

Draft Housing Delivery Strategy Consultation

Cllr Shaban Mohammed – Lead Member for Housing Services
Darren Levy – Director of Housing
Donna Morelli – Assistant Director of Housing Services
Bobby Arthur – Commissioning Leader, Housing Management
Emma Brunskill-Powell – Senior Policy Officer

People at the Heart of Everything We Do

Housekeeping

- Please remain muted when you're not speaking
- The session will not be recorded
- You will be invited to join breakout rooms for the two discussion rounds
- Gallery view is easiest to see everyone
- In the interest of privacy, please do not raise any personal housing cases.
- If you have a query about your place on the housing waiting list, please contact Shiraz.Bhaiji@newham.gov.uk and an officer will respond to discuss your case.
- For any other issues, please send a message using the chat function within Zoom

Agenda

5:30pm	Welcome and introductions, housekeeping
5:35m	Presentation
5:45pm	Discussion 1: overview and general direction
6:10pm	Regroup and response
6:20pm	Discussion 2: specific proposals
6:45pm	Regroup and response
6:55pm	Thanks and next steps
7:00pm	Close

NEWHAM'S HOUSING DELIVERY STRATEGY



People at the Heart
of Everything We Do

**People at the Heart
of Everything We Do**

Purpose of the draft Housing Delivery Strategy

- The interventions and actions in this strategy are focused on what we can do now (over the next 3 to 5 years) within the resources and constraints that the council operates under.
- They represent the first steps towards the long-term vision for housing.
- Achieving our vision and reversing decades of neglect during which secure, affordable council housing was marginalised will take many years.
- If we are going to achieve our vision it will require sustained and growing investment over a long period and fundamental changes to national housing policy on issues like tenants' rights, affordable housing programmes and climate change.

Newham's Housing Crisis

- Newham has the longest Housing Register of any London Borough.
- It also has the highest number of homeless households in temporary accommodation in London
- Approximately 1 in 4 households are overcrowded
- Newham has the lowest average earnings in London with 27% earning less than minimum wage in 2017
- Around one in three residents live in the private rented sector (compared with one in four across London) where the rising cost of rent far outstrips wage rises

Borough	Waiting list
Newham	27,635
Lambeth	25,198
Tower Hamlets	19,826
Greenwich	15,386
Islington	14,567

Six key areas

1. Putting people at the heart of housing
2. Building, buying and securing more and better homes
3. Addressing the Climate Emergency
4. A safe and secure private rented sector
5. Better Council stock and specialist housing
6. Tackling homelessness

Putting people at the heart of housing

- Resident involvement strategy, setting out the housing service's new residents-first approach
- More opportunities for residents to discuss housing issues through housing hubs, housing liaison officers, and regular tenant and leaseholder forums.
- Our responses to homelessness and rough sleeping will be caring and compassionate
- Regeneration programmes will continue to prioritise co-production
- New homes delivered through our partners as well as by the Council will be able to meet a range of housing needs.
- Explore how we can establish a renters' rights service

Building, buying and securing more and better homes

- Delivery of new homes through the Council's own affordable housebuilding programme
- Innovative approaches to boosting supply include air rights to build on the top floors of existing blocks, modular homes to boost temporary accommodation, and a joint venture with the NHS.
- Procuring and acquiring new homes, for use as temporary accommodation or as Council homes to be let at social rent.
- Working with partners including private developers, housing associations and GLA and TfL

Addressing the Climate Emergency

- A quarter of Newham's CO₂ emissions come from domestic energy use. We are setting ourselves high standards for low-energy homes
- We will be starting a programme of energy-efficient retrofit across Council properties and using the landlord licensing scheme to address poor standards in the PRS.
- We also are exploring an innovative retrofit scheme that would incentivise owner-occupiers to invest in making Victorian homes more energy efficient.

A safe and secure private rented sector

- Build on the licencing scheme, continuing to prosecute bad landlords and support them to make improvements
- Cracking down on poor energy performance in the PRS.
- We will promote a professional PRS sector to drive up quality, and continue to campaign for legal and administrative changes

Better Council stock and specialist housing

- Reviewing how we allocate Council properties via the waiting list, prioritising those most in need. Proposals will be consulted on from October to December 2020.
- We will also invest in these existing properties to ensure that these properties are safe, well maintained and managed, contribute to climate change avoidance
- Meeting specialist housing need, based on evidence about what our residents need

Tackling homelessness

- Work to prevent homelessness by providing good quality advice and information and where homelessness cannot be prevented, we will ensure early intervention
- Build on the progress on rough sleeping made with the “everybody in” programme and develop a long-term plan for Stratford
- Reduce the numbers in temporary accommodation by procuring longer term solutions
- As you may be aware, the Homelessness and Rough Sleeping Strategy published at the end of last year is due to be replaced by a new, longer-term strategy by the end of 2021. We will be starting work on this over the coming weeks.

Discussion questions 1

1. Does anything need clarifying or explaining?
2. Do you agree with the overall ambition of the strategy, and the three-five year timescale?
3. Do we have the balance of priorities right with the six key themes?

Discussion questions 2

1. Looking at the actions within each of the themes, do they seem appropriate to the scale of the crisis?
2. Are there any actions that you particularly agree with/disagree with?
3. Are there any actions we have missed, that you think should be included?

How to get involved

- The draft Housing Delivery Strategy can be downloaded at <https://www.newham.gov.uk/housingstrategy>
- There is an optional short survey asking respondents whether they agree with each of the sections of the strategy, as well as the overall approach
- If you wish to submit more detailed comments or have questions about the Strategy please send your response to housingdeliverystrategy@newham.gov.uk
- The consultation closes on **Monday 4 January 2021**