

LB Tower Hamlets - Overcrowding and Under Occupation Plan – 2016 - 2018

Action & Lead officer	Expected Outcome	Output	Date	Comment
<p>Provide 6 monthly updates on the Overcrowding Statement to the THHF CHR Sub Group</p> <p>Lead Officer: Housing Strategy Manager</p> <p>Martin Ling</p>	Commitment gained from respective organisations to achieve reductions in overcrowding levels	Progress monitored against commitments set out in the Statement	June 2016 And then every 6 months	
1.0 Property Based Actions				
<p>1.1 New Build Development Programme - Increasing housing supply across all tenures (Market, Intermediate and Social)</p> <p>Lead Officer: Head of Housing Strategy, Partnerships and Affordable Housing</p> <p>Alison Thomas</p>	Increase supply of larger family sized social stock to help overcrowded households on the waiting list	In partnership with Registered Providers and developers continue to develop new homes across all tenures on sites identified in the Strategic Housing Land Availability	2016-18	<p>Retain</p> <p>Note that the Local Plan is currently under review and is expected to be revised to take into account the new London plan and changes in national policy.</p>
<p>1.2 In liaison with Planning Control continue to secure larger family sized units on all s106 and new affordable housing schemes</p> <p>Lead Officer: Alison Thomas</p>	Increase supply of larger family sized social stock to help overcrowded households on the waiting list	To continue to achieve at least 35% affordable housing on individual sites by habitable room with at least 45% of housing being family sized accommodation,	2016-18	<p>Retain</p> <p>Note that the Local Plan is currently under review and is expected to be revised to take into account the new London plan and changes in national policy.</p>

<p>1.3 Council Housing Build Programme and contribution towards RP programmes through planning policy, partnership funding, Right to Buy receipts and land</p> <p>Lead Officer: Alison Thomas</p>	<p>Increase supply of larger family sized social stock to help overcrowded households on the waiting list</p>	<p>Identify potential funding opportunities to develop new Council homes</p>	<p>2016-18</p>	<p>Retain</p>
<p>1.4 Improve the quality of life for tenants through improvements to existing homes of overcrowded tenants.</p> <p>Lead Officer: Director Asset Management</p> <p>Tower Hamlet Homes THH</p>	<p>Improve the quality of life through improvements to existing homes of overcrowded tenants</p> <p>SPACE SAVING</p>	<p>Improvement Programme to continue</p>	<p>2016-18</p>	<p>Retain</p>
<p>1.5 Continue with the knock through and extension policy to make it more effective and increase the number of knock-throughs</p> <p>Lead Officer: Director Asset Management</p> <p>Tower Hamlet Homes THH</p>	<p>More overcrowded households helped</p>	<p>5 Knockthroughs achieved</p>	<p>2016-18</p>	<p>Review</p> <p>There is concern over the value for money of this scheme and potential for larger units to sold either under the Right to Buy or through the requirement on Local Authorities to sell high value voids as set out in the 2015 Housing and Planning Bill.</p> <p>This item will be subject to review in 2016/17</p>
<p>1.6 Improve living conditions for overcrowded households</p>	<p>Utilise empty properties to house overcrowded</p>	<p>Award Grants to owner occupiers</p>	<p>2016-18</p>	<p>Review</p>

in the Private Sector (grants programme) and bring empty properties back into use Lead Officer: Alison Thomas	households and offer grants to overcrowded existing owner occupiers	suffering from severe overcrowding.		Empty property grants programme will continue but marketing of scheme is under review
1.7 Develop Project 120 by finding the best solution for each of the 120 applicants on the housing register requiring wheelchair accommodation. Many of these households are also overcrowded Lead Officer: Housing Options Managers: Rafiqul Hoque	Reduce overcrowding by facilitating move on for adult children sharing with family in overcrowded conditions	Project 120 (P120) was started in 2012 and re-launched in January 2014 to address the specific housing needs of families with a wheelchair user on the Council's Housing waiting list. The name stems from the 120 families who were on the Accessible Housing waiting list at that time.	2016-18	Retain
2.0 Lettings Based Actions				
2.1 Implement new Lettings Policy to ensure it provides the flexibility & priority required to support the Statement Lead Officer: Rafiqul Hoque	Increased number of households moving to suitable accommodation	All overcrowded households assisted via reasonable preference and not homelessness route Targets set within allocations plan to monitor move-on for overcrowding	2016-18	Retain Note that the Lettings scheme will be further reviewed in 2016/17 to take into account recent case law.

<p>2.2 Continue to promote the revised sons & daughters scheme through an allocated quota group</p> <p>Lead Officer: Rafiqul Hoque</p>	<p>Reduce overcrowding by facilitating move on for adult children sharing with family in overcrowded conditions</p>	<p>Continue with refreshed policy for this scheme.</p>	<p>2016-17</p>	<p>Retain</p> <p>Potential review within the lettings review to see if scheme should be extended to households overcrowded by 1 bedroom as take up has been low.</p>
<p>2.3 Pan London Nominations agreement</p> <p>Lead Officer: Alison Thomas</p>	<p>Increased lettings made to local residents</p>		<p>2016/18</p>	<p>Retain</p>

New Items:			2016/17	
2.4 Review Tenancy Strategy	Consideration to be given to offer fixed term tenancies on larger homes	New Tenancy Strategy		
2.5 Review Succession Policy	Consideration to be given to reducing succession rights to 1 succession	New Tenancy Strategy	2016/17	
3.0 Advice and partnership based actions				
3.1 Get all Registered Providers in the borough to sign up to the Common Housing Register Forum Lead Officer: Alison Thomas	Equalise status of all social applicants on the housing	To get all RSLs to sign up to the CHR in Tower Hamlets	2016/17	Retain
3.2 Provide an excellent Housing Advice & Options Service to residents of the borough including advice on low cost home ownership options. Lead Officer: Rafiqul Hoque	Deliver a wide ranging housing options and advice team providing the right access to housing at the right time	Lettings and Homelessness to work together to joint develop and continuous improvement of the housing options service	2016/18	Retain Tie into launch of the Enhanced Housing Options service
3.3 Carry out Home Visits to under occupied and overcrowded households Lead Officer: Common Housing Register Forum	Increased home visits to discuss housing options and advise on impact of welfare reforms where appropriate	Carry up to 500 visits per annum 2016-18 to over and under occupied households to discuss housing options and find	2016/18	Retain

		solutions		
4.0 Under occupation based actions.				
<p>4.1 Implement Project 500 to target the top 500 under occupiers and focus on bespoke packages to meet their needs</p> <p>Lead Officer: Rafiqul Hoque/ Common Housing Register Forum</p>	<p>In order to increase supply, the council will manage its existing stock better by focussing its efforts on under-occupation as a key area of increasing its social stock</p>	<p>Enable the most likely 500 movers to receive a bespoke advice and assistance service</p>		<p>Retain</p>
<p>4.2 Enable Registered Providers to keep voids freed up by under occupiers to offer to their urgent transfer cases</p> <p>Lead Officer: Common Housing Register Forum</p>	<p>Registered Providers to concentrate efforts on assisting their under occupiers</p>	<p>Under occupiers to receive a bespoke advice and assistance service</p>		<p>Retain</p>
<p>4.3 Explore the feasibility of identifying and ring fencing desirable properties to meet the needs of under occupiers</p> <p>Lead Officer: Common Housing Register Forum</p>	<p>Project Group to report on proposal</p>	<p>Possible amendment to Common Housing Register through under occupation property ring-fencing scheme</p>		<p>Review – Link into Local Letting Plans.</p> <p>Clause 78, Direct Offer Policy of the current Allocations Scheme enables the Council and its partners to offer a home directly to some applicants without advertising the home through the scheme if circumstances justify it. Reasons for this can be: to meet the need of a high priority applicant, meet a legal obligation and facilitate an under occupation move,</p>

<p>4.4 Package a set of practical other incentives up to the value of £2000 in order to encourage under occupiers to consider moving</p> <p>Lead Officer: Common Housing Register Forum</p>	<p>In order to increase supply, the council will manage its existing stock better by focussing its efforts on under-occupation as a key area of increasing its social stock</p>	<p>Under occupiers to receive a bespoke advice and assistance service</p>		<p>Retain</p>
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