

Living in Hackney Scrutiny Commission 19th February 2020 Item 4 – Evidence gathering for review - Housing Associations' work with the Council to best meet housing need in Hackney	Item No 4
--	---------------------

OUTLINE

This item is intended to help enable the Commission to answer the core question below within its review around Housing Associations:

- **How are Housing Associations supporting the Council to best meet housing need and to fulfil homelessness duties:**
 - What arrangements are in place between the Council and Housing Associations around the allocation of Housing Association units?
 - How are the arrangements working to best enable the meeting of housing need and homelessness duties in Hackney?
 - What approaches are in place to enable tenancy take up and sustainment in Housing Association units?

Context

Housing Associations play a major role in Hackney. This includes the management of significant shares of the borough's housing stock – around 24,000 units. All social housing units in the borough are managed either by Housing Associations or the Council.

The Regulator of Social Housing is the regulatory authority for Housing Associations. It sets down a range of requirements within three 'Economic' and four 'Consumer' Standards.

This item will be focused on how providers work to meet particular requirements around one of these standards – the Tenancy Standard - and on the processes the Council has in place to support this.

Through the [Tenancy standard](#), providers are required to let their homes in a fair, transparent and efficient way, and to take into account the housing needs and aspirations of tenants and potential tenants.

They are required to demonstrate how their lettings: (a) make the best use of available housing (b) are compatible with the purpose of the housing (c) contribute to local authorities' strategic housing function and sustainable communities.

This includes co-operating with local authorities' duties to meet identified local housing needs, and providing assistance with local authorities' homelessness duties, including by meeting obligations in nominations agreements. Nomination agreements are agreements between Councils and Housing Associations giving the Council the ability to access Housing Association units for applicants on the Council's Housing Register).

This item will seek to explore the nominations processes and agreements between the Council and Housing Associations, including how both work to make these work effectively.

It will also explore the work of Housing Associations to support and enable those in housing need to both take up new tenancies, and to sustain them in the longer term. This is in relation to those households being nominated for units by the Council through nomination agreements, and to other households more generally.

Guests expected:

Guests from a number of Housing Associations are expected for this item, in addition to relevant Council Officers and Lead Members. Housing Associations and the Council's Housing Needs Service provided papers, which are enclosed (page numbers detailed).

From Housing Associations:

- John Cockerham (Director of Customer Service Operations) and Alistair Smyth, Head of External Affairs, **Guinness Partnership** – paper submission pages 5 – 13.
- Dawn Harrison (Director of Housing and Neighbourhoods) and Olukunle Olujide (Director of Development), **Islington and Shoreditch Housing Association (ISHA)** - paper submission pages 15 – 18.
- Elaine Ambrose, Business Development Manager, **L&Q** – paper submission page 19
- Chyrel Brown (Chief Operating Officer) and Rob Marcantoni, (Commercial & Property Director), **One Housing Group** – paper submission pages 21 - 27
- Ashling Fox, Chief Operating Officer, **Peabody** – paper submission pages 29 - 33
- Kimberley De Vergori (Head of Housing) and Conan Farningham (Head of Land and Planning), **Sanctuary** – paper submission pages 35 - 37

From the Council – paper submission pages 39 - 62

- Cllr Rebecca Rennison - within remit of executive lead on housing needs, including lettings and allocation policy

- Cllr Sem Moema – within remit of executive lead on housing association relationships and accountability
- Jennifer Wynter, Head of Benefits and Housing Needs
- Carol Gayle, Operations Manager, Benefits & Housing Needs
- James Goddard, Interim Director, Regeneration

ACTION

Members are asked to review papers in advance of the meeting. They are invited to hear any opening comments from guests, before asking questions in a group discussion.