

# Housing Regeneration and Delivery

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# Our building programme

- More than 3,400 homes across more than 30 sites
- A mix of large and small sites - including estate regeneration, infill and brownfield
- Social rent, shared ownership and outright sale to pay for it
- A portfolio, self-funding approach
- ERP and HSP 50% affordable
- New programme 75% SR



Colville  
Estate

# Our objectives

- **Deliver mixed tenure developments** including homes for social rent, shared ownership and outright sale alongside a range of non-residential uses, public realm improvements and socio-economic outputs
- **Provide additional, high quality homes** within existing estates by building on underused land, typically car parks, garages and depots.



Frampton  
Park Estate

# Manifesto targets

- During the last manifesto period, **2018 - 2022** target of 1,984 homes
- Of these homes, 956 are affordable - Social Rent and Shared Ownership
- The current manifesto **2022 - 2026** target is to deliver **1,000 new SR homes**
- Our current and new sites building programmes are contributing 568 SR homes to this target



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# New sites

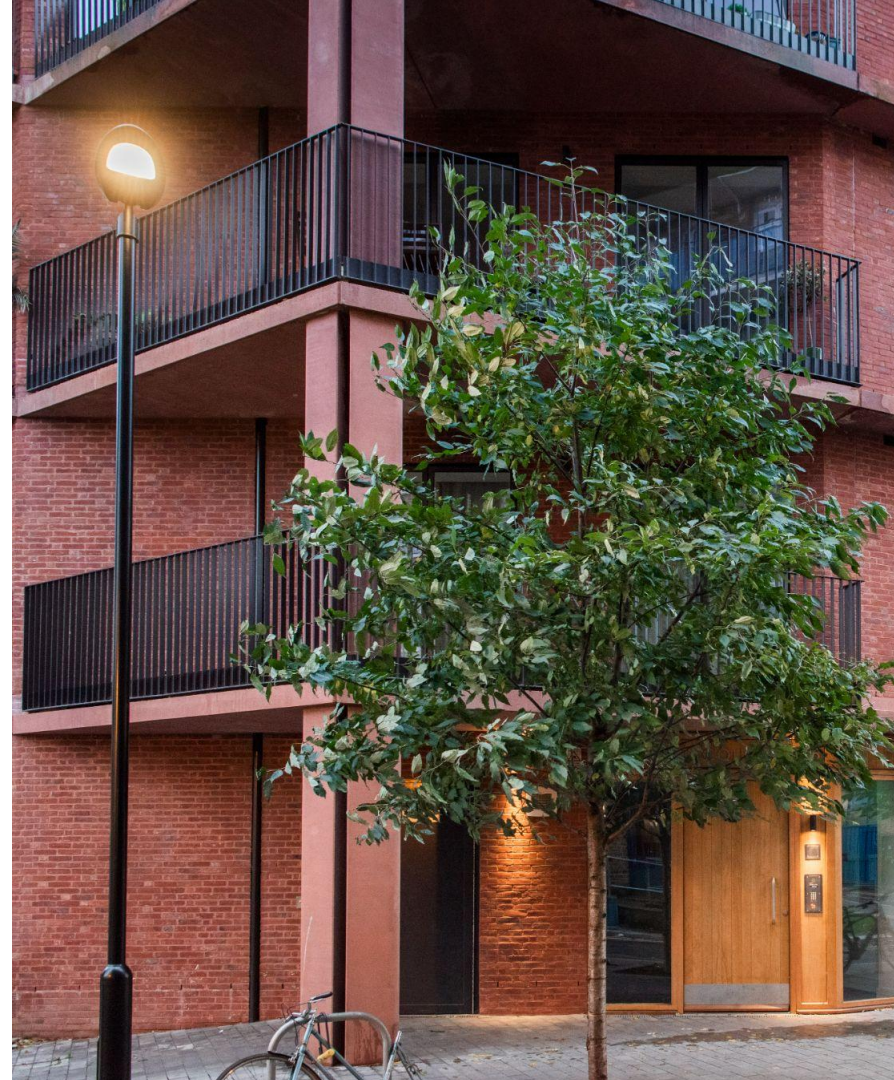
- In Dec 2022 Cabinet approved the new Council House Building Programme
- 15 small sites
- 415 homes
- 75% SR
- Will contribute 313 new SR homes to 2022-2026 Manifesto target of 1000 SR homes



Great Eastern Buildings

# Adaptable homes

- 10% of the new homes we build are wheelchair adaptable
- Comply with requirements of M4(3) set out in Approved Document M of Building Regulations





Taylor and  
Chatto Courts



Colville  
Estate

#HACKNEYISBUILDING





Chowdhury  
Walk

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# Our commitments

## **Not for profit**

Building homes for outright sale to pay for social housing

## **Council-led**

Without private developers or by selling off Council land.

## **Council land**

Making the most of the land we have available.

## **First dibs for local people**

Right to return and local letting policies

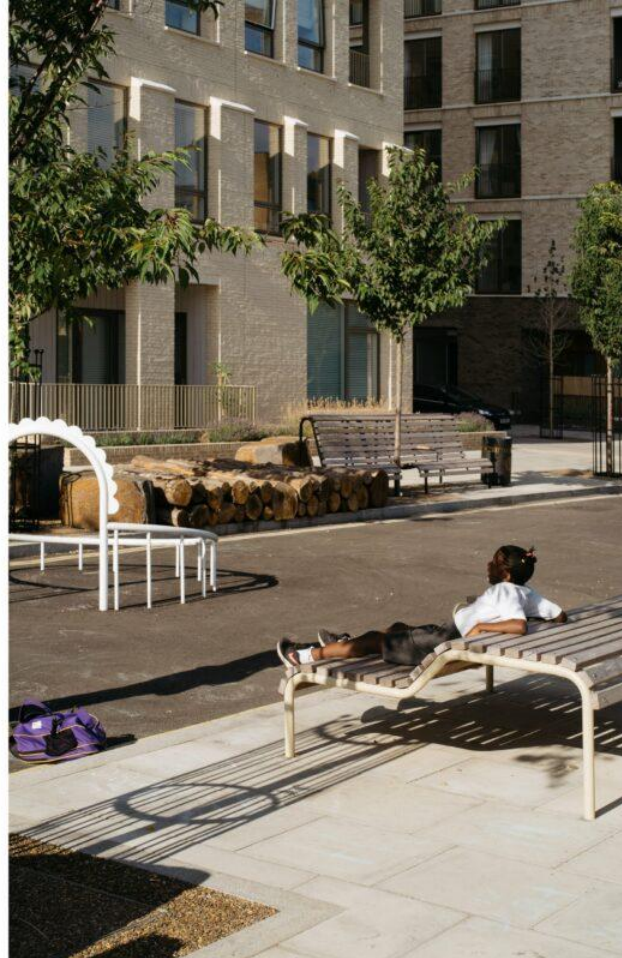
## **Working together**

Collaborating with local residents



Kings  
Crescent

#HACKNEYISBUILDING



Kings  
Crescent

St Leonards  
Court



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# Housing Strategy



# Key Actions

## Housing Needs Survey

## Strategic Housing Market Assessment

## Stock Condition Surveys

- Review supported housing needs and develop an older persons housing strategy (HS 22 AP4)
- Work in partnership with housing providers to promote health and employment initiatives (HS 22 AP5)