

Appendix 5

Proposed objectives of new house building programme

December 2022

1. Meeting housing need

- Make sure that the mix and type of homes we build is informed by a good understanding of housing need and demand in Hackney.
- Prioritise the delivery of new Council homes for social rent within an affordable and deliverable programme.
- Ensure people who are impacted most by development and who need new homes benefit through the Keeping Communities Together policy.
- Provide homes for outright sale to meet market requirements, support sustainable communities and help pay for the social rent homes.

2. Contributing to Hackney's sustainability objectives

- Deliver environmentally friendly new homes, contributing towards the Council's net zero carbon obligations.
- Future-proof projects to meet strengthened sustainability regulations and requirements.
- Protect and improve the biodiversity of locations through the development of new homes.
- Avoid unnecessary demolition of existing homes, with the carbon they contain.

3. Making best use of Council resources

- Make the best use of underused Council-owned land and buildings, where providing new homes is the most appropriate option.
- Continue our Council-led, not-for-profit approach to housing delivery, harnessing our experienced in-house teams, with external support.
- Work with the GLA and others to maximise the funding for new Council homes, to complement the Council's own resources.
- Increase the pace and efficiency of our delivery by implementing lessons learned from past programmes and other developers.

4. Securing value for money in the short and long term

- Ensure viable and deliverable projects that maximise benefits and safeguard the Council's financial stability.
- Balance upfront capital costs with long-term environmental goals, cost-in-use and whole-life costs.
- Work closely with Housing Services and other teams to ensure new homes and management arrangements have a cost-effective lifecycle.
- Build robust and well-loved homes that will age well and stand the test of time.

5. Involving residents meaningfully

- Implement the new Resident Engagement Strategy.
- Adopt the Residents' Charter and Keeping Communities Together policies.
- Involve residents meaningfully through our collaborative approach, ensuring communities can have their say at every stage of the process.
- Work in partnership with local organisations, TMO/TRAs, schools and public services to maximise the benefits of new developments.

6. Creating better homes and neighbourhoods

- Deliver high quality homes that support attractive, functional, safe and sustainable neighbourhoods.
- Build upon Hackney's reputation for high quality architecture and characterful buildings, making places where people want to live.
- Create inclusive places for all ages, identities and abilities, building upon the Ageing Well Strategy and Child Friendly Places SPG.
- Improve surrounding areas of estates and public spaces, including greenery and children's play.

7. Supporting an inclusive economy

- Provide new community uses and high street spaces where appropriate to strengthen local services.
- Ensure projects support green and inclusive growth, working with local companies and organisations as suppliers and partners.
- Expand apprenticeship and training placements, both with building contractors and the wider network of suppliers and professional teams.
- Promote diversity and inclusion in procurement.