



## LONDON BOROUGH OF HACKNEY - LIVING IN HACKNEY SCRUTINY COMMISSION

Supporting Paper from L&Q for Meeting on 19<sup>th</sup> February 2020

| Item 2 - What is the scale and nature of development by Housing Associations in Hackney, and what approaches are providers taking to their existing stock? |   |
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| <b>What approaches are Housing Associations taking to building new homes in the borough, what types of affordable homes are being delivered?</b>           | <p>As reported in the press, L&amp;Q have currently suspended the purchase of new sites for development to focus on their existing pipeline. Based on this, there are no pending L&amp;Q developments within the borough presently, or any plans for new sites.</p> <p>However, the Build London Partnership (BLP), which has 23 small housing provider partners, has received investment from the L&amp;Q Foundation and the GLA and is keen to identify and pursue the building of new homes on small scale sites.</p>  |
| <b>What approaches are Housing Associations taking to new tenancies</b>  | <p>L&amp;Q have ended the use of Fixed Term Tenancies (FTTs) and instead offer open-ended assured tenancies as its preferred tenure type. L&amp;Q are currently in the process of moving their existing fixed term tenants onto assured tenancies. At the same time, L&amp;Q is working closely with residents to develop a compelling offer to support aspiring homeowners and customers who need to move due to a change in their circumstances.</p> <p>The decision follows extensive research and consultation with residents and a detailed analysis of data covering the full life-cycle of FTTs. It also responds to the government's offer of greater flexibility outlined in the recent Green Paper, "A new deal for social housing."</p> <p>Research highlighted the fact that many residents suffer anxiety about the renewal process; it also found that FTTs were not achieving their desired policy outcomes, largely because they introduce an arbitrary renewal date that does not reflect individual circumstances.</p> <p>Key Research findings include:</p> <ul style="list-style-type: none"><li>• Other than for serious rent arrears, L&amp;Q are in the process of renewing the majority of its 8,500 FTTs without ending a single FTT due to the under-occupation of a home</li><li>• FTTs act as a barrier to mobility as people don't want to lose security of tenure</li><li>• The research confirmed that the biggest barrier to meeting housing need, including downsizing, is the lack of available suitable homes.</li></ul> <p>Because of these findings, L&amp;Q is now working closely with residents to develop a package of support measures and incentives that will be more effective in encouraging resident mobility when housing needs change and which we plan to make available.</p> |



**What is the scale of any disposal of affordable housing stock in the borough by Housing Associations, and how effective is the Council's 'Sales Protocol' in preventing the loss of affordable units?**

Whilst L&Q have a stock rationalisation strategy in place across all our areas of operation, the scale of disposals in LB Hackney is very low with only high cost voids currently being considered for potential sale. At the time of writing this briefing paper, there is only one unit live in the disposal programme within LB Hackney for this financial year.

The default position on L&Q's disposal sales protocol is to offer any unit earmarked for disposal to LB Hackney for first refusal. If this is unsuccessful, then all endeavours are taken to retain the property within the Social Housing sector.

The income generated from the sale of any homes is reinvested in the development of new genuinely affordable housing, or in improving our current stock.