

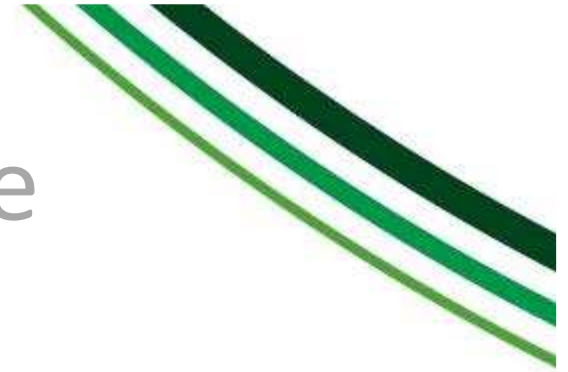


Housing Associations in  
Hackney – Introduction  
LIH Scrutiny 30/9/19

# What's In A Name?

- **Housing Associations**
- **RSLs**
- **Co-ops**
- **Community Groups / CLTs**
- **Charities**
- **Registered Providers**

# Governance and Purpose

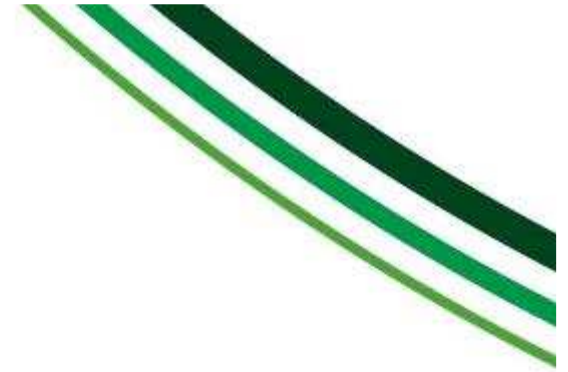


- **Independent, not for profit housing providers, approved and regulated, provide homes for households in housing need**
- **Regulator of Social Housing**
- **Charity Commission**

# Models

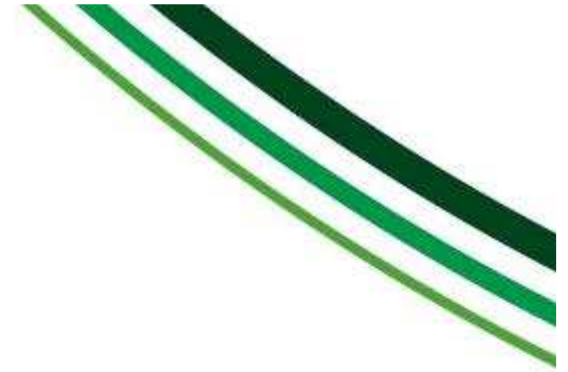
- **General (Boards, tenant reps)**
- **Specialist**
- **Size (NLMHA < 1000 ; Clarion > 125,000)**
- **Geography (Clarion = 170 local authorities)**
- **Development / Management / Commissioners (inc repairs)**
- **Mergers (Affinity + Circle = Clarion ; Family Mosaic + Peabody = Peabody)**
- **For profits**

# Characteristics



- **Assured and Fixed Term Tenancies**
- **Right to Acquire**
- **Transfers**
- **“Affordable Rent”**

## For Profits



- Sage (NOT a Housing Association)
- Resi
- Aviva

# Future / Risks

- HPA 2016 – zombie policies
- Housing Association RTB
- Forced Sales
- Brexit

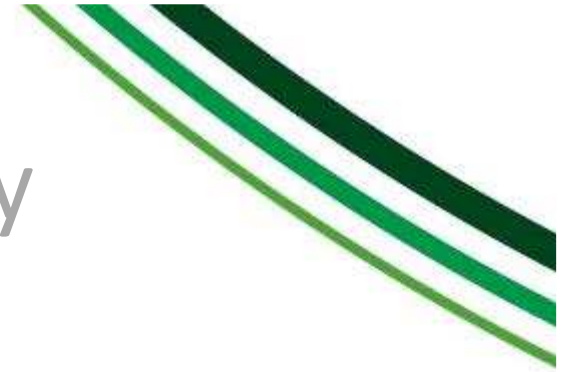


# RPs in Hackney

	Units
Bangla	177
Agudas Israel	524
NLMHA	544
Sanctuary	285
One Housing	805
Clarion	1939
Shian	272
<b>LB Hackney</b>	<b>32,000</b>
Guinness	1728
Newlon	2306
Southern Housing	2851
L&Q	2254
Metropolitan	1517
Peabody	5620
IDS	1107

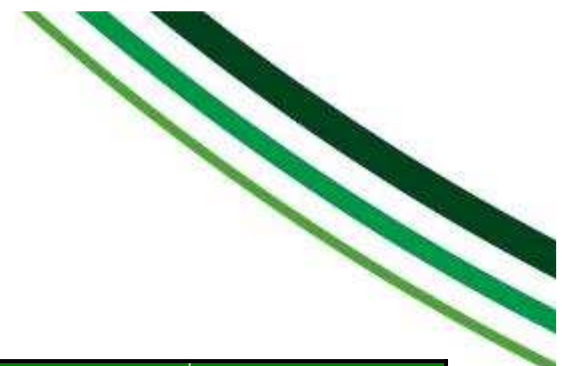


# RP Partnership in Hackney



- Approved List
- Noms Agreements / Transfers / HRA
- Better Housing Partnerships
  - Development
  - Management
- Liaison through Housing Strategy Team
  - S106/Planning
  - General

# RP Dashboard Sample



RP	Units	Complaints	Repairs	Satisfaction	HRRBs
Bangla	177	2	900	95.4%	0
Agudas Israel	524	0	2068	95%	2
NLMHA	544	5	791	82%	1
Sanctuary	285	78	6871	81%	4
One Housing	805	48	1023	80%	7
Clarion	1939	139	2504	79%	8
Shian	272	7	451	78%	0
<b>LB of Hackney</b>	-	-	-	<b>75.2%</b>	-
Guinness	1728	87	5,084	73%	0
Newlon	2306	48	5707	73%	1
Southern Housing	2851	263	486	73%	3
L&Q	2254	248	3951	72.6%	29
Metropolitan	1517	90	2,492	60.2%	9
Peabody	5620	52	18,679	56%	36
IDS	1107	10	N/A	N/A	0

# RP Complaint Sample

	ASB/nuisance	Contractor behaviour	Cyclical & planned	Caretaking/ Grounds	Other	Reactive repair	Staff behaviour	Transfers & lettings
Agudas Israel	0%	0%	0%	0%	0%	0%	0%	0%
Bangla	0%	0%	0%	0%	0%	100%	0%	0%
Clarion	2.9%	3.6%	8.6%	0.7%	20.1%	61.9%	0.7%	1.4%
Guinness	1%	0%	0%	1%	41%	54%	0%	2%
IDS	0%	0%	0%	0%	0%	100%	0%	0%
L&Q	0%	0.8%	5.2%	15.7%	12.5%	57.7%	0.4%	7.7%
Metropolitan	3%	6%	8%	2%	14%	62%	3%	2%
Newlon	2.1%	0.0%	2.1%	2.1%	4.2%	85.4%	0.0%	4.2%
NLMHA	0%	0%	0%	20%	0%	60%	0%	20%
One Housing	2%	0%	6%	2%	25%	23%	42%	0%
Peabody	3.8%	0%	0.02%	0%	42.3%	51.9%	0%	0%
Sanctuary	1.3%	0%	0%	0%	9%	82.1%	2.6%	5.1%
Shian	42.9%	0%	0%	0%	0%	57.1%	0%	0%
Southern Housing	28.9%	0.4%	2.3%	3.8%	13.3%	46.8%	0%	4.6%

Conclusion!

