



# People live in good quality and affordable homes and neighbourhoods

## Executive Summary

In Tower Hamlets housing need has been exacerbated by an increase in house prices and rents, welfare reform and the shortage of available affordable homes. Whilst Government initiatives are aiming to improve access to home ownership there remain 18,726 households on the housing waiting list and these initiatives and “products” are unlikely to improve access to those in most housing need.

Analysis shows that the shortage of housing locally is continuing to have a disproportionate impact on BME and Muslim families and there is a shortage of family sized accommodation and wheelchair accessible homes. There is evidence also that the profile of some of the borough’s more vulnerable residents who are sleeping rough is changing. Tower Hamlets has a high proportion of rough sleepers who are male and local data suggests that an increasing number are Black African and Bangladeshi. As the population ages there is also the need to ensure that there is an increase in specialist accommodation which also meets their needs.

Our Strategic Plan priorities focus on:

- increasing the availability homes across all tenures
- maintaining and improving the quality of council housing stock
- improving the quality of rented stock in the borough ; and
- tackling homelessness

The new Housing Strategy launched by the Council in December 2016 sets out the council’s response to the borough’s on going housing needs in the context of reducing resources and increasing housing need. Its “delivery themes” aim to

- deliver more affordable homes, economic growth and regeneration

- meet housing needs
- raise private rented housing standards
- effective partnership working with residents and stakeholders

The housing crisis impacts on all sections of society. To meet housing need an estimated 220,000 additional new homes are needed nationally by 2031. There have been successive inquiries focusing on the crisis acknowledging that government policy is failing to address the issue. The House of Lords Economic Committee published its annual Housing review published by the Chartered Institution of Housing.

Tower Hamlets has a very different tenure pattern to the national picture, and a significant proportion of the borough's households continue to live in social housing either managed by Tower Hamlets Homes or local registered providers.

The current housing crisis has been fueled by both the housing shortage and the lack of affordable housing. The Government's policy approach has focused on a market solution to the housing crisis by increasing the opportunities for owner occupation rather than addressing affordability and social housing needs.

Tower Hamlets has the largest housing target in London and is expected to deliver 9% of additional homes in London by 2025 which means the delivery of 39,314 new homes.

Over the last 10 years, the growth in the borough's housing stock has out-paced that of any other local authority in England, with a net increase of 29%.<sup>1</sup> This has enabled the borough to benefit from the highest level of New Homes Bonus in the country.

Tower Hamlets has also delivered the highest number of affordable homes in the Capital in the last 3 years. Of the 36,000 additional affordable homes constructed in London between 2012 and 2015, Tower Hamlets delivered 2,520.<sup>2</sup> 31% of the boroughs housing stock have been built since the millennium.

Despite the scale of delivery, there continues to be significant housing need and there are 18 726 households on the housing waiting list of which almost 53 percent are Bangladeshi households. Whilst the majority of households on the Common Housing Register are in need of 1 and 2 bedroom housing, around a third of households are in need of family accommodation 3 or more bedrooms. The borough is dependent on social housing providers to meet this high level and rising housing need.

In November 2016 Cabinet considered the new Housing Strategy and the Draft Local Plan which set out the council's response to tackling local housing need in the

context of both the challenges of the housing market, emerging Central government policy and its contribution to the London Plan.

## What is the purpose of the Strategic Plan Outcome Area?

The council strategic plan priorities aim to increase delivery of new homes and improve quality by

- providing a new framework for delivery, publish a new Housing Strategy and Action Plan;
- delivery new/additional council homes
- increasing the supply of affordable family sized accommodation
- increasing the provision of accessible homes
- delivery of regeneration programmes at the Ocean Estate and Blackwall Reach; and
- tackling homelessness

## What is the national picture in terms of inequality for this topic?

The 2016 Building Homes Report of the House of Lords Select Committee on Economic Affairs said that “No single policy can solve all the [ir] difficulties. But all of them are inevitably affected by the sheer physical shortage of homes, with the consequent impact upon prices.”<sup>3</sup> This sets out the complexity of housing issues facing the UK since the 1960s.

Currently there is no national strategy driving the housing agenda. The new Conservative Government has signaled that there will be a new housing White Paper but the new Housing and Planning Act promotes home ownership with its focus on the Help to buy Scheme, Starter Homes and shared ownership.

The 2016 Housing Review published by the Chartered Institute of Housing, estimates that the total housing investment by Central Government to support home ownership is approximately £36 billion. Despite this level of financial commitment, Central Government has still failed to achieve its housing target of 200,000 additional new homes per annum. Alongside failing to achieve its national target there is also a diminishing supply of social housing and the significant numbers of households on local authority waiting lists. In April 2016 local authorities in England owned 1.61 million dwellings, a fall of 1.9per cent from the previous year and a decrease from 3.67 million dwellings in 1994. Much of this decrease has been due to Right to Buy sales and the large scale voluntary transfer of local authority stock to Private Register Landlords. Nationally, there are 1.18 million households on local authority waiting lists, a decrease of 5per cent on the 1.24 million in April 2015.

## Housing Supply

Nationally the demand for additional homes has been driven by a growing population, increased migration and rising incomes but this has not been matched by increased supply. Whilst the previous Government has had a national housing target to deliver one million new homes by 2020 to address the housing crisis, the House of Lords Select Committee on Economic Affairs' report, Building More Homes estimates that at least an additional 300,000 new homes are needed annually for the foreseeable future. The Central Government has re-stated its commitment to increasing delivery and have announcing at the Conservative Party Conference in September 2016 its intension to "pump" an estimated £5bn in to the economy to stimulate future housing provision. Approximately £3bn will be made available through the "Housing Building Fund" to help small family firms to build 25,000 new homes by 2020 and up to 225,000 in the long term.

The remaining £2bn will be made available in the form of a "loan fund" to fund an additional 15,000 new homes by 2020 on surplus public sector land. Government is also proposing to make further alterations to planning legislation to speed up the development process and to enable development on brownfield land and in "derelict retail areas". The Chancellor has also confirmed that the Help to Buy Scheme, which was introduced in 2013, will close to new loans at the end of 2016. To date the Scheme supported an estimated 86,000 households.

## Housing Demand

Despite the emphasis of national policy there have been significant decreases in the level of owner occupation and the private rented sector is now larger than the social rented sector. The English Housing Survey, published annually, provides comprehensive information about people's housing conditions and circumstances. There have been significant decreases in the levels owner occupation nationally, falling from 71per cent in 2003 to 64per cent by 2013-14, and the private rented sector (19per cent) continues to be larger than the social rented sector (17per cent). There has also been an increase in the number of families with dependent children who are now living in private rented accommodation, increasing from 30per cent in 2003 to 37per cent by 2014-15.

Nationally there are some 675,000 households living in overcrowded conditions and there has been a gradual increase in the number of households who are homeless increasing from 52,290 in 2013-14 to 54,430 in 2014-15, an increase of 4per cent. There is increased dependence on the "bank of Mum and Dad" by young people from more affluent households to get a foot on the housing ladder.

## Age

The challenge for many young people is access to affordable homes, whether that is homes for sale or for rent. Young people are increasingly dependent on the “bank of Mum and Dad” or other family members to provide financial support to buy a home or even for rental deposits. The Halifax 2016 Generation Rent Report highlights that an increasing proportion of young people increasing proportion of young people who do not expect to be able to buy their own homes.

Research from the Halifax also shows that the average age of the first time buyer is also increasing and that nationally this is now 30 years old, up from 29 in 2011. Regionally the average age of a first time buyer is highest in London, at 32 years old whilst the youngest first time buyers are 27 in Carlisle, Cumbria and Forfaen in south Wales. In 2016 the number of first time buyers increased by 7.3per cent from 312,900 in 2015 to 335,750. First time buyers now account for almost half (49per cent) of all homes financed by a mortgage. The average price and average deposit paid by first-time buyers is also at its highest. The average deposit has doubled over the last decade from £15,168 in 2006 to £32,321 in 2016. In London the average deposit for first time buyers has grown four fold over the last decade, from £26,701 to £100,445, an increase of 27 per cent.

There is an increasing dependency by young people on the private rented sector and one in four adults aged 20 to 34 are still living with their parents. The 2014-15 English Housing Survey shows that the numbers of younger households living in private rented accommodation has increased from 24per cent in 2004-5 to 46per cent by 2014-15. Younger people, those aged 26-43) are more likely to live in private rented accommodation than any other age group. Those who own their homes outright are predominately older couples, those aged 65 and over without dependent children (53per cent), and one person households aged 60 and over (28per cent). However, older people, particularly those aged 85 and over are more likely to be living in non-decent homes than any other age group. There are some 29per cent of households where the oldest member was 85 or over, live in a non-decent home.<sup>4</sup>

Government policy to encourage and increase opportunities for home ownership have focused on increasing the opportunities for first time buyers and the most recent initiative, the Starter Homes Scheme, introduced with the Housing and Planning Act, targets first time buyers aged 23-40. Under the Starter Home scheme ‘aspiring homeowners’ aged 40 and under will be able potentially eligible for a discount of at least 20per cent below market value. Local planning authorities will have a ‘statutory duty’ to deliver Starter Homes on defined ‘brownfield’ sites, set out in their Local Plans. Launched in January 2017 30 local authority “partnerships” that have been selected on the basis of their “potential early delivery”, will receive funding from the £1.2bn Starter Homes Land Fund. Homes delivered will be “affordable” costing up to £250,000 outside of London but £450,000 in London.

Research by Shelter, 'Forgotten renters' suggests that based on their income one third of working renters who in principle should be able to benefit from the range of home ownership products made available by Central government would not be able to afford these new products.

### Homelessness

Between January and March 2015 82per cent of all acceptances were households where the main applicant was aged under 45 (58per cent 25-44, and 24per cent aged 16-24). However national research suggests that data about the level of statutory homelessness amongst young people masked the true picture and experiences of many. For many young people the ending of the tenancy in the private rented sector often results in homelessness and for many single young people the breakdown in relationship with family/parents resulting in eviction continues to be also a major cause of homelessness. Budget reductions are also impacting on the support and accommodation available to young people leaving care or those continue to need support.<sup>5</sup>

Research published by DePaul<sup>6</sup>, a charity established in 1989 to support disadvantaged young people, highlighted the continued levels of hidden homelessness amongst young people and the increasing numbers of under 25s who are rough sleepers. In launching the report Sir Trevor MacDonald said that:

"The young people interviewed for this report experienced very dangerous situations in their attempts to stay off the streets, including staying with strangers while constantly in fear of assault, lodging with an uncle addicted to hard drugs, going to all-night parties with predatory men or suggesting 'sleepovers' to school friends simply to find a place to stay. These experiences are often termed 'sofa surfing', a phrase which does not adequately capture the high levels of risk young people are experiencing."

The Chartered Institute of Housing has highlighted policy changes which will have a significant impact on young people aged 18 to 21. Firstly, further reforms due to be implemented in 2017 by Central Government will end the automatic entitlement of young people, aged 18-21, to housing costs. Employment and training will be critical, it says, for those young people who will no longer be entitled.

### Gender

There is a higher proportion of lone parent households headed by women who are homeless. Between January and March 2015 of the 13,520 homeless acceptances 52 per cent were lone parent households with dependent children (4per cent male and 48per cent female).

The cost of housing and the shortage of affordable options are a particular difficulty for women in London. Lower employment rates and lower rates of pay for women means that affordability, whether buying a home or, can be more difficult.

### Ethnicity

Nationally one in ten households has a household reference person from an ethnic minority background. Some 61 per cent of those accepted as homeless were White and 33 per cent BME - 16 per cent Black, 9 per cent Asian, 3 per cent Mixed and 5 per cent another Ethnic Group. Compared to the population as a whole there is a higher incidence of acceptances amongst Black and Minority Ethnic Groups than amongst the White population.

### Disability

In 2014-15, 9 per cent of all households (approximately 1.9 million households) had one or more person with a long-term limiting disability that required adaptations to their home. According to the English Housing Survey, the most common adaptations that households needed were grab rails increase the dwelling (40 per cent); a bath or shower seat or other bathing aid (30 per cent); a specialist toilet seat (25 per cent); a shower to replace a bath (19 per cent)<sup>7</sup>. Those aged 55 and under and who are private renters were more likely to feel that their accommodation was unsuitable for their needs.

However, only 6 per cent of the homes provide basic accessibility features such as wider entrances, entry level WCs and sufficient circulation space. This is despite there being an estimate 11.6 million disabled people and an increasingly aging population.

### Tenure

Around one third of households in the private rented sector (32 per cent) and around quarter in the social rented sector (22 per cent of housing associations and 23 per cent of local authority tenants) contains a person who had a long-term limiting disability stated that their accommodation was unsuitable.

Faith

### LGBT

There is no data about the tenure profile or the housing needs of the LGBT. A feasibility study published by Stonewall Housing in June 2016, Building Safe Choices highlighted the issues for the LGBT population, particularly those aged 50 and over and the diversity of views about whether people would prefer LGBT specific housing or mainstream, integrated housing with a clear understanding of LGBT needs. There are no examples of LGBT co-housing schemes but 2 developments are being planned in London and Brighton.

However, internationally there are numerous examples of developments in Europe (including France, Germany, Spain and Sweden) and the USA (including Florida, Los Angeles and North Carolina). The study looked at the potential options and models for provision of housing for older LGBT communities. Whilst there is less information about the make-up of the older LGBT community Stonewall's 2011 Lesbian, Gay and Bisexual People in Later life found that LGB people over 55 were:

- more likely to be single;
- more likely to live alone;
- less likely to see biological family members on a regular basis;
- twice as likely to rely on external services due to lack of informal support, and
- half felt their sexual orientation would have a negative effect on getting older and three in five were not confident that housing, support and care services would be able to understand their needs.

Research by Stonewall Housing also suggests that only a small proportion of older LGBT people live in specialist housing, sheltered housing or extra care schemes. The majority opt to remain in their existing homes.

### **What is the regional picture in terms of inequality for this topic?**

London's housing market is very different from the rest of the country and for this reason warrants additional analysis. There is more significant population growth. Leading to an increase in housing need, rapid increases in house prices and high rental levels. These factors have fuelled the housing crisis in the region. Private sector tenure is now the second largest in London, 26 per cent after owner occupiers. The proportion of London housing stock which is now social housing is 24 per cent reflecting national trends and the impact of right to buy.

The new Mayor of London identified addressing housing need as one of his key priorities when elected in May 2016 and based on a view that the Government programmes for "home ownership" products such as Starters Homes and the income thresholds which would need to be applied will not meet the housing needs of the majority of Londoners. The London Housing Board has been established to oversee delivery in London which will include:

- The delivery of least 90,000 affordable homes in London by 2021 of which at least 58,000 will be a combination of London Living Rent and shared ownership. Acknowledging the challenges faced by low income households in London who are unable to access or sustain housing on the open market new "affordable housing" products have been introduced.

- London Living Rent - a rent to buy product with sub-market rents on time limited tenancies which aims to help households on average income levels to save for a deposit to buy their own homes.

The GLA Housing Strategy identified that there are:

- 49,000 homes were required every year in London the next two decades and that there are 69,000 concealed families in London, 3.3 per cent of all families in the Capital;
- 7,580 (in 2015) rough sleepers of which 43 per cent were from the UK but that the proportion from Central and Eastern Europe had doubled in the last 6 years. Most rough sleepers have a support need related to alcohol, drugs, and/or mental health;
- 17,530 households were accepted as statutory homelessness in 2015, a 3 per cent increase on the previous year. One of the factors driving in the increase in homelessness in the Capital has been the number of households accepted as homeless after the end of an assured shorthold tenancy.
- Overcrowding is gain increasing, 8per cent of households overall but with higher proportions for private and social tenants. Than home owners. However, between 2001 and 2011 parts of Tower Hamlets experienced the largest decreases in levels of overcrowding;
- Households from ethnic minority groups are disproportionately likely to become homeless the overcrowding rate for BME households in London is about four times that for white British households;
- Disabled people are more than twice as likely to living in unsuitable housing as other Londoners. Around 6per cent of households in London include someone whose disability requires adaptation to the homes and despite the large number of wheelchair households with unmet housing need, only 35 per cent of wheelchair users households who moved into social housing in London in 2009/10 moved into wheelchair accessible housing. Research suggests that disabled people can be excluded from the Choice Based Letting systems where accessible or adapted properties are not advertised or where is a lack of information about the accessibility features of properties;
- In terms of faith limited data is collected about the housing needs of faith groups but for certain faith communities, such as Orthodox Jews, have specific housing requirements. The significant shortage of family sized accommodation in London is likely to have a significant impact as a consequence.

## Gender

The GLA published its Assessment of the Impact on Gender Equality which examines the evidence of inequality in the Capital in relation to poverty and income, employment and business, education and skills, contribution to society, transport, housing health and violence and safety. The assessment highlighted the poverty rate for pensioners in the Capital is falling but still higher than the national average

once housing costs are taken into account. This especially has an impact on women.

Women are:

- more likely to earn less than men because they generally take time out to provide full-time care;
- more likely to have few savings for retirement and personal investments;
- two-thirds of pensioners living in poverty in London are women;
- Lone parent households are at greater risk of poverty and this has a greater impact on women as the vast majority of lone parents are women child poverty rates and women;
- in 2013 19 per cent of working age women were disabled and less likely to be employed than disabled men in London and disabled women nationally;
- lower employment rates and lower rates of pay mean that women are less able to buy their own homes and may live in poorer quality housing;
- women led households are more reliant on social housing;
- just over half of homelessness acceptances are single women with dependent children;
- Domestic violence, forced marriage 'home base violence, trafficking and prostitution can be factors in homelessness. In 2015/16 there were acceptances of a statutory homelessness duty due to violent breakdown of a relationship involving a partner. A high percentage of these were women.

There has been a steady decrease in the number of UK nationals who are rough sleepers. In 2015/15 41 per cent of rough sleepers were UK nationals compared to 43 per cent in 2014/15 and 46 per cent in 2013/14. In 2015/16 37 per cent of rough sleepers were from Central and Eastern Europe and 10 per cent were from other European countries. Romanians were the single largest non-UK nationality group comprising of 20 per cent of all people seen rough sleeping during the year.

- Those who are seen rough sleeping are predominately male (85 per cent)
- the majority are men aged 26-45 (57per cent)
- One in ten are under 26.
- Just over one in ten are aged 55 and over.

Around 46 per cent of people seen rough sleeping have mental health issues, 43per cent alcohol and 31 per cent drug support needs. The data captured also shows that around one third ( 32 per cent) of people seen rough sleeping had experience of serving time in prison whilst 10 per cent had experience of the care system and overall 8 per cent had served in the armed forces.

## What is the local picture in terms of inequality for this topic?

Tower Hamlets is rapidly becoming one of the most unaffordable boroughs both in terms of house prices and rental levels. The average cost of a property in the borough is now £450,000, 14 times the average earnings of £35,000 and median rent ranges from £290 per week for a studio to £20 per week for a 2 bedroom property.

There has been rapid population growth with the population increasing by some 35per cent since 2011. With a current population of 295,200 the local population is expected to increase by a further 22per cent by 2026 to 364,500. Over the last decade Tower Hamlets has had the fastest increase in the number of households in the country, increasing by 29per cent. By 2026 there will be an estimated 156,000 households.

The number of pensioner households is expected to see the largest increasing, increasing by 46per cent between 2015 and 2016 whilst the number of single person households who are working age is expected to have the smallest increase, an increase of 22per cent.

Although there has been a significant increase in the proportion of households living in private rented accommodation, an increase of over 152per cent, around 40 per cent of the borough 's households continue to live in social rented accommodation compared to 18 per cent and this is the 4<sup>th</sup> highest of all the local authorities in the country. For Tower Hamlets residents, after crime, the lack of affordable housing is the second greatest concern, with around 33 per cent of residents in 2016 identifying the lack of affordable housing as a personal concern.

White residents are slightly more likely than BME residents to be concerned about the lack of affordable housing (34 vs 31). Although Tower Hamlets has accommodated the highest number of new affordable homes in the country analysis from the 2014 Strategic Housing Market assessment shows that this has not met local housing need and demonstrates that there is demand for over 60per cent of new homes to be built at affordable rents or below.

Delivery shaped by both our emerging Housing Strategy and its accompanying statements including the Homelessness Statement, and in terms of land use, where new housing will be accommodated in the emerging Local Plan which must response to the London Plan housing target to deliver 39,995 additional homes by or an annual target of 3,995.

The vision set out in the 2016-21 Housing Strategy includes:

- there are housing choices for all sections of our diverse community;
- the homes people live in are in a decent condition, warm, and weathertight;
- the most vulnerable people's housing needs are met in a fair and inclusive way;

- all homes are in safe prosperous, and thriving neighbourhoods, and
- that our response to housing issues is measured and achieves value for money.

There are 18,726 households on the common housing waiting list.

The Strategy sets out the timeline for refreshing its accompanying statements and the key drivers:

- Hostel Commissioning Plan, approved by Cabinet in 2016, which sets out future hostel commissioning priorities to meet the needs of those with the most complex. The shift in priority will result in the reduction of level of women only and abstinent hostel services.
- Homelessness Statement will be refreshed to align it with the new Housing strategy and the Homelessness Partnership Board will be reconvened to oversee delivery and monitoring.
- Tenancy Strategy, a requirement by law, it sets out the types of social housing tenancies the council and local housing associations should have in the borough. The council will need to refresh its current Strategy to take account of the legislative changes resulting from the Housing and Planning Act which will require future tenancies granted by the council to be fixed terms of between 2 and 10 years. The Act also proposes that where families have children under the age of nine. A tenancy should be granted that will last until the youngest child reaches the age of 19. There will be some exceptions for fixed term tenancies possibly for the elderly and disabled. In summary the proposed approach by the council will be:
  - applicants over the age of 65 should be granted Lifetime tenancies;
  - applicants who are severely disabled should be granted lifetime tenancies, with exceptions made where the property is wheelchair accessible.
  - Applicants who have children under the age of 9 should have tenancies for 10 years;
  - General needs applicants (including those who succeed a tenancy) should be granted tenancies of no less than 10 years
  - These should have a presumption of a fixed term tenancy being renewed if the tenant(s) housing needs are the same or (or greater) than at the time of the original application;
  - Introductory tenancies for council tenants and starter tenancies should be for 12 months, increased to 18 months where the tenant has not met one or more of the tenancy conditions, e.g. non-payment of rent; anti-social behavior.

## Delivery

Tower Hamlets has had the largest increase in housing stock in the country, increasing by 23 per cent since 2003 and is continuing to grow by a further 3,000 additional homes per annum. Between 2012 -15 the council has also delivered 2,560 affordable homes, the most in the country and qualifies for the highest allocation of New Homes Bonus in the country.

However, there continues to be significant levels of housing need. The evidence base supporting the Draft Housing Strategy shows that:

- There are 18 726 households on the housing waiting list but 70per cent are from ethnic minority households the majority of which are living in overcrowded conditions;
- 52.3per cent of all households on the register are Bangladeshi
- there are nearly 2,000 households in temporary accommodation of which more than half have been placed in accommodation outside of the borough.
- Bangladeshi households are disproportionately affected by homelessness. Whilst Bangladeshi household only account for 33 per cent of the local population, some 59per cent of households accepted as homeless are Bangladeshi. Black households are also disproportionately affected and make up 16 per cent of household accepted as homeless but only make up &5 of the borough's population.
- In terms of age, the largest age groups accepted as homeless are the 16-24 and 25 -44 age groups.
- The numbers of homeless acceptances made as a result of a member of the household having a physical or mental disability has fallen significantly since 2008/9 from 97 households to 18 households in 2015/16. Around 3.4per cent of acceptances are due to a disability but this group is the third largest priority need group after those with dependent children and pregnant women.
- In 2015/16 there were 395 people sleeping rough in Tower Hamlets, of which 92per cent were men, and 65per cent were aged 26-45. Although the largest groups of rough sleepers are White British (29per cent)and White Other (32per cent) over the last 2 years there has been increase in the numbers who are Bangladeshi (12per cent) and Black African (12per cent)

### Homelessness

The number of homelessness acceptances has increased significantly in the last 4 years and there are now 2,055 families housed in temporary accommodation by the borough. Around 60 per cent of accepted homelessness cases are becoming homeless as a result of losing their private sector tenancy.

The Draft Local Plan considers housing need and the delivery of planning legislation. The borough is expected to accommodate 9 per cent of new housing to be built in London by 2025, 39,314 additional new homes. This target is the highest in London and is considerably higher than that for the neighboring boroughs such as Newham (49 per cent higher).

Local housing need as well as the council's contribution to London's strategic housing need. As well setting out the council's intentions in terms of housing delivery planning policies in the Draft Local Plan

- affordable housing
- housing standards and quality
- specialist housing, for example
- provision for gypsies and travelers, and
- student accommodation.

## What are the good practice examples on tackling inequality in the topic area?

### Project 120

The council is currently reviewing demand for specialist housing and supported housing and will be updated its Supported Housing to reflect future needs and the vehicles for supply and delivery.

The Strategic Housing Market Assessment shows that around 20,293 households which contain a family member with a disability of limiting long term health condition. Around 10 per cent of the housing stock has been adapted to accommodate the needs of disabled residents. Although local planning policy requires 10 per cent of new affordable units to be built to be wheelchair accessible, there is a shortage of suitable units, especially for those families with specific mobility requirements.

Project 120 has been established to respond to the housing needs of households on the housing register in need of wheelchair accessible accommodation. Started in 2012 the project was re-launched in January 2014 and its name stems from the 120 families who were on the Accessible Housing Waiting List. However, our flagship project, Project 120 which was re-launched in 2014 supports the housing needs of families with a wheelchair user on the housing waiting list. Since April 2015 30 families have been rehoused into suitable accommodation.

The Bradford Street development in Bethnal Green was delivered in partnership with Tower Hamlets Homes, the council's Project 120 scheme, the GLA and Pellings and Bugler Construction. It provided 12 new homes, 9 x 4 bedroom house, 3 with disability adaptations and 3 2 bedroom flats.

12 units including detached wheelchair homes, semi-detached family homes a, 2 bed flats and a community facility. The 3 adapted homes in the scheme have been specifically tailored to the need of their new occupants.

[http://www.towerhamletshomes.org.uk/My\\_Neighbourhood/Affordable\\_homes\\_building\\_ne/Bradwell\\_street.aspx](http://www.towerhamletshomes.org.uk/My_Neighbourhood/Affordable_homes_building_ne/Bradwell_street.aspx)

### No first Night Out - Help for Single Homeless People

This project is a tri-borough 18 month project, working with Tower Hamlets, Hackney and the city of London. The research commissioned by the Steering Group provides an evaluation of the service delivered by NFNO workers, their partnership work with Housing Options teams in the boroughs and with other partnership works.

The interim report highlights the challenges for NFNO Officers including the lack of housing options, especially shared housing for the under 35s with low support needs. The proposed approach will see Officers working across a range of services outside the homelessness sector to identify those most at risk of rough sleeping. As part of the project, initial work was undertaken with Job Centre Plus, the Whitechapel idea Store and the Citizen's Advice in Hackney.

### Services Engaged

- Housing Strategy team
- Tower Hamlets Housing Forum
- Homelessness Partnership Board
- Affordable Housing Board

Reviewed: February 2018

## Endnotes

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- <sup>1</sup> Housing in London 2015, the evidence base for the Mayor's Housing Strategy, Greater London Authority, September 2015.
- <sup>2</sup> Housing in London 2015, the evidence base for the Mayor's Housing Strategy, Greater London Authority, September 2015.
- <sup>3</sup> The Housing Anguish, the Times, 22 December 1969
- <sup>4</sup> English Housing Survey, Housing for Older People report, 2014-15, DCLG
- <sup>5</sup> There is a need for a new youth housing offer, Chartered Institute of Housing, May 2016
- <sup>6</sup> Danger Zones and Stepping Stones, Young People's Experiences of Hidden Homelessness, DePaul UK, April 2016
- <sup>7</sup> English Housing Survey, Adaptations and Accessibility Report, 2014-15, DCLG.