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# OPENhouse



TOWER HAMLETS

Issue No.7

June 2002

# A BIG YES TO HOUSING CHOICE STAGE 2



## Regeneration continues in Lansbury area

- **The future of 1-94 Cotall St, Poplar, was decided by the Council in April 2002. The block will be demolished and replaced with new housing association homes in the Lansbury area. The site of the block will make way for an extension to Bartlett Park. Detailed individual consultation has shown that the scheme has the overwhelming support of the majority of residents from the block.**

## *Borough residents vote to consider the options for the future of their estates*

**T**here was a big turnout for the Housing Choice referendum and an extremely positive response, with every single estate voting to go on to Stage 2 of the consultation.

Altogether, 14,565 people took part and three quarters were in favour of moving on to Stage 2.

Inside this issue you can see how tenants and leaseholders on your estate voted. And we will also have details about what Stage 2 of the consultation will involve.

You can also read about the latest Government plans on council borrowing and a common tenan-

cy agreement for all council and Registered Social Landlord tenants.

The Council decided to hold the referendum when its business plan showed a £590 million shortfall in the money it needs to maintain and repair its housing. It was clear that things could not continue as they are.

The Council decided to consult with tenants and leaseholders to see whether they would be interested in working with other not-for-profit social landlords on ways to bring much-needed investment to their homes.

Over the next two years, the Council will

be working closely with estates so that they can choose exactly what level of housing service they want and whether another social landlord would be in the best position to provide it.

People will still be Council tenants and leaseholders during Stage 2 of the consultation.

Sue Benjamins, Corporate Director (Housing) said: "The Council is delighted that residents have voted to keep their options open.

"We will be working closely with each estate to ensure that they get the kind of service and investment that they want."

## Editorial

## What happens now?

**RESIDENTS** have voted to move on to Stage 2 of Housing Choice. What happens now? Stage 2 is the chance for estates to consider alternative landlords, to see whether they think any of them would provide a level of service and investment that they would like for their estate. Only residents can decide this. Representative estate steering groups including both tenants and leaseholders will be set up. Each steering group will work with the Council to decide on the best option for their estate. These could include working with an existing not-for-profit social landlord or setting up an entirely new registered social landlord for the estate. This whole process will last into 2003, to give estates plenty of time to consider all the options. Tenants and leaseholders will stay with the Council throughout Stage 2 of Housing Choice. Any change to the way that estates are owned or run can only be made after a ballot, which will only happen after estates have made the decisions necessary to move on to Stage 3. In Stage 3 there will still be the option to vote "yes" or "no" to the proposals negotiated with their social landlord partner. "Whatever happens, the decision will be taken by the estates themselves, based on what they want for their homes," said Sue Benjamins, Corporate Director (Housing).

*The Borough-wide Compact Group has selected 16 RSLs to take part in Stage 2 of Housing Choice. They are:*

- Bethnal Green & Victoria Park Housing Association.
- Circle 33 Housing Trust
- Grand Union Housing Co-Operative
- Guinness Trust Group
- LABO Housing Association
- Mitali Housing Association
- Old Ford Housing Association
- Peabody Trust
- Poplar HARCA
- Solon Co-Operative Housing Services
- Southern Housing Group
- Spitalfields H.A.
- Swan Housing Association
- Tower Hamlets Community Housing
- Toynbee Housing Association
- William Sutton Trust

# Introducing the Registered Social Landlords (RSLs)

*Residents from the Boroughwide Compact Group spent a whole day assessing the applications from RSLs to take part in Housing Choice. Each organisation was marked against set criteria including residents' concerns over local service delivery and experience of managing both tenants and leaseholders.*

**O**penhouse asked each of the organisations on the list why they applied to take part in Housing Choice. Here are the replies of eight of the sixteen. We will feature the remaining eight in the next issue.

## BETHNAL GREEN AND VICTORIA PARK HOUSING ASSOCIATION (BGVPHA)

and VICTORIA PARK HOME OWNERSHIP (VPHO)  
*Lead Officer – Adrian Greenwood, Chief Executive*  
*Contact address:*

148 Cambridge Heath Road, London E1 5QJ  
 "BGVPHA and VPHO sought approval as a preferred partner for Housing Choice because we:  
 ■ have worked here for 75 years  
 ■ enjoy working with tenants and leaseholders  
 ■ provide a responsive service from local offices  
 ■ have a good record of high standards and affordable rents  
 ■ wish to improve housing in Tower Hamlets"



## SPITALFIELDS HOUSING ASSOCIATION

*Lead Officer – Ian Weightman, Chief Executive*  
*Contact Address: 78 Quaker Street, London E1 6SU.*

"Spitalfields HA has worked in Tower Hamlets for over twenty years and as a community-based organisation we want to be part of Housing Choice. We know our strong local links and experience mean we can work well to provide services that are much needed."



## PEABODY TRUST

*Lead Officer – Nic Parker, Principal Economic Development Manager*  
*Contact Address: 45 Westminster Bridge Rd, London, SW1 7JB.*

"Peabody first developed homes in Tower Hamlets in 1866. Today Peabody has over 1,100 homes in the Borough. Working in partnership with residents, we are keen to extend our work improving housing conditions and providing a first class estate management service and community based training, education and support services."



## OLD FORD HOUSING ASSOCIATION

*Lead Officer – David Williams, Chief Executive*  
*Contact Address: 73 Usber Road, Bow, London E3 2EH.*

"We work exclusively in Tower Hamlets. We are a locally-based, resident-led association set up to manage and redevelop three ex-council estates totalling 1500 homes in Bow. Housing Choice provides us with the opportunity to work with council residents to explore how we can bring improvements to the management and quality of their homes and environment."



## TOYNBEE HOUSING ASSOCIATION

*Lead Officer – David Luxton, Chief Executive*

*Contact Address: 58 Romford Road, London E15 4TH.*

"Toynbee celebrates its 40th Anniversary as a charitable housing association in the East End this year. It works with local people to improve homes, build sustainable communities and provide quality services. It has funds, experience and commitment to deliver real housing choice for the multi-cultural communities of Tower Hamlets."



## POPULAR HARCA

*Lead Officer – Rob Hannabuss, Housing Choice Co-ordinator*  
*Contact Address:*

167A East India Dock Road, London E14 0EU.

"Poplar HARCA has made a big difference to the lives of people who live on its estates. Residents have better homes, a better environment, a better chance of finding jobs and more say in how things are done. Now it wants others in Poplar to share in the success."



## LABO HOUSING ASSOCIATION

*Lead Officer – John Brewster, Director*  
*Contact Address:*

595/597 Commercial Road, London E1 0HJ

"LABO has applied to be a Housing Choice Landlord to:

- Achieve growth and independence allowing us to continue to serve the community with whom we have worked for over a decade.
- Provide quality homes to tenants and culturally sensitive services.
- Play a significant role, with other stakeholders, in improving the quality of life of residents in local communities."



## TOWER HAMLETS COMMUNITY HOUSING

*Lead Officer – Mike Tyrrell, Chief Executive.*

*Contact Address: 16 Deancross Street, London E1 2QA*

"Local people deserve decent homes, and in our two year existence, THCH has demonstrated that transferring to a Housing Association releases funds to bring homes up to a standard for the new Millennium. At THCH local residents have seats at the top table, thereby increasing the power and influence residents have in the refurbishment and management of their homes. THCH believes that residents on neighbouring estates should also have the same opportunities".





## Council's FREE disposal for unwanted cars

Abandoned cars are dangerous and an eyesore. They use up Council resources, as, by law, we have to go through a number of procedures before we can remove them. There really is no excuse for abandoning cars around the borough as the Council offers a free disposal service for residents who no longer want their vehicles.

Simply e-mail the Council on [abandoned.vehicles@towerhamlets.gov.uk](mailto:abandoned.vehicles@towerhamlets.gov.uk) You can also report abandoned cars on the same e-mail address, or contact your local housing office or telephone 020 7364 6651.

# Council to set up new community landlord

**T**ower Hamlets is offering all estates the opportunity to get involved in setting up a new not-for-profit housing organisation, independent from the Council.

The new community landlord could take over some of the estates in the borough if residents agree.

There has already been interest from some estates in this option. The new organisation could be registered as a single borough-wide body, but allowing individual estates or groups of estates to opt for local control if that is what they wish.

The new organisation would have very significant community representation, with board members chosen or elected by residents and with residents making up the majority on the boards at local level.

The new organisation must be registered as a

not-for-profit social landlord with the Housing Corporation, which is the Government body which monitors and regulates all housing associations and similar social landlords. The new landlord could also be registered as a charity.

Estates would be able to choose the new landlord as their preferred partner during stage two of the Housing Choice consultation.

"A new organisation would only be appropriate if residents want it," said Paul Bloss, Assistant Director of Housing. "We will work up initial plans for discussion with the estate steering groups. Their input will be crucial in deciding the final structure and aims of any new social landlord."

Look out for more information regarding the proposals to set up a new Council-sponsored community landlord in future issues of Openhouse.



The former housing office at Island Gardens will be used as a base for consulting with local residents during Stage 2 of Housing Choice. Throughout the borough tenants and leaseholders will have a crucial role to play in developing plans for the new Council-sponsored community landlord. The emphasis will be on resident participation in helping to set the new organisation up, and they will have a real say in how it develops.

## Council borrowing rules to change – but no difference to Tower Hamlets

**T**here was much excitement in housing circles recently, following comments from former Government Minister Stephen Byers that councils would soon be allowed to increase investment through borrowing additional money if they could afford to do so.

However, recent clarification from the Department of Transport Local Government and the Regions again

makes it clear that councils like Tower Hamlets are unlikely to be able to benefit from any relaxation of the rules.

At the moment, councils, unlike other social landlords, are not allowed to borrow freely from banks and building societies. Their only source of money is the income they get from rents and any grants and subsidies from the Government. This is why the Council is unable to simply borrow the money it

needs to bring its housing up to a decent standard.

However, even if the law does change and councils are allowed to borrow, Tower Hamlets will still not be able to borrow money on the scale needed. As a Department of Transport, Local Government and the Regions (DTLR) spokesperson said recently, even if councils can borrow: "Few will have rental income that's not already earmarked to

meet payments in other areas."

This is certainly true in Tower Hamlets. Any rental income must first go towards meeting existing commitments in running the housing service. There simply would not be enough left over to pay for extra borrowing.

"Housing Choice offers the best opportunity for bringing in the kind of investment we need," said Sue Benjamins, Corporate Director (Housing).

## New law ahead for tenants?

*In previous issues, we invited you to write and tell us what you think about what you have read in Openhouse. Here is a letter we have received from a leaseholder...*

**T**he Government is considering changing the law on renting homes to modernise and simplify a system which they see as confusing for both landlords and tenants.

It has asked the Law Commission to carry out consultation to see what tenants of social landlords – councils and housing associations – think.

The Law Commission is suggesting that one new tenancy agreement should apply for all rented homes of councils and other social landlords. As it explains in the consultation documents it would mean council and housing association tenants would have the same kind of security of tenure.

At the moment, council tenants' agreements are slightly different from those of housing associations.

Sue Benjamins, Corporate Director (Housing), said: "This is welcome news for all those who believe that tenants should have the same security in law and it has interesting implications for Housing Choice in particular. In the past, tenants have expressed concerns about transferring to a different social landlord, because they are worried that their tenancies will change."

"If the law changes, it will make no difference whether you are a tenant of a council or a housing association – your rental agreement will be the same."

Consultation continues until July 12, 2002. The Commission will then write a report and suggest a new law.

Copies of a summary leaflet explaining the proposals are available from the Consultation and Participation Team Offices: 20 Three Colt Street, Limehouse, E14 8HJ. OR Wynn Garrett, Tenant Resource Centre, Raynham House, Massingham Street, London E1 4EB

*Dear Openhouse,*

As a leaseholder in Oswell House, Wapping, I have a few questions about the proposals put forward in your February issue.

- 1 If R-T-B has helped caused the problem of falling income, why has the council promoted it? Furthermore, I understand that repairs to communal areas can be charged to leaseholders, or that the money for them continues to be available. My block has problems of poor security and desperately needs a concierge system, an issue the council has been aware of for many years. Why has the council not actively sought the amount needed for such an improvement?
- 2 Why are leaseholders disenfranchised at this stage? I care as much about the state of the block as tenants yet why don't I have an opportunity to vote upon the changes.
- 3 Why is it necessary to have a ballot to continue to be consulted? Is this a legal requirement? Why were we not balloted to begin being consulted?
- 4 Who pays for the independent resident advisors? And who is paying for the publicity process as a whole?

*Tim Chapman, a leaseholder from SE1*

### Tell us what you think

**Do you have any questions, concerns or views about anything you've read in Open House?**

**We want to hear them. Send your letters to:**

**Open House**

**c/o Consultation and Participation Team**

**20 Three Colt Street,**

**Limehouse, E14 8HJ.**

**Or email to: [cpt.towerhamlets@dial.pipex.com](mailto:cpt.towerhamlets@dial.pipex.com)**

What residents are telling us about Housing Choice...

# ...Your letters

**Openhouse Replies:**

- 1 The Council is required to provide information on the right to buy which is a statutory right for all secure tenants of the council. Several years ago the Government changed the rules on discount for Right-to-Buy (RTB) applicants and at that time the Council felt it was appropriate to advise applicants of these changes being introduced by the Government. Under the terms of the lease a contribution must be made by leaseholders to repairs to the communal parts and structure of their block. There are rules about how leaseholders can be charged for this work. The Council consistently seeks to obtain additional resources in order to carry out the necessary works to all blocks in the borough. Unfortunately, as has been pointed out in Open House previously the Council will not have the resources to carry out all the necessary work



to all the housing estates in the borough.

- 2 Leaseholders were not disenfranchised in respect of the Housing Choice referendum, although for legal reasons the decision on going forward to Stage 2 was made by secure tenants. The Council recognises that leaseholders, who are home owners with a financial stake in their properties, care as much about their block as tenants do. This is why the Council decided to hold a separate referendum for leaseholders with a set of questions designed to find out leaseholders' views. The outcome of both the tenants' and leaseholders' referendum on all
- 3 The referendum, as previously explained in the pages of Openhouse, was held in order to identify which estates were interested in continuing with Housing Choice and exploring alternative options for the provision of investment and housing services for their estate. It was not a legal requirement. The Council however believes that it is good practice to involve all estates in decisions about their future at each stage of the process.
- 4 The independent residents' advisers were appointed by the Boroughwide Tenant Compact Group which is made up of tenants and leaseholders from across the borough. The cost is met by the Council from the Housing Choice budget, as is the other work associated with consultation on the referendum.



## The right way to have your say

**Already residents are telling us the issues that concern them regarding the management of their estates. Anti-social behaviour, like car-dumping and graffiti are high on the list. Local involvement – where residents have a say in how their estate is managed – would be a good weapon in tackling problems like these. If residents have a role in estate management, they can make sure that their priorities stay high on the agenda.**

# How tenants voted...

টেন্যান্ট গন কিভাবে ভোট দিয়েছে ...

১৪,৫০০ এর অধিক লোক হাউজিং চয়েস রেফারেন্ডামে অংশ নিয়েছে। এটা একটি বড় ধরনের অংশ গ্রহন যা সমন্বয়যোগ্য ভোট দাতাদের অর্ধেকের বেশী প্রতিনিধিত্ব করে। পরবর্তী পাতা সমূহে সঠিকভাবে দেখতে পারবেন কিভাবে আপনার এন্স্টেট ভোট দিয়েছে – কত লোক ভোট দিয়েছে, অংশ গ্রহন কি ছিল এবং প্রস্তাবের পক্ষে বিপক্ষে কত ভোট পড়েছে। রেফারেন্ডামে টেন্যান্টদেরকে জিজ্ঞাসা করা হয়: আপনি কি মনে করেন হাউজিং চয়েসের ব্যাপারে আপনার এন্স্টেটের কনসালটেশন চালিয়ে যাওয়া উচিত?

Over 14,500 people took part in the Housing Choice referendum. That's a very big turnout, representing more than half of everybody eligible to vote. Over the following pages you can see exactly how your estate voted – how many people voted, what was the turnout, and how many voted in favour of the plans and how many against.

The referendum asked tenants: do you think your estate should be consulted about Housing Choice?

Estate	Total eligible to vote	Num. voting	% Turnout	“Yes”	% Yes	“No”	% No	Blank	% Blank
<i>Boroughwide</i>	28279	14565	51.50%	11199	76.89%	3197	21.95%	169	1.16%
Aberfeldy	142	56	39.44%	47	83.93%	8	14.29%	1	1.79%
Alfred/Malmsbury	653	337	51.61%	265	78.64%	67	19.88%	5	1.48%
Approach	270	130	48.15%	95	73.08%	35	26.92%		
Avebury	526	291	55.32%	219	75.26%	70	24.05%	2	0.69%
Avebury East	185	75	40.54%	60	80.00%	14	18.67%	1	1.33%
Bancroft	538	282	52.42%	183	64.89%	95	33.69%	4	1.42%
Barkantine	623	309	49.60%	206	66.67%	102	33.01%	1	0.32%
Barleymow	234	128	54.70%	112	87.50%	16	12.50%		
Bazely/St Mathias	386	185	47.93%	139	75.14%	44	23.78%	2	1.08%
Bede	228	116	50.88%	104	89.66%	10	8.62%	2	1.72%
Berner	439	194	44.19%	134	69.07%	58	29.90%	2	1.03%
Birchfield	287	154	53.66%	122	79.22%	32	20.78%		
Birchfield TMC	11	8	72.73%	8	100.00%				
Boundary	391	202	51.66%	150	74.26%	46	22.77%	6	2.97%
Bow Bridge	240	131	54.58%	107	81.68%	19	14.50%	5	3.82%
Bracken House	79	26	32.91%	24	92.31%	1	3.85%	1	3.85%
British St	505	249	49.31%	210	84.34%	36	14.46%	3	1.20%
Brownfield	570	251	44.04%	186	74.10%	64	25.50%	1	0.40%
Chicksand	552	306	55.43%	228	74.51%	77	25.16%	1	0.33%
Christchurch	185	117	63.24%	61	52.14%	56	47.86%		
Cleveland	290	151	52.07%	121	80.13%	28	18.54%	2	1.32%
Clichy	427	208	48.71%	167	80.29%	38	18.27%	3	1.44%
Collingwood	814	448	55.04%	335	74.78%	106	23.66%	7	1.56%
Coventry Cross	148	71	47.97%	54	76.06%	16	22.54%	1	1.41%
Cranbrook	501	233	46.51%	178	76.39%	54	23.18%	1	0.43%
Crossways	231	127	54.98%	97	76.38%	28	22.05%	2	1.57%
Cubitt Town	126	71	56.35%	55	77.46%	16	22.54%		
Devons	608	328	53.95%	247	75.30%	76	23.17%	5	1.52%
Digby	273	118	43.22%	93	78.81%	25	21.19%		
Dinmont	69	33	47.83%	27	81.82%	6	18.18%		
Dorset	345	187	54.20%	142	75.94%	45	24.06%		
East Leopold	168	102	60.71%	80	78.43%	22	21.57%		
Eric	461	231	50.11%	190	82.25%	40	17.32%	1	0.43%
Exmouth	546	267	48.90%	195	73.03%	67	25.09%	5	1.87%
Gascoigne /Virginia	150	70	46.67%	55	78.57%	15	21.43%		
Glamis	254	153	60.24%	131	85.62%	22	14.38%		
Granby/Hereford	433	255	58.89%	192	75.29%	59	23.14%	4	1.57%
Greenways	351	191	54.42%	158	82.72%	31	16.23%	2	1.05%

Have your say – get involved in Housing Choice Stage 2

Estate	Total eligible to vote	Num. voting	% Turnout	“Yes”	% Yes	“No”	% No	Blank	% Blank
Holland	356	186	52.25%	138	74.19%	45	24.19%	3	1.61%
Horwood	202	107	52.97%	81	75.70%	25	23.36%	1	0.93%
Island Gardens	486	252	51.85%	196	77.78%	54	21.43%	2	0.79%
Lakeview/Lanfranc	486	236	48.56%	192	81.36%	42	17.80%	2	0.85%
Lansbury	755	369	48.87%	292	79.13%	75	20.33%	2	0.54%
Leopold/Burdett	372	198	53.23%	153	77.27%	44	22.22%	1	0.51%
Libra/Parnell	120	74	61.67%	56	75.68%	18	24.32%		
Limehouse	498	281	56.43%	211	75.09%	68	24.20%	2	0.71%
Lincoln	262	138	52.67%	113	81.88%	21	15.22%	4	2.90%
Locksley	534	296	55.43%	228	77.03%	64	21.62%	4	1.35%
Locton	356	180	50.56%	153	85.00%	21	11.67%	6	3.33%
Longnor/Norfolk/Osier	410	208	50.73%	173	83.17%	35	16.83%		
Mansford	491	263	53.56%	193	73.38%	69	26.24%	1	0.38%
Martineau	220	94	42.73%	73	77.66%	17	18.09%	4	4.26%
Matilda Hse	63	25	39.68%	23	92.00%	2	8.00%		
Millwall	120	51	42.50%	44	86.27%	5	9.80%	2	3.92%
Newling	327	172	52.60%	122	70.93%	47	27.33%	3	1.74%
Parkview	241	114	47.30%	93	81.58%	21	18.42%		
Pitsea	283	144	50.88%	110	76.39%	31	21.53%	3	2.08%
Prestons Road	24	12	50.00%	10	83.33%	2	16.67%		
Ranwell East	585	328	56.07%	258	78.66%	68	20.73%	2	0.61%
Ranwell West	497	287	57.75%	177	61.67%	107	37.28%	3	1.05%
Riverside	159	79	49.69%	68	86.08%	11	13.92%		
Robin Hood Gardens	248	131	52.82%	107	81.68%	22	16.79%	2	1.53%
Roche/St Vincents	348	157	45.11%	132	84.08%	20	12.74%	5	3.18%
Rogers	613	316	51.55%	254	80.38%	55	17.41%	7	2.22%
Royal Mint	146	81	55.48%	63	77.78%	18	22.22%		
Samuda	449	210	46.77%	165	78.57%	39	18.57%	6	2.86%
Shadwell/Solander Gardens	432	200	46.30%	153	76.50%	42	21.00%	5	2.50%
Sheltered	244	163	66.80%	121	74.23%	40	24.54%	2	1.23%
Sidney Street North	296	177	59.80%	132	74.58%	45	25.42%		
Sidney Street South	400	208	52.00%	166	79.81%	39	18.75%	3	1.44%
South Quay	63	37	58.73%	32	86.49%	5	13.51%		
St Georges	391	190	48.59%	153	80.53%	34	17.89%	3	1.58%
St Johns	411	204	49.64%	146	71.57%	56	27.45%	2	0.98%
St Peters	141	70	49.65%	55	78.57%	15	21.43%		
St Stephens	522	265	50.77%	190	71.70%	71	26.79%	4	1.51%
Stepney Green	412	221	53.64%	168	76.02%	52	23.53%	1	0.45%
Tarling	122	50	40.98%	34	68.00%	16	32.00%		
Teesdale	318	154	48.43%	117	75.97%	32	20.78%	5	3.25%
Teviot	78	49	62.82%	44	89.80%	4	8.16%	1	2.04%
Wapping	469	231	49.25%	179	77.49%	52	22.51%		
Watney Market	190	82	43.16%	68	82.93%	14	17.07%		
Wellington	301	140	46.51%	120	85.71%	17	12.14%	3	2.14%
West Ferry	129	73	56.59%	43	58.90%	29	39.73%	1	1.37%
Will Crooks	373	219	58.71%	181	82.65%	34	15.53%	4	1.83%
Withy House	79	52	65.82%	42	80.77%	10	19.23%		

# How leaseholders voted...

Over 4000 leaseholders took part in the housing choice referendum, around 35% of those eligible to vote. They were asked different questions from the tenants' referendum, because of their different legal status and to reflect leaseholders' concerns:

There were three questions on the referendum paper::

Q1. Do you think more investment is needed on your estate?

Q2. Do you think the council should explore other arrangements to increase resources for service provision and investment on your estate?

Q3. Do you think leaseholders should be involved in developing alternative proposals for your estate?

Estate	Total eligible to vote	Num. voting	% Turnout	"Yes"	% Yes	"No"	% No	Blank	% Blank
Q1 Boroughwide	11963	4191	35.03%	3147	75.09%	890	21.24%	154	3.67%
Q2 Boroughwide	11963	4191	35.03%	2816	67.19%	1170	27.92%	205	4.89%
Q3 Boroughwide	11963	4191	35.03%	3402	81.17%	633	15.10%	156	3.72%
Q1 Aberfeldy	71	22	30.99%	18	81.82%	4	18.18%		
Q2 Aberfeldy	71	22	30.99%	14	63.64%	7	31.82%	1	4.55%
Q3 Aberfeldy	71	22	30.99%	21	95.45%	1	4.55%		
Q1 Alfred/Malmsbury	310	112	36.13%	97	86.61%	10	8.93%	5	4.46%
Q2 Alfred/Malmsbury	310	112	36.13%	84	75.00%	22	19.64%	6	5.36%
Q3 Alfred/Malmsbury	310	112	36.13%	104	92.86%	4	3.57%	4	3.57%
Q1 Approach	148	54	36.49%	37	68.52%	14	25.93%	3	5.56%
Q2 Approach	148	54	36.49%	31	57.41%	20	37.04%	3	5.56%
Q3 Approach	148	54	36.49%	48	88.89%	4	7.41%	2	3.70%
Q1 Avebury	113	47	41.59%	31	65.96%	14	29.79%	2	4.26%
Q2 Avebury	113	47	41.59%	29	61.70%	16	34.04%	2	4.26%
Q3 Avebury	113	47	41.59%	29	61.70%	18	38.30%		
Q1 Avebury East	91	39	42.86%	27	69.23%	10	25.64%	2	5.13%
Q2 Avebury East	91	39	42.86%	18	46.15%	18	46.15%	3	7.69%
Q3 Avebury East	91	39	42.86%	34	87.18%	5	12.82%		
Q1 Bancroft	210	86	40.95%	62	72.09%	23	26.74%	1	1.16%
Q2 Bancroft	210	86	40.95%	52	60.47%	31	36.05%	3	3.49%
Q3 Bancroft	210	86	40.95%	52	60.47%	31	36.05%	3	3.49%
Q1 Barkantine	241	84	34.85%	54	64.29%	27	32.14%	3	3.57%
Q2 Barkantine	241	84	34.85%	56	66.67%	26	30.95%	2	2.38%
Q3 Barkantine	241	84	34.85%	68	80.95%	16	19.05%		
Q1 Barleymow	110	50	45.45%	33	66.00%	15	30.00%	2	4.00%
Q2 Barleymow	110	50	45.45%	42	84.00%	7	14.00%	1	2.00%
Q3 Barleymow	110	50	45.45%	41	82.00%	7	14.00%	2	4.00%
Q1 Bazely/St Mathias	159	57	35.85%	36	63.16%	19	33.33%	2	3.51%
Q2 Bazely/St Mathias	159	57	35.85%	33	57.89%	23	40.35%	1	1.75%
Q3 Bazely/St Mathias	159	57	35.85%	49	85.96%	7	12.28%	1	1.75%
Q1 Bede	166	68	40.96%	57	83.82%	10	14.71%	1	1.47%
Q2 Bede	166	68	40.96%	52	76.47%	12	17.65%	4	5.88%
Q3 Bede	166	68	40.96%	63	92.65%	4	5.88%	1	1.47%
Q1 Berner	239	71	29.71%	57	80.28%	11	15.49%	3	4.23%
Q2 Berner	239	71	29.71%	49	69.01%	22	30.99%		
Q3 Berner	239	71	29.71%	56	78.87%	12	16.90%	3	4.23%

Estate	Total eligible to vote	Num. voting	% Turnout	"Yes"	% Yes	"No"	% No	Blank	% Blank
Q1 Birchfield	108	45	41.67%	30	66.67%	15	33.33%		
Q2 Birchfield	108	45	41.67%	30	66.67%	13	28.89%	2	4.44%
Q3 Birchfield	108	45	41.67%	41	91.11%	2	4.44%	2	4.44%
Q1 Birchfield TMC	14	9	64.29%	5	55.56%	4	44.44%		
Q2 Birchfield TMC	14	9	64.29%	8	88.89%	1	11.11%		
Q3 Birchfield TMC	14	9	64.29%	8	88.89%	1	11.11%		
Q1 Boundary	182	85	46.70%	78	91.76%	4	4.71%	3	3.53%
Q2 Boundary	182	85	46.70%	73	85.88%	10	11.76%	2	2.35%
Q3 Boundary	182	85	46.70%	74	87.06%	9	10.59%	2	2.35%
Q1 Bow Bridge	14	6	42.86%	5	83.33%	1	16.67%		
Q2 Bow Bridge	14	6	42.86%	4	66.67%	1	16.67%	1	16.67%
Q3 Bow Bridge	14	6	42.86%	6	100.00%				
Q1 Bracken House	19	1	5.26%	1	100.00%				
Q2 Bracken House	19	1	5.26%	1	100.00%				
Q3 Bracken House	19	1	5.26%	1	100.00%				
Q1 British St	58	28	48.28%	22	78.57%	6	21.43%		
Q2 British St	58	28	48.28%	19	67.86%	7	25.00%	2	7.14%
Q3 British St	58	28	48.28%	23	82.14%	3	10.71%	2	7.14%
Q1 Brownfield	206	58	28.16%	38	65.52%	17	29.31%	3	5.17%
Q2 Brownfield	206	58	28.16%	36	62.07%	19	32.76%	3	5.17%
Q3 Brownfield	206	58	28.16%	48	82.76%	10	17.27%		
Q1 Chicksand	300	93	31.00%	76	81.72%	14	15.05%	3	3.23%
Q2 Chicksand	300	93	31.00%	67	72.04%	23	24.73%	3	3.23%
Q3 Chicksand	300	93	31.00%	65	69.89%	25	26.88%	3	3.23%
Q1 Christchurch	68	30	44.12%	26	86.67%	4	13.33%		
Q2 Christchurch	68	30	44.12%	17	56.67%	13	43.33%		
Q3 Christchurch	68	30	44.12%	16	53.33%	14	46.67%		
Q1 Cleveland	164	61	37.20%	46	75.41%	8	13.11%	7	11.48%
Q2 Cleveland	164	61	37.20%	47	77.05%	7	11.48%	7	11.48%
Q3 Cleveland	164	61	37.20%	48	78.69%	8	13.11%	5	8.20%
Q1 Clichy	191	46	24.08%	32	69.57%	13	28.26%	1	2.17%
Q2 Clichy	191	46	24.08%	25	54.35%	16	34.78%	5	10.87%
Q3 Clichy	191	46	24.08%	30	65.22%	11	23.91%	5	10.87%
Q1 Collingwood	316	117	37.03%	96	82.05%	18	15.38%	3	2.56%
Q2 Collingwood	316	117	37.03%	80	68.38%	32	27.35%	5	4.27%
Q3 Collingwood	316	117	37.03%	91	77.78%	20	17.09%	6	5.13%
Q1 Coventry Cross	29	19	65.52%	16	84.21%	2	10.53%	1	5.26%
Q2 Coventry Cross	29	19	65.52%	16	84.21%	2	10.53%	1	5.26%
Q3 Coventry Cross	29	19	65.52%	12	63.16%	7	36.84%		
Q1 Cranbrook	193	61	31.61%	39	63.93%	20	32.79%	2	3.28%
Q2 Cranbrook	193	61	31.61%	31	50.82%	27	44.26%	3	4.92%
Q3 Cranbrook	193	61	31.61%	43	70.49%	15	24.59%	3	4.92%
Q1 Crossways	34	17	50.00%	15	88.24%	2	11.76%		
Q2 Crossways	34	17	50.00%	13	76.47%	4	23.53%		
Q3 Crossways	34	17	50.00%	16	94.12%	1	5.88%		



Estate	Total eligible to vote	Num. voting	% Turnout	“Yes”	% Yes	“No”	% No	Blank	% Blank
Q1 Cubitt Town	27	6	22.22%	3	50.00%	3	50.00%		
Q2 Cubitt Town	27	6	22.22%	4	66.67%	2	33.33%		
Q3 Cubitt Town	27	6	22.22%	6	100.00%				
Q1 Devons	211	76	36.02%	54	71.05%	18	23.68%	4	5.26%
Q2 Devons	211	76	36.02%	41	53.95%	30	39.47%	5	6.58%
Q3 Devons	211	76	36.02%	64	84.21%	9	11.84%	3	3.95%
Q1 Digby	141	33	23.40%	25	75.76%	7	21.21%	1	3.03%
Q2 Digby	141	33	23.40%	20	60.61%	11	33.33%	2	6.06%
Q3 Digby	141	33	23.40%	27	81.82%	4	12.12%	2	6.06%
Q1 Dinmont	32	13	40.63%	13	100.00%				
Q2 Dinmont	32	13	40.63%	13	100.00%				
Q3 Dinmont	32	13	40.63%	13	100.00%				
Q1 Dorset	91	40	43.96%	26	65.00%	11	27.50%	3	7.50%
Q2 Dorset	91	40	43.96%	21	52.50%	15	37.50%	4	10.00%
Q3 Dorset	91	40	43.96%	32	80.00%	6	15.00%	2	5.00%
Q1 East Leopold	15	8	53.33%	8	100.00%				
Q2 East Leopold	15	8	53.33%	8	100.00%				
Q3 East Leopold	15	8	53.33%	7	87.50%	1	12.50%		
Q1 Eric	220	74	33.64%	57	77.03%	12	16.22%	5	6.67%
Q2 Eric	220	74	33.64%	51	68.92%	20	27.03%	3	4.05%
Q3 Eric	220	74	33.64%	63	85.14%	9	12.16%	2	2.70%
Q1 Exmouth	228	50	21.93%	44	88.00%	6	12.00%		
Q2 Exmouth	228	50	21.93%	37	74.00%	13	26.00%		
Q3 Exmouth	228	50	21.93%	41	82.00%	9	18.00%		
Q1 Gascoigne /Virginia	93	31	33.33%	23	74.19%	6	19.35%	2	6.45%
Q2 Gascoigne /Virginia	93	31	33.33%	24	77.42%	5	16.13%	2	6.45%
Q3 Gascoigne /Virginia	93	31	33.33%	29	93.55%	2	6.45%		
Q1 Glamis	203	71	34.98%	47	66.20%	21	29.58%	3	4.23%
Q2 Glamis	203	71	34.98%	37	52.11%	31	43.66%	3	4.23%
Q3 Glamis	203	71	34.98%	52	73.24%	17	23.94%	2	2.82%
Q1 Granby/Hereford	180	82	45.56%	72	87.80%	8	9.76%	2	2.44%
Q2 Granby/Hereford	180	82	45.56%	62	75.61%	18	21.95%	2	2.44%
Q3 Granby/Hereford	180	82	45.56%	74	90.24%	7	8.54%	1	1.22%
Q1 Greenways	129	31	24.03%	23	74.19%	8	25.81%		
Q2 Greenways	129	31	24.03%	25	80.65%	6	19.35%		
Q3 Greenways	129	31	24.03%	27	87.10%	4	12.90%		
Q1 Hewison Street	46	6	13.04%	5	83.33%	1	16.67%		
Q2 Hewison Street	46	6	13.04%	5	83.33%	1	16.67%		
Q3 Hewison Street	46	6	13.04%	5	83.33%	1	16.67%		
Q1 Holland	157	67	42.68%	52	77.61%	10	14.93%	5	7.46%
Q2 Holland	157	67	42.68%	53	79.10%	12	17.91%	2	2.99%
Q3 Holland	157	67	42.68%	44	65.67%	21	31.34%	2	2.99%
Q1 Horwood	96	28	29.17%	27	96.43%	1	3.57%		
Q2 Horwood	96	28	29.17%	22	78.57%	6	21.43%		
Q3 Horwood	96	28	29.17%	26	92.86%	1	3.57%	1	3.57%

Estate	Total eligible to vote	Num. voting	% Turnout	“Yes”	% Yes	“No”	% No	Blank	% Blank
Q1 Island Gardens	176	53	30.11%	35	66.04%	16	30.19%	2	3.77%
Q2 Island Gardens	176	53	30.11%	28	52.83%	24	45.28%	1	1.89%
Q3 Island Gardens	176	53	30.11%	45	84.91%	6	11.32%	2	3.77%
Q1 Lakeview/Lanfranc	188	77	40.96%	59	76.62%	16	20.78%	2	2.60%
Q2 Lakeview/Lanfranc	188	77	40.96%	51	66.23%	20	25.97%	6	7.79%
Q3 Lakeview/Lanfranc	188	77	40.96%	60	77.92%	12	15.58%	5	6.49%
Q1 Lansbury	263	84	31.94%	60	71.43%	22	26.19%	2	2.38%
Q2 Lansbury	263	84	31.94%	42	50.00%	41	48.81%	1	1.19%
Q3 Lansbury	263	84	31.94%	76	90.48%	6	7.14%	2	2.38%
Q1 Leopold/Burdett	80	30	37.50%	29	96.67%	1	3.33%		
Q2 Leopold/Burdett	80	30	37.50%	23	76.67%	7	23.33%		
Q3 Leopold/Burdett	80	30	37.50%	27	90.00%	3	30.00%		
Q1 Libra/Parnell	77	18	23.38%	12	66.67%	5	27.78%	1	5.56%
Q2 Libra/Parnell	77	18	23.38%	14	77.78%	3	16.67%	1	5.56%
Q3 Libra/Parnell	77	18	23.38%	12	66.67%	5	27.78%	1	5.56%
Q1 Limehouse	132	46	34.85%	32	69.57%	12	26.09%	2	4.35%
Q2 Limehouse	132	46	34.85%	32	69.57%	14	30.43%		
Q3 Limehouse	132	46	34.85%	32	69.57%	13	28.26%	1	2.17%
Q1 Lincoln	103	47	45.63%	33	70.21%	11	23.40%	3	6.38%
Q2 Lincoln	103	47	45.63%	29	61.70%	15	31.91%	3	6.38%
Q3 Lincoln	103	47	45.63%	43	91.49%	2	4.26%	2	4.26%
Q1 Locksley	211	90	42.65%	69	76.67%	18	20.00%	3	3.33%
Q2 Locksley	211	90	42.65%	58	28.00%	26	28.89%	6	6.67%
Q3 Locksley	211	90	42.65%	72	80.00%	12	13.33%	6	6.67%
Q1 Locton	128	62	48.44%	46	74.19%	13	20.97%	3	4.84%
Q2 Locton	128	62	48.44%	45	72.58%	13	20.97%	4	6.45%
Q3 Locton	128	62	48.44%	53	85.48%	7	11.29%	2	3.23%
Q1 Longnor/Norfolk/Osier	274	67	24.45%	48	71.64%	12	17.91%	7	10.45%
Q2 Longnor/Norfolk/Osier	274	67	24.45%	39	58.21%	19	28.36%	9	13.43%
Q3 Longnor/Norfolk/Osier	274	67	24.45%	59	88.06%	6	8.96%	2	2.99%
Q1 Mansford	354	151	42.66%	94	62.25%	53	35.10%	4	2.65%
Q2 Mansford	354	151	42.66%	84	55.63%	59	39.07%	8	5.30%
Q3 Mansford	354	151	42.66%	125	82.78%	19	12.58%	7	4.64%
Q1 Martineau	52	19	36.54%	15	78.95%	4	21.05%		
Q2 Martineau	52	19	36.54%	13	68.42%	6	31.58%		
Q3 Martineau	52	19	36.54%	18	94.74%	1	5.26%		
Q1 Matilda Hse	97	31	31.96%	24	77.42%	7	22.58%		
Q2 Matilda Hse	97	31	31.96%	25	80.65%	6	19.35%		
Q3 Matilda Hse	97	31	31.96%	30	96.77%	1	3.23%		
Q1 Millwall	30	13	43.33%	12	95.31%	1	7.69%		
Q2 Millwall	30	13	43.33%	11	84.62%	2	15.38%		
Q3 Millwall	30	13	43.33%	11	84.62%	2	15.38%		

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Q1 Newling	132	70	53.03%	58	82.86%	12	17.14%		
Q2 Newling	132	70	53.03%	48	68.57%	21	30.00%	1	1.43%
Q3 Newling	132	70	53.03%	63	90.00%	7	10.00%		
Q1 Parkview	122	41	33.61%	30	73.17%	9	21.95%	2	4.88%
Q2 Parkview	122	41	33.61%	30	73.17%	8	19.51%	3	7.32%
Q3 Parkview	122	41	33.61%	37	90.24%	1	2.44%	3	7.32%
Q1 Pitsea	101	41	40.59%	26	63.41%	14	34.15%	1	2.44%
Q2 Pitsea	101	41	40.59%	24	58.54%	10	24.39%	7	17.07%
Q3 Pitsea	101	41	40.59%	28	68.29%	8	19.51%	5	12.20%
Q1 Prestons Road	17	1	5.88%	1	100.00%				
Q2 Prestons Road	17	1	5.88%	1	100.00%				
Q3 Prestons Road	17	1	5.88%	1	100.00%				
Q1 Ranwell East	123	47	38.21%	32	68.09%	14	29.79%	1	2.13%
Q2 Ranwell East	123	47	38.21%	28	59.57%	18	38.30%	1	2.13%
Q3 Ranwell East	123	47	38.21%	41	87.23%	6	12.77%		
Q1 Ranwell West	224	71	31.70%	56	78.87%	14	19.72%	1	1.41%
Q2 Ranwell West	224	71	31.70%	49	69.01%	21	29.58%	1	1.41%
Q3 Ranwell West	224	71	31.70%	60	84.51%	10	14.08%	1	1.41%
Q1 Riverside	155	39	25.16%	21	53.85%	16	41.03%	2	5.13%
Q2 Riverside	155	39	25.16%	25	64.10%	12	30.77%	2	5.13%
Q3 Riverside	155	39	25.16%	32	82.05%	5	12.82%	2	5.13%
Q1 Robin Hood Gardens	11	4	36.36%	3	75.00%	1	25.00%		
Q2 Robin Hood Gardens	11	4	36.36%	4	100.00%				
Q3 Robin Hood Gardens	11	4	36.36%	4	100.00%				
Q1 Roche/St Vincents	90	30	33.33%	10	66.67%	8	26.67%	2	6.67%
Q2 Roche/St Vincents	90	30	33.33%	19	63.33%	10	33.33%	1	3.33%
Q3 Roche/St Vincents	90	30	33.33%	21	70.00%	9	30.00%		
Q1 Rogers	272	89	32.72%	66	74.16%	21	23.60%	2	2.25%
Q2 Rogers	272	89	32.72%	67	75.28%	20	22.47%	2	2.25%
Q3 Rogers	272	89	32.72%	66	74.16%	20	22.47%	3	3.37%
Q1 Royal Mint	73	22	30.14%	16	72.73%	5	22.73%	1	4.55%
Q2 Royal Mint	73	22	30.14%	14	63.64%	4	18.18%	4	18.18%
Q3 Royal Mint	73	22	30.14%	11	50.00%	7	31.82%	4	18.18%
Q1 Samuda	111	37	33.33%	30	81.08%	6	16.22%	1	2.70%
Q2 Samuda	111	37	33.33%	26	70.27%	7	18.92%	4	10.81%
Q3 Samuda	111	37	33.33%	29	78.38%	4	10.81%	4	10.81%
Q1 Shadwell/Solander Gardens	219	74	33.79%	59	79.73%	12	16.22%	3	4.05%
Q2 Shadwell/Solander Gardens	219	74	33.79%	54	72.97%	17	22.97%	3	4.05%
Q3 Shadwell/Solander Gardens	219	74	33.79%	53	71.62%	18	24.32%	3	4.05%
Q1 Sidney Street North	156	69	44.23%	59	85.51%	7	10.14%	3	4.35%
Q2 Sidney Street North	156	69	44.23%	53	75.36%	16	23.19%	1	1.45%
Q3 Sidney Street North	156	69	44.23%	55	79.71%	12	17.39%	2	2.90%

Estate	Total eligible to vote	Num. voting	% Turnout	“Yes”	% Yes	“No”	% No	Blank	% Blank
Q1 Sidney Street South	188	55	29.26%	36	65.45%	19	34.55%		
Q2 Sidney Street South	188	55	29.26%	33	60.00%	20	36.36%	2	3.64%
Q3 Sidney Street South	188	55	29.26%	42	76.36%	12	21.82%	1	1.82%
Q1 South Quay	259	99	38.22%	86	86.87%	7	7.07%	6	6.06%
Q2 South Quay	259	99	38.22%	77	77.78%	15	15.15%	7	7.07%
Q3 South Quay	259	99	38.22%	91	91.92%	5	5.05%	3	3.03%
Q1 St Georges	182	57	36.81%	60	89.55%	7	10.45%		
Q2 St Georges	182	57	36.81%	55	82.09%	9	13.43%	3	4.48%
Q3 St Georges	182	57	36.81%	57	85.07%	7	10.45%	3	4.48%
Q1 St Johns	250	81	32.40%	53	65.43%	26	32.10%	2	2.47%
Q2 St Johns	250	81	32.40%	49	60.49%	29	35.80%	3	3.70%
Q3 St Johns	250	81	32.40%	67	82.72%	11	13.58%	3	3.70%
Q1 St Peters	43	20	46.51%	17	85.00%	3	15.00%		
Q2 St Peters	43	20	46.51%	16	80.00%	3	15.00%	1	5.00%
Q3 St Peters	43	20	46.51%	17	85.00%	2	10.00%	1	5.00%
Q1 St Stephens	266	103	38.72%	75	72.82%	21	20.39%	7	6.80%
Q2 St Stephens	266	103	38.72%	53	51.46%	32	31.07%	18	17.48%
Q3 St Stephens	266	103	38.72%	74	71.84%	15	14.56%	14	13.59%
Q1 Stepney Green	270	73	27.04%	47	64.38%	22	30.14%	4	5.48%
Q2 Stepney Green	270	73	27.04%	40	54.79%	31	42.47%	2	2.74%
Q3 Stepney Green	270	73	27.04%	60	82.19%	10	13.70%	3	4.11%
Q1 Tarling	34	13	38.24%	13	100.00%				
Q2 Tarling	34	13	38.24%	12	92.31%			1	7.69%
Q3 Tarling	34	13	38.24%	12	92.31%			1	7.69%
Q1 Teesdale	150	49	32.67%	37	75.51%	8	16.33%	4	8.16%
Q2 Teesdale	150	49	32.67%	33	67.35%	10	20.41%	6	12.24%
Q3 Teesdale	150	49	32.67%	39	79.59%	7	14.29%	3	6.12%
Q1 Wapping	326	124	38.04%	92	74.19%	24	19.35%	8	6.45%
Q2 Wapping	326	124	38.04%	95	76.61%	22	17.74%	7	5.65%
Q3 Wapping	326	124	38.04%	103	83.06%	17	13.71%	4	3.23%
Q1 Watney Market	108	26	24.07%	24	92.31%	1	3.85%	1	3.85%
Q2 Watney Market	108	26	24.07%	22	84.62%	3	11.54%	1	3.85%
Q3 Watney Market	108	26	24.07%	25	96.15%			1	3.85%
Q1 Wellington	59	12	20.34%	6	50.00%	6	50.00%		
Q2 Wellington	59	12	20.34%	7	58.33%	5	41.67%		
Q3 Wellington	59	12	20.34%	7	58.33%	5	41.67%		
Q1 West Ferry	48	12	25.00%	6	50.00%	6	50.00%		
Q2 West Ferry	48	12	25.00%	8	66.67%	4	33.33%		
Q3 West Ferry	48	12	25.00%	11	91.67%	1	8.33%		
Q1 Will Crooks	120	44	36.67%	29	65.91%	14	31.82%	1	2.27%
Q2 Will Crooks	120	44	36.67%	24	54.55%	18	40.91%	2	4.55%
Q3 Will Crooks	120	44	36.67%	28	63.64%	14	31.82%	2	4.55%
Q1 Withy House	19	8	42.11%	8	100.00%				
Q2 Withy House	19	8	42.11%	8	100.00%				
Q3 Withy House	19	8	42.11%	8	100.00%				