

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?

What approaches are Housing Associations taking to building new homes in the borough, what types of affordable homes are being delivered?

We take a “four p’s” approach to assessing development opportunities as follows:

- Place
- Partnerships
- Product
- Price

Hackney remains a core borough for One Housing.

What approaches are Housing Associations taking to new tenancies?

- As of June 2019, One Housing no longer issues new 2 and 5 year fixed term tenancies. We now issue **assured (non-shorthold) tenancies** to all our new general needs social housing tenants, following successful completion of a starter tenancy;
- We grant **periodic assured shorthold tenancies** as starter tenancies, which are probationary tenancies and granted to those who are new to general needs social housing by way of bidding for or being nominated, or referred to a One Housing property;
- We will grant an **assured (non-shorthold) tenancy** to a secure, assured (non-shorthold), 2 or 5 year fixed term assured shorthold, or flexible tenant who moves into a One Housing property from another registered provider;
- We will grant an **assured (non-shorthold) tenancy** to an existing One Housing assured tenant who transfers to another One Housing property.

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?

- Disposals program under review
- Asset Management Strategy (high costs voids and NPV)
- Funding of remediation programs relating to Government advice notes
- Cross subsidy for regeneration
- Disposals within Hackney