

IGT_FOI_09_2224/01 - LBTH on HARCA management of the Brownfield Estate

Request :

I wish to have copies of the progress reports by LBTH which demonstrate that HARCA are fulfilling their obligations and honouring the promises made in their manifesto to the residents of the Brownfield Estate.

Response:

The Council's monitoring of the performance of Poplar HARCA's management of the east India estate shows the following;

Major Works to the Estate

The program of major works to the East India Estate has commenced and is well in hand. However, due to the withdrawal of the planning application in September 2008 new build elements of the scheme will have been subject to delays.

The impact of the global financial downturn is also having an impact on the deliverability of certain aspects of the scheme due to provide the required cross subsidy. Poplar Harca has been looking at alternative solutions and funding models to ensure they are able to achieve the promises made in the offer document.

Financial expenditure

The amounts spent on general improvements to East India Estate amounts to some £4,570,600. The total amount of the investment proposal for the East India Estate is £45,000,000; however this expenditure is scheduled to be spent over a six year period.

Decent Homes Progress

Although some internal refurbishment may be underway, the homes would only be regarded as having been brought up to Decent Homes standard when the external refurbishment is complete.

Governance & Tenant Participation Promises

RSL self-assessment of current status

Progress Indicator

Green

Risk
Indicator

Low

Governance arrangements for the transferred area

Residents from the transferred area are represented on an Estate Board specific to the transfer area

Residents from the transferred area are represented on an Area or Joint Estates Board/Forum

Residents from the transferred area are represented on the Association's main Board

Leaseholders from the transferred area are represented on an organisation-wide forum for Leaseholders

Select Answer	Number of tenant representatives from the estate/area on governance entity	Number of leasehold representatives from the estate/area on governance entity	Average number of tenant reps from area attending governance meeting	Av. No. of leasehold reps attending governance meeting
Residents from the transferred area are represented on an Estate Board specific to the transfer area	14	7	14	7
Residents from the transferred area are represented on an Area or Joint Estates Board/Forum	2	1	2	1
Residents from the transferred area are represented on the Association's main Board	1	1	1	1
Leaseholders from the transferred area are represented on an organisation-wide forum for Leaseholders		1		1

Ref	Promise	Progress	Status
Gv1	<p>There are 18 places on the Board, now including 10 for residents. One of the tenant places on the Board could be filled by any East India Estates tenant if this transfer goes ahead (currently the chair of the main board is a tenant on the Lincoln Estate as set out in more detail below)</p>	<p>Brownfield Estate board now constituted and members have opportunity to be part of corporate governance processes</p>	Completed
Gv2	<p>After the transfer, it is proposed that residents, (tenants and leaseholders) would have a direct say in the management of the Estates by establishing the Brownfield Estate Board for the Brownfield Estate and linking the Housing Choice parts of the Aberfeldy and Teviot Estates into the existing Aberfeldy and Teviot Estate Boards, which are already set up</p>	<p>Brownfield estate board now constituted. Regeneration and new build sub group meets still east India wide</p>	Completed
Gv3	<p>The new board and existing Estate Boards will meet regularly to discuss issues relevant to them and manage the way services are delivered on the Estates. Many of Poplar HARCA's existing Estate boards have established sub groups to work on specific issues such as major works and day-to-day service delivery e.g. cleaning and caretaking</p>	<p>Brownfield estate board now constituted. Regeneration and new build sub group meets still east India wide</p>	Completed

Gv4	Poplar HARCA is working towards having a resident majority board. If this goes ahead it will be the first of its kind in the UK	New board structure agreed and members being recruited	Completed
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H. Estate/Environment Improvement Works (including Community Facilities)

progress against specific promises made in the Offer Document

Ref	Promise	Progress	Status
H1	.Repairs and improvements will be made to the following where necessary. Lighting, lightning conductors, fire-fighting dry risers, gas and electricity mains	Included in works specification	On Target
H2	.Adequate lighting to be provided for all stairs, landings and balconies	Included in works specification	On Target
H3	Environmental Works - where appropriate including hard and soft landscaping, improved Estate lighting, private gardens, secure public gardens, boundary wall repairs, paving repairs and improvements to parking and play areas	Included in works specification	On Target

H4	Security - new door entry system and/or CCTV security system	Included in works specification	On Target
H5	Refuse System Upgrades including the provision of new underground system, new chutes or new overhauls	Included in works specification	On Target
H6	New community facilities are planned on the Brownfield Estate to compliment those already successfully provided on Aberfeldy and Teviot Estates by Poplar HARCA. These will be provided on the site of the 'Builders Arms' which Poplar HARCA has purchased for this specific purpose, subject to planning	A new Community facility is planned within the Willis St development with the builders arms site being used for residential purposes.	On Target

progress against specific promises made in the Offer Document

Ref	Promise	Progress	Status
C1	It is recognised that tenants' aspirations could change over the period of the initial major works programme so the works of repair and improvement proposed in this section are subject to detailed consultation with tenants and also subject to planning permission and other statutory consents that may be needed	The proposed works program is as detailed in the offer document. The Brownfield Estate Board has a Development and Regeneration sub group which reviews works proposals	On Target
C2	all tenants' homes would have: .New kitchens, including plumbing and fittings, with a choice of splash back tile colours, worktops, kitchen units and non-slip floor coverings .A new bathroom with a choice of tiled surrounds and a choice of new floor coverings	Included in works specification	On Target
C3	.New kitchens and bathrooms designs which include appropriate adaptations for tenants with disabilities .New door entry and other security systems	Included in works specification	On Target

C4	.Improved insulation and heating controls and new central heating if required .Environmental improvements including play areas and sports facilities .Improved or new entrances and communal areas to all blocks .Improved general appearance of blocks .Much needed repairs carried out	Included in works specification	On Target
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