014 (13 <sup>th</sup> – 19 <sup>th</sup> of October) through a range of activities, launched in Idea Store Whitechapel and with a large centre piece in East End Life to promote digital participation and where to find support to go online.
<b>Recommendation 3: That Government gives local authorities greater power to limit “unhealthy” businesses (that is those businesses which are detrimental to the wellbeing of communities, for example money lending shops, betting shops and fried chicken shops)</b>				
3.1	Mitigate the impact of business which are detrimental to the wellbeing of local communities in the development of council town centre policies.	Council	<p>Develop a Council policy statement on reducing the impact of those businesses which are detrimental to the wellbeing of local communities and promote healthy, thriving high streets.</p> <p>Key Next Steps:</p> <ul style="list-style-type: none"> <li>- Officers from Public Health, Economic Development and Licensing Services to develop a policy statement on reducing the impact of those businesses which are detrimental to the wellbeing of local communities and promote healthy, thriving high streets, by December 2014</li> </ul>	<p>Meeting held in May 2014 to discuss how to map and co-ordinate current activity, the scope of a policy paper, and opportunities for further leverage and piloting.</p> <p>Agreement to develop a statement/vision for High Streets which will be discussed by Cabinet in early 2015 and to investigate the possibility of piloting the work in one specific location.</p> <p>Funding opportunities through regional grants are being explored to support the pilot.</p>
3.2	Work with London Councils to develop a regional saturation policy approach for gambling outlets, to create a separate Use Class for them, and reduce the impact of	Council with London Councils	Support London Councils to lobby for gambling outlets to have their own use class through the joint submission under the Sustainable Communities Act, as submitted in February 2014 and awaiting ruling by the Secretary of State.	<p>Following the submission, a supporting letter was sent to the Secretary of State by Cllr Rabina Khan in April 2014.</p> <p>On the 30<sup>th</sup> of April, the Government announced it will consult on proposals for a smaller planning use class containing betting shops. This smaller use class will mean that</p>

	fixed odds betting terminals.			<p>in future where it is proposed to convert a bank, building society or estate agents into a betting shop it would require a planning application.</p> <p>In July, the Government launched the Consultation, which also extends the proposals to pay day loan companies.</p> <p>The Council has responded positively to these proposals in the consultation.</p>
3.3	Ban advertising of businesses which are detrimental to the wellbeing of communities on council owned assets	Council	<p>Ban advertising of businesses which are detrimental to the wellbeing of communities on outdoor advertising space owned by the Council.</p> <p>Key Next Steps:</p> <ul style="list-style-type: none"> <li>- Review each advertising contracts as it is renewed to incorporate measures to prevent advertising by businesses which are detrimental to the wellbeing of communities</li> </ul>	<p>In May 2014, the legal team confirmed that this is possible but the Council would need to build in a new clause to contracts to state that we will review all advertising in advance. This will only be possible in new contracts, the first of which is in 2015.</p>
<b>Recommendation 4: That Government and the financial services sector should support the development of the credit union sector</b>				
4.1	Create a Community Banking Partnership for Tower Hamlets to ensure access to and availability	Barclays and other banks, CDFIs and London Community Credit Union.	Establish a Community Banking Partnership to improve banking standards for people on low incomes and improve referral processes between partners so no customer is ever refused banking services through	Plans are being developed which include LCCU, FITH, the Church Credit Champions Network and Barclays to support LCCU's development.

	of range of 'good' financial products.		fundraising by Toynbee Hall as part of the FITH partnership.	
4.2	Increase capacity, including the development of new products, in the local credit union and community banking sector.	Barclays with London Community Credit Union and the Church of England.	Barclays to provide a programme of specialist business support to the credit union.	<p>This support has started and Barclays will assist the LCCU to draw up their Business Plan which the Credit Union will share with the Council, Toynbee and Fair Finance (Church of England programme) in early summer.</p> <p>In addition, In May, Barclays announced a new £1m fund for credit unions. The fund will provide vital investment for the sector to aid growth and expansion, and so help more people gain access to affordable credit</p>
4.3	Support the growth of London Community Credit Union through investment	Council	Subscribe to an issue of deferred shares in London Community Credit Union	Council Corporate Finance Officers are exploring the mechanism and are in discussions with the Credit Union about their preferred investment model.
4.4	Grow membership of London Community Credit Union	London Community Credit Union with employers	<p>Promote employee payroll savings schemes to large employers in the borough, especially health and housing partners, to offer their employees the opportunity to save through payroll and borrow from the credit union.</p> <p>Key Next Steps:</p> <ul style="list-style-type: none"> <li>- Credit Union to present to the Health and Wellbeing Board, Tower Hamlets Housing Forum, and Head Teachers Consultative.</li> </ul>	<p>The Credit Union has been promoted to Council Staff through the internal staff e-zine and at the Senior Managers Development Conference.</p> <p>A programme of events is being developed with the Credit Union.</p>
<b>Recommendation 5: A local and national campaign to raise awareness of the impact of high cost credit, promoting alternatives</b>				
5.1	A local public awareness	Council, FITH	Run a local communications campaign to raise	This was produced in the 14 <sup>th</sup> April 2014

	campaign, mobilising public against high-cost credit and promoting low-cost alternatives.	network, faith organisations, CDFIs and the Tower Hamlets Housing Forum	<p>awareness of the impact of high cost credit and promote affordable alternatives.</p> <p>Key Next Step:</p> <ul style="list-style-type: none"> <li>- By end of April 2014 produce a supplement to be distributed through East End Life and via other local networks to provide information on a range of financial inclusion issues including access to affordable, budgeting and debt advice.</li> </ul>	<p>Edition of East End Life. It is available online on the <a href="#">FITH website</a>.</p>
<b>Recommendation 6: Develop a holistic response to residents affected by welfare reform</b>				
6.1	Deliver a partnership wide programme of information and awareness raising around welfare reform	Council	<p>The welfare reform task group will develop a programme of awareness raising activity for 2014.</p> <p>Key Next Steps:</p> <ul style="list-style-type: none"> <li>- Programme of awareness raising activity to be finalised by April 2014</li> </ul>	<p>The Centre for Social Inclusion was been commissioned by the Council to suggest options for how the Council and partners can continue to support residents through welfare reform. Their report included recommendations around further communication activity. The report and accompanying action plan were agreed by Cabinet in October.</p>
6.2	Increase supply of specialist welfare benefits advice provision in the borough to support residents affected by changes in welfare benefits.	Council	<p>Commission additional welfare benefits advice casework provision in the borough for an 18 month period and develop a pro-bono and paralegal apprenticeship project to increase capacity in the advice sector through paralegal apprenticeship placements in local advice agencies.</p> <p>Key Next Steps:</p> <ul style="list-style-type: none"> <li>- Commissioning process for additional casework and</li> </ul>	<p>The additional case work and paralegal apprenticeship scheme has been commissioned and started to provide services in June located in five sites in the borough.</p>

			paralegal apprenticeship scheme to be completed by April 2014	
6.3	Explore the opportunities for developing a Local Support Services Framework in Tower Hamlets	Council with Jobcentre Plus	<p>Explore options for creation of a framework for supporting residents with the introduction of universal credit, particularly the digital by default agenda, and ensure sufficient support for vulnerable residents affected by welfare reform.</p> <p>Key Next Steps:</p> <ul style="list-style-type: none"> <li>- Develop proposals for consideration by the Executive, subject to the Department for Work and Pensions deadlines.</li> </ul>	The Centre for Social Inclusion was been commissioned by the Council to suggest options for how the Council and partners can continue to support residents through welfare reform. Their report included recommendations around the Local support Framework. The report and accompanying action plan were agreed by Cabinet in October.
<b>MONEY / JOBS / HOUSING</b>				
Action		Lead organisations & key stakeholders	Activity Agreed in April 2014 Cabinet	
<b>Recommendation 7: That all schools offer a wide curriculum and provide aspirational opportunities to students (see also Rec. 9)</b>				
7.1	Promote local role models through regular speaker visits to schools	Tower Hamlets Education Business Partnership (EBP) and the council.	EBP to launch their 'Ambassadors' programme through which they will recruit a bank of local people who have been through work experience in the borough and are now successfully employed or running their own businesses, and promote to schools.	The EBP are building a pupil alumni network to track of ex-students and their destinations beyond school. The first stage of this is to secure all the pupil data from schools and as the network grows, members of the network will be encouraged to visit schools and encourage pupils to consider careers in the areas they work in.
7.2	Increase and improve the labour market information provided to young people, schools and parents, focusing on growth areas.	Council with schools and employers.	<p>Careers Service and Economic Development to collate labour market information and translate into a useful resource for young people and their parents and teachers.</p> <p>Key Next Steps:</p>	<p>The first Labour Market Information briefing for young people, their parents and teachers will be produced in October 2014. This will include:</p> <ul style="list-style-type: none"> <li>- An overview for young people and their</li> </ul>



			<ul style="list-style-type: none"> <li>- Produce first briefing for schools by October 2014</li> </ul>	<p>parents</p> <ul style="list-style-type: none"> <li>- An overview for teachers</li> <li>- A presentation pack for use by teachers and Careers advisers.</li> </ul> <p>Alongside these products the Careers Service and Economic Development team are starting to develop occupationally specific Labour Market Information briefings (eg: Careers in IT ) and subject specific briefings ( e.g. Careers using Science, Technology and Maths subjects ) .</p>
7.3	Run a programme of events which engage parents and foster carers in encouraging aspirational educational and employment opportunities for their children.	Council with the Education Business Partnership and schools.	<p>Parent and Family Support Service coordinate a programme of interactive workshops with parents, bringing in inspiring speakers (identified by the Careers Service and Education Business Partnership) to promote opportunities for young people in growth areas of labour market. This will include work with primary schools, closely linked to the Passport to Learning programme.</p> <p>Key Next Steps:</p> <ul style="list-style-type: none"> <li>- Secure funding to support this programme with a view to commencing delivery by September 2014</li> </ul>	Funding for this work has been secured and planning is taking place to deliver the programme by March 2015.
<b>Recommendation 8: Reimagine local employment services so they work better for local people and businesses</b>				
8.1	Develop a 'Business Charter' for Tower Hamlets through which local businesses commit	Council with local businesses and business forums.	Develop a 'Business Charter' for local businesses which makes public their commitment to Buy Local, Employ local and Support local'. Launch and publicise through a communications campaign and recruit a number of	Discussions are underway with businesses to form steering group of "Charter Champions" to develop detail of Business Charter and promote take-up among networks

	to 'buy local, employ local and support local'		<p>businesses to act as early adopters/champions.</p> <p>Key Next Steps:</p> <ul style="list-style-type: none"> <li>- Engage with businesses and explore funding opportunities to support development, publicity and dissemination of the Charter'</li> </ul>	<p>Announcement of Charter Champions is planned for Mayor's Business Forum event in late 2014</p> <p>Full launch of Business Charter to take place in early 2015 for 15/16 as first full year of operation</p>
8.2	Create new internal partnership arrangement based on broad SLA with key partners including Job Centre Plus and other Economic Taskforce members	Council with Job Centre Plus and employment service partners	<p>Agree a Memorandum of Understanding between the Council, Job Centre Plus and employment support providers to integrate support services through information sharing and enhanced collaboration.</p> <p>Key Next Steps:</p> <ul style="list-style-type: none"> <li>- Memorandum of Understanding to be agreed by Council, Job Centre Plus and Employment Taskforce members by November 2014</li> </ul>	A draft Memorandum of Understanding has been agreed by the Council and JCP. This will be signed by the Mayor and a senior JCP representative, by the end of 2014.
8.3	Develop a new centre offering a full range of integrated employment support services in one accessible community venue.	Council with JCP and third sector providers.	<p>A two phase programme of work to establish fully integrated and accessible employment support services from which a range of services can be delivered, using co-production approaches to ensure delivery meets needs of job seekers.</p> <p><b>Phase One</b> would involve Council/JCP staff re-locating to an accessible community venue from where a range of services could be delivered.</p> <p><b>Phase Two</b> would involve design of a dedicated employment support facility possibly in the borough's new civic centre with fully integrated team and access to co-located benefits, housing and social care advice and support.</p>	<p>The details of the integrated system are being developed.</p> <p>Agreement has been reached to provide employment services with the Idea Stores and Children's Centres, and discussions are underway to finalise the practicalities.</p> <p>Services will begin to be provided by early 2015.</p>

			<p>Key Next Steps:</p> <ul style="list-style-type: none"> <li>- Phase One to commence by November 2014</li> <li>- Identify possible sources of funding for Phase Two.</li> </ul>	
8.4	Establish a commercial recruitment agency for Tower Hamlets.	Council with partners, including Barts Health and Barclays	<p>Develop proposals for investment in an arm's length social enterprise recruitment agency to secure employment for local people.</p> <p>Key Next Steps:</p> <ul style="list-style-type: none"> <li>- Proposals to be developed for consideration by the Executive by September 2014.</li> </ul>	An early identification of business partners has been undertaken, however financial and legal concerns are still being addressed.
8.5	Create a union of jobseekers or 'jobseekers alliance' to better understand needs and hold providers to account.	Unite the Union	Continue to support a group of local unemployed people who have already been involved in campaigning activity to influence the delivery of employment support programmes and develop a peer support programme for people affected by benefit sanctions.	The group is continuing to meet and is making links with the Tower Hamlets Community Advice Network.
<b>Recommendation 9: That local businesses effect a step change in their engagement with local people, guaranteeing to provide 25% of work experience placements every year and increasing local employment opportunities</b>				
9.1	Develop a clear and high quality standard for work experience for young people in school for employers to sign up to.	Tower Hamlets Education Business Partnership with the Council	Working closely with the Council's Learning and Achievement Service, the Education Business Partnership will develop a quality standard for work experience which ensures placements are meaningful and contribute to employment prospects of young people in the borough. This will be developed through close working with schools and employers.	The Education Business Partnership, the Council's Learning and Achievement Service are working together to develop this standard with input from Barclays.

			<p>Key Next Steps:</p> <ul style="list-style-type: none"> <li>- Identify an additional resource to deliver, with a view to establishing steering group and develop draft quality standard by the end of July 2014</li> </ul>	
9.2	Increase the number of businesses providing wide ranging and aspirational work experience opportunities for young people and unemployed adults signing them up to the new work experience standard.	Council, Tower Hamlets Education Business Partnership, Barclays and other employers.	Increase the number of work experience places provided by local businesses by at least 25 % over two years through the new Business Charter and the Barclays Lifeskills programme and increase high quality work experience placements in key sectors, including Housing Associations.	The Education Business Partnership will launch the '750 club' - a campaign to secure pledges from local employers to provide a set number of high quality work experience placements. Barclays have agreed to provide advice and communications support for the campaign.
<b>Recommendation 10: That all employers in Tower Hamlets become accredited London Living Wage employers</b>				
10.1	Continue to lobby employers to pay London Living Wage, particularly those in low wage sectors such as home care, and increase the number of local organisations who are accredited LLW employers.	Citizens UK and local partners.	Citizens UK will continue to lead the campaign for a Living Wage with a focus on other low wage sectors such as home care, retail and hospitality.	<p>In addition to the work undertaken by London Citizens, more of the Council's partners have agreed to become Living Wage Employers.</p> <p>In December 2013 the member organisations of the Tower Hamlets Health and Wellbeing Board agreed to become accredited Living Wage Employers.</p> <p>The Tower Hamlets Housing Forum is also in discussions with the Living Wage Foundation to support Registered Social Landlords in the borough to become accredited.</p>

10.2	Continue to embed London Living Wage as a requirement in contracts, throughout the council's supply chain	Council	Continue to embed London Living Wage, as contracts are re-commissioned.	This work is ongoing.
<b>Recommendation 11: That the council sets ambitious targets for expansion of childcare provision and leads work to develop new and alternative models of provision such as workplace childcare, co-produced and co-operative provision</b>				
11.1	Ensure the impact on the statutory provision of childcare places is considered in the development of the council's asset strategy.	Council	<p>Ensure the sustainability of childcare provision through the Corporate Landlord Model and new asset strategy, subsidising childcare providers rent if necessary through the grants process.</p> <p>Key Next Steps:</p> <ul style="list-style-type: none"> <li>- Incorporate within development of new Council Asset Strategy (first draft to be completed by September 2014)</li> </ul>	A new Asset Management Strategy is currently under development and discussion has taken place between the Asset Management Team and the Early Years' Service to ensure that the need for childcare provision is part of the needs analysis for this Strategy.
11.2	Maximise opportunities for the provision of childcare space in new developments	Council and partners	<p>Officers will explore options to maximise opportunities to secure sufficient child care provision in new residential developments.</p> <p>Key Next Steps:</p> <ul style="list-style-type: none"> <li>- Officers to develop options for maximising opportunities to provide childcare spaces in new developments by September 2014</li> </ul>	The Strategic Planning and Early Years services are currently drawing up options for planning policy to support childcare spaces in new developments.

11.3	Expand number of existing buildings used for childcare provision, promoting shared use of buildings where possible	Council and partners	<p>This work is in two parts, firstly: Work with Tower Hamlets Housing Forum to recruit Registered Providers as key partners in expansion of childcare provision by identifying those who have existing or planned community buildings which could be suitable for use as childcare provision and secondly: Establish links with faith communities who have community buildings in the borough which could be converted for use as childcare provision through work with the Tower Hamlets Interfaith Forum.</p> <p>Key Next Steps:</p> <ul style="list-style-type: none"> <li>- Meeting with Tower Hamlets Housing Forum and Tower Hamlets Interfaith Forum by July 2014</li> </ul>	<p>Currently there are approximately 556 two year olds placed, this number will rise over the next few weeks as this is the start of the Autumn Term. New settings include Global Kids, Winterton House, Old Station and City Gateway.</p> <p>There are an additional 250 vacancies at present; this varies regularly as providers fill places. Some of these places are in the wrong location and parents prefer not to travel far from their home. Some parents do not want to take up this provision in the first place. We are undertaking a large publicity campaign to encourage parents to take up the places, through posters, personalised postcards to families and using family workers to encourage take up.</p> <p>The Council is exploring the creation of a Child Minder Agency in the Council, which was made possible by the Children and Families Act.</p>
<b>MONEY / JOBS / HOUSING</b>				
Action		Lead organisations & key stakeholders	Activity Agreed in April 2014 Cabinet	
<b>Recommendation 12: That the government reduce restrictions on local authority borrowing, does not top-slice the New Homes Bonus, allows local authorities to keep all proceeds from Right to Buy sales, and covenants are introduced to Right to Buy to limit conversion to buy-to-let.</b>				
12.1	Pan-London borough housing conference	London Assembly Housing Committee and London Councils	Share evidence, find solutions, build cross-borough consensus and more effective lobbying. Council to support this with provision of evidence and case studies.	Chair of the London Assembly Housing Committee is exploring this further with London Councils and the GLA.

<b>Recommendation 13: That financial institutions work with the council and house builders to develop new models of long-term investment in social housing</b>				
13.1	Develop new financial and delivery model as options for securing investment in delivering affordable housing on specific Council owned sites	Council	To develop a new methodology for funding new affordable housing supply. To examine the possibility of establishing a company structure to lever in additional investment.  Key Next Steps:  - Financial and legal structure to be agreed by December 2014	This is being progressed by the Strategic Housing Team and a report is due to Cabinet by early 2015.
<b>Recommendation 14: Illustrating the negative impact of investment in the London property market</b>				
14.1	London Assembly to investigate the impact of overseas investment and solutions for rebalancing the market.	London Assembly Housing Committee	The chair of the London Assembly Housing Committee has indicated he will pursue this through their 2014/15 work programme.	Due to other commitments, it is unlikely that the Housing Committee will investigate the impact of foreign investment in the 2014/15 work programme. However the chair of the London Assembly Housing Committee has indicated he will pursue this through the work programme for the following year.
<b>Recommendation 15: That rent models are based on the principle that social rents should relate to the income of tenants, not the market rate</b>				
15.1	Explore the creation of a London Living Rent model	London Citizens	Work with key local and regional partners to explore the creation of the London Living Rent model.	In May 2014, London Citizens held their Tower Hamlets' Citizens Mayoral Assembly at which they secured agreement from the Mayor to progress working with them on a London Living Rent Model.  London Citizens met the Mayor on the 24 <sup>th</sup> of September and confirmed this approach.

15.2	Secure new affordable homes at rental levels which are genuinely affordable for those in housing need in Tower Hamlets.	Council	<p>The council already seeks to secure affordable homes at target rent levels where viable, particularly for family homes. Where the 'affordable rent product' needs to be included in a scheme to ensure viability the council seeks to apply Tower Hamlets adjusted (POD) rents. The council is currently taking legal action against the Mayor of London who is looking to remove the ability of the council to follow this approach in its planning policies.</p> <p>Key Next Steps:</p> <ul style="list-style-type: none"> <li>- Planning and housing officers will review the council's position following the court hearing, currently underway.</li> <li>- Officers will review the Mayor of London's draft housing strategy and the introduction of 'capped' and 'discounted' rents for affordable housing in the 2015-18 affordable homes programme to ensure this new approach meets the housing needs of the borough.</li> </ul>	In April 2014, the Judicial Review was unsuccessful, however planning and housing officers will continue to take a site by site approach to ensure the delivery of affordable homes.
<b>Recommendation 16: That the standard of private rented accommodation is improved, and tenants better protected, through a landlord licensing scheme for Tower Hamlets</b>				
16.1	Gather necessary evidence, explore data and consider options for taking forward a landlord licensing scheme. Consult stakeholders and pilot in one local area to understand any unintended	Council with partners.	<p>A working group of officers from environmental health and housing strategy has already been established to gather evidence and consider this before developing options for a scheme for Tower Hamlets.</p> <p>Key Next Steps:</p> <ul style="list-style-type: none"> <li>- An options paper will be produced for CMT after a review of all available data, by September 2014</li> </ul>	In the September Cabinet it was agreed to undertake the consultation required to develop the evidence base needed to establish a licencing scheme.



	consequences, before rolling out to other areas.			
16.2	Housing associations to use freeholder powers to address leaseholders and their tenants causing ASB.	Tower Hamlets Housing Forum	Share effective practice through THHF and implement where necessary and possible.	This has been adopted as an action by the Tower Hamlets Housing Federation.
16.3	Develop a financial product to enable people who receive housing benefit to ring fence money for rent and explore options for guaranteeing rental payments to private landlords	Financial institutions and the Council	Establish a partnership with landlords and community banking providers to explore options for a rent 'jam jar' account product and look at options for guaranteeing rent for housing benefit claimants in the private rented sector.	<p>A product has been developed by the Credit Union, however there is a monthly charge to have the account.</p> <p>Discussions have been underway for housing providers to subsidise the cost of the account to encourage take up. The Financially Inclusive Partnership and Community Banking Partnership could explore this further.</p>