

Areas of Enquiry for Registered Provider Sessions at Housing Scrutiny 2015/16

The Housing Scrutiny Committee has a rolling programme of inviting RPs with a significant presence as landlords in the borough to meet the Committee. In 2014/15 the Committee heard from Islington and Shoreditch Housing Association, Southern Housing Association, and Circle Anglia Housing Association.

Set out below are areas for enquiry which can be sent to invitees in advance, along with an indication of any areas which the Committee are particularly interested in.

The Committee is asked to approve the below areas for enquiry, subject to any additions or amendments the Committee may have.

Areas of Enquiry for Registered Providers

Overarching:

- What's going well for your work in Islington?
- What are your areas of concern? How can you work more closely with Islington Council on those?

Specific:

- **Resident satisfaction** – Tell us about your resident satisfaction figures; have they changed over recent times, and how does that compare with similar RPs?
- **Performance** – Tell us about your performance in repairs; rent collection; voids and relets; gas safety; and managing antisocial behaviour. How does it compare with other RPs? Are there areas you need to improve?
- **Voids and relets** – Islington has seen a drop in Housing Association available lets coming through our nominations process compared to the Council's own. What are your thoughts on this and how could we work with you to increase available properties again?
- **Rents** – What is your approach to affordable rents – i.e. up to 80% of market rent? Islington Council policy is to let all properties at target rent, and we are keen to encourage partners to do the same in our borough.
- **Tenancies** – The Council's policy is to provide life time tenancies and we encourage partners to take the same approach. What is your approach generally and do you provide any fixed term tenancies in Islington?
- **Finances and wages** – What annual surplus did your organisation generate in the last financial year? How does this compare to the sector average? Do you have policies on the London Living Wage and the ratio between the highest and lowest paid staff?
- **Maintaining assets and developing homes** – How do you invest in your stock in our borough? Have you sold any properties in Islington, and if so where did that investment go? What are your priorities for investment? Are you planning to build or acquire any new homes at target rent in the borough?
- **Policy changes: Right to Buy and Welfare reform changes** – What impact will the new Government policies have? What are you doing to support tenants affected by welfare reform and how can the Council work more closely with you to support tenants?