



AGENDA FOR THE HOUSING SCRUTINY COMMITTEE

Members of the Housing Scrutiny Committee are summoned to a Zoom meeting on, **19 April 2021 at 7.00 pm.**

Link to meeting: <https://weareislington.zoom.us/j/99197133155>

Enquiries to : Ola Adeoye
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Despatched : 9 April 2021

Membership

Councillor Michael O'Sullivan (Chair)
Councillor Marian Spall (Vice-Chair)
Councillor Theresa Debono
Councillor Troy Gallagher
Councillor Phil Graham
Councillor Mouna Hamitouche MBE
Councillor Gary Heather
Councillor Gulcin Ozdemir
Rose Marie McDonald (Resident Observer) (Co-Optee)
Dean Donaghey (Resident Observer) (Co-Optee)

Substitute Members

Councillor Santiago Bell-Bradford
Councillor Alice Clarke-Perry
Councillor Osh Gantly
Councillor Sara Hyde
Councillor Jenny Kay
Councillor Roulin Khondoker
Councillor John Woolf

Quorum is 4 Councillors



A. Formal Matters

Page

1. Apologies for Absence
2. Declaration of Substitute Members
3. Declarations of Interests

If you have a **Disclosable Pecuniary Interest*** in an item of business:

- if it is not yet on the council's register, you **must** declare both the existence and details of it at the start of the meeting or when it becomes apparent;
- you may **choose** to declare a Disclosable Pecuniary Interest that is already in the register in the interests of openness and transparency.

In both the above cases, you **must** leave the room without participating in discussion of the item.

If you have a **personal** interest in an item of business **and** you intend to speak or vote on the item you **must** declare both the existence and details of it at the start of the meeting or when it becomes apparent but you **may** participate in the discussion and vote on the item.

- *(a) **Employment, etc** - Any employment, office, trade, profession or vocation carried on for profit or gain.
- (b) **Sponsorship** - Any payment or other financial benefit in respect of your expenses in carrying out duties as a member, or of your election; including from a trade union.
- (c) **Contracts** - Any current contract for goods, services or works, between you or your partner (or a body in which one of you has a beneficial interest) and the council.
- (d) **Land** - Any beneficial interest in land which is within the council's area.
- (e) **Licences**- Any licence to occupy land in the council's area for a month or longer.
- (f) **Corporate tenancies** - Any tenancy between the council and a body in which you or your partner have a beneficial interest.
- (g) **Securities** - Any beneficial interest in securities of a body which has a place of business or land in the council's area, if the total nominal value of the securities exceeds £25,000 or one hundredth of the total issued share capital of that body or of any one class of its issued share capital.

This applies to **all** members present at the meeting.

4. Minutes of Previous Meeting
5. Chair's Report
6. Order of Business

1 - 4

7. Public Questions

For members of the public to ask questions relating to any subject on the meeting agenda under Procedure Rule 70.5. Alternatively, the Chair may opt to accept questions from the public during the discussion on each agenda item.

B.	Items for Decision/Discussion	Page
1.	Registered Providers -Regulator of Social Housing Data	5 - 16
2.	Major Scrutiny Review - Partners for Improvement - Presentations of Handback Survey Findings & An Overview of the Handback Survey -To Follow	
3.	Work Programme 2020/21	17 - 18

C. Urgent non-exempt items (if any)

Any non- exempt items which the Chair agrees should be considered urgent by reason of special circumstances. The reasons for urgency will be agreed by the Chair and recorded in the minutes.

D. Exclusion of press and public

To consider whether, in view of the nature of the remaining items on the agenda, any of them are likely to involve the disclosure of exempt or confidential information within the terms of the Access to Information Procedure Rules in the Constitution and, if so, whether to exclude the press and public during discussion thereof.

E. Confidential/exempt items **Page**

F. Urgent exempt items (if any)

Any exempt items which the Chair agrees should be considered urgently by reason of special circumstances. The reasons for urgency will be agreed by the Chair and recorded in the minutes.

The next meeting of the Housing Scrutiny Committee will be on 28 June 2021

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London Borough of Islington

Housing Scrutiny Committee - 23 March 2021

Minutes of the virtual meeting of the Housing Scrutiny Committee held on 23 March 2021 at 7.00 pm.

Present: **Councillors:** O'Sullivan (Chair), Spall (Vice-Chair), Debono, Gallagher, Graham, Heather, Ozdemir and McDonald (Co-Optee)

Councillor Michael O'Sullivan in the Chair

246 **APOLOGIES FOR ABSENCE (Item 1)**

No apologies were received from Councillors

247 **DECLARATION OF SUBSTITUTE MEMBERS (Item 2)**

There were no declarations of substitute members

248 **DECLARATIONS OF INTERESTS (Item 3)**

There were no declarations of interest

249 **MINUTES OF PREVIOUS MEETING (Item 4)**

RESOLVED:

That the minutes of the meeting held on 2 March 2021 be confirmed as an accurate record of proceedings and the Chair be authorised to sign them.

250 **CHAIR'S REPORT (Item 5)**

The Chair expressed concern that the item on the Partners scrutiny review, which was scheduled for discussion that evening was not on the agenda, and in view of this it may be June/July before the report on the handback of Partner properties would be completed. The Chair added that he was endeavouring to obtain information from other organisations experienced in Victorian street properties and that when this was available he would circulate it to Members of the Committee

251 **ORDER OF BUSINESS (Item 6)**

The Chair stated that the order of business would be as per the agenda

252 **PUBLIC QUESTIONS (Item 7)**

The Chair outlined the procedure for Public questions

253 **MINI SCRUTINY REVIEW - COMMUNAL HEATING - WITNESS EVIDENCE (Item B1)**

Rob Jack, Mechanical and Electrical Manager, L.B.Hackney was present and made a verbal presentation to the Committee, and the following main points were made –

- Noted that there were 68 plant rooms serving 3308 properties consisting of both tenants and leaseholders
- Noted that the efficiency of the pipework and materials in individual properties was insufficient, and 47% of the plant rooms serviced only 11% of the properties, and 32 of these plant rooms only serviced 361 properties. L.B.Hackney were seeking to rationalise the number of plant rooms and a review was being carried out to ascertain the most efficient way of servicing the properties
- The systems were maintained by the DLO, however during the pandemic a contractor had assisted
- There had been no significant issues with the failure of communal heating systems in the previous 12/18 months, and as stated previously work is taking place with a consultant to ascertain the best method of providing heating to tenants/leaseholders in the future. The Consultant had recommended heat pumps and a heating network, however this would take a long time to install and also could be prone to breakdown for a number of reasons
- Another option was green hydrogen, but at the moment this was expensive but it did meet net Zero Carbon requirements
- Noted that Council communal heating system is the cheapest option over a 40 year period, and there is no intention to replace these at the moment but to rationalise them. Members were informed that the boilers in the plant rooms were not used constantly in order to preserve their life and risk of breakdown as back up boilers were available
- In relation to new build properties these are serviced by a communal boilers, but there is a back-up system boiler in the event of the boiler failing, however from 2025 individual gas boilers could not be installed
- A Member enquired whether underfloor electric heating or Dimplex radiator systems had been investigated. Rob Jack stated that this had not been considered by the consultant who had carried out the L.B.Hackney survey and that they had only considered heat pumps, but this idea in his view did have advantages

The Chair thanked Rob Jack for attending

254 WORK PROGRAMME 2020/21 (Item B2)

The Chair stated that the timescale for the Partners scrutiny review may need to be extended and this would be reflected in the future work programme of the Committee

RESOLVED:

That the report be noted

255 OTHER BUSINESS (Item)

Thames Water

The Executive Member Housing informed Members that a meeting would take place that Thursday with Thames Water and that all Members of the Committee were welcome to attend

Discussion took place as to the information available to tenants about the installation of a water meter, and that there needed to be clear information to tenants about their options for a water meter, and also that tenants should not be disadvantaged if for a technical reason one could not be installed

Reference was made to the fact that if there is a large family consuming water, it may not be advantageous for them to have a water meter installed. In addition, tenants needed to be given clear information as to how much their bills would be, and it was noted that this information would be circulated to tenants by Thames Water in April, however bills would be both for water and sewerage charges, and that only 3% of the bill costs was for the consumption of water

Discussion took place as to the water pressure, particularly in high rise blocks, and that this was an issue that should be raised as it took a long time to fill a bath or boil a kettle

RESOLVED:

That the Executive Member Housing be requested to raise the above issues with Thames Water at the meeting to be held later that week

The meeting ended at Time Not Specified

CHAIR

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Report of: the Corporate Director of Housing

Meeting of: Housing Scrutiny	Date: 19th April 2022	Ward(s): All

Delete as appropriate		Non-exempt
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SUBJECT: Registered Providers – Regulator of Social Housing Data

1. Synopsis

- 1.1 The Housing Scrutiny Committee recently requested the assessment of data the Regulator of Social Housing has available for all Registered Providers working across Islington.
- 1.2 Appendix one to this report captures all of the information which is publicly available from the Regulator of Social Housing for Registered Providers who manage properties across Islington.

2. Recommendations

- 2.1 The Housing Scrutiny Committee assess the information contained within Appendix one and considers a work plan with milestones to capture future scrutiny requirements and potential benchmarking information for all social housing landlords in Islington.

3. Background

- 3.1 The Regulator of Social Housing regulates registered providers of social housing to promote a viable, efficient and well-governed social housing sector able to deliver homes that meet a range of needs. The objectives of the regulator are set out in the Housing and Regeneration Act 2008 (as amended). The Regulator of Social Housing undertake economic regulation, focusing on governance, financial viability and value for money that maintains lender confidence and protects the taxpayer. The Regulator of Social Housing also set consumer standards and may take action if these standards are breached and there is a significant risk of serious detriment to tenants or potential tenants.

Registered providers of social housing include not-for-profit organisations such as housing associations and cooperatives, local authorities and for-profit providers.

The role of the Regulator of Social Housing is to:

- register and de-register providers of social housing subject to them meeting the Regulator of Social Housing eligibility requirements and registration criteria
- gather intelligence to inform the RSH assessment of a registered provider by reviewing their submitted quarterly survey returns; carrying out annual stability checks of their business plan and annual accounts; and undertaking periodic In Depth Assessments using a risk-based approach to assess providers' financial strength, risk profile, approach to value for money and their quality of governance
- assess and grade, through published Regulatory judgements, how well Registered Providers are managing their risks
- investigate cases where a provider is susceptible to issues crystallising, and carry out enforcement to secure solutions
- identify and communicate emerging trends and risks at a sector and sub-sector level and maintain confidence of stakeholders, such as lenders.

3.2 From the data available from the Regulator of Social Housing there are 49 Registered Providers with homes in Islington. The largest Registered Provider is Islington Council with 25,302 properties and this represents 58.9% of all social housing in Islington. The second largest Registered Provider of housing in Islington is Peabody Trust with 5,162 properties representing 12% of all social housing in Islington. The Registered Provider with the lowest number of homes in Islington is Metropolitan Housing Trust with 2 homes in Islington. In total there are 42,926 Registered Provider homes in Islington.

3.3 There are 1,877 sheltered housing properties or supported housing homes in Islington with the largest provider of this type of accommodation being Clarion Housing Association. Clarion Housing Association therefore, manage 34.6% of all sheltered housing or supported accommodation in Islington, with the next largest provider of sheltered housing or supported accommodation being Peabody Housing Trust with 382 properties. In total there are 1,877 sheltered housing or supported accommodation properties in Islington.

3.4 There are 1,454 low cost home ownership properties in Islington, with Newlon Housing Trust having the largest number of low cost home ownership homes totalling 334. Islington Council owns 102 low cost home ownership properties.

3.5 The average Islington Council rent per week is £116.69 compared to the average Private Registered Provider rent being £125.63. Consequently, the average weekly rent charged for all affordable homes in Islington is £119.65.

3.6 Attached as appendix one is the comprehensive data available from the Regulator of Social Housing for the benefit of the Housing Scrutiny Committee.

4. Implications

4.1 Financial Implications:

There are no known financial implications arising from the production of this report, as the information provided in this report is freely available from the Regulator of Social Housing.

4.2 Legal Implications:

There are no known legal implications arising from the production of this report, as the information provided in this report is freely available from the Regulator of Social Housing

4.3 Environmental Implications and contribution to achieving a net zero carbon Islington by 2030:

There are no known environmental implications arising from the production of this report.

4.4 Resident Impact Assessment:

The council must, in the exercise of its functions, have due regard to the need to eliminate discrimination, harassment and victimisation, and to advance equality of opportunity, and foster good relations, between those who share a relevant protected characteristic and those who do not share it (section 149 Equality Act 2010). The council has a duty to have due regard to the need to remove or minimise disadvantages, take steps to meet needs, in particular steps to take account of disabled persons' disabilities, and encourage people to participate in public life. The council must have due regard to the need to tackle prejudice and promote understanding.

5. Conclusion

5.1 The data provided by the Regulator of Social Housing provides the Housing Scrutiny Committee with an opportunity to consider the next steps in the scrutiny of social housing providers in Islington.

Appendices

- Appendix one Regulator of Social Housing data

Background papers:

- There are no background papers.

Signed by:

Corporate Director Housing

Date

Report Author: Ian Swift Director of Housing Needs and Strategy

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Financial Implications Author:

Tel:

Email:

Legal Implications Author:

Tel:

Email:

RP social housing by local authority area 2020

Islington	
PRPs operating in area:	48
LARPs operating in area:	Yes

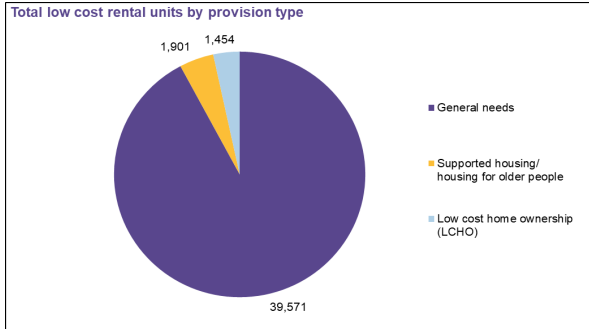
Region:	London
PRPs operating in region:	335
LARPs operating in region:	31

[Click for help on the search function](#)
[View LARP and/or PRP in area](#)

1 Total social units by provision type in Islington

		(in pie chart) >		
		LARP Units	PRP Units	All Units
Low cost rental	General needs	25,176	14,395	39,571
	General needs self-contained	25,176	14,056	39,232
	General needs non-self-contained	-	339	339
	Supported housing/housing for older people	24	1,877	1,901
Low cost home ownership (LCHO)*	102	1,352	1,454	
Total Islington		25,302	17,624	42,926
London		391,773	464,516	856,289
England		1,580,615	2,777,878	4,358,493

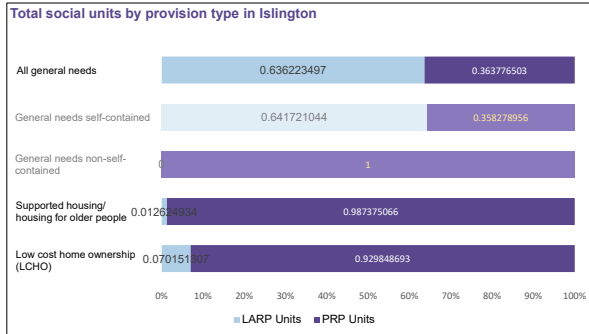
See notes in Table 2 below.
Source: SDR/LADR 2020



2 Total social units by provision type in Islington

		(in bar chart) >		
		LARP Units	PRP Units	All Units
Low cost rental	General needs	63.6%	36.4%	100.0%
	General needs self-contained	64.2%	35.8%	100.0%
	General needs non-self-contained	0.0%	100.0%	100.0%
	Supported housing/housing for older people	1.3%	98.7%	100.0%
Low cost home ownership (LCHO)*	7.0%	93.0%	100.0%	
Total Islington		58.9%	41.1%	100.0%

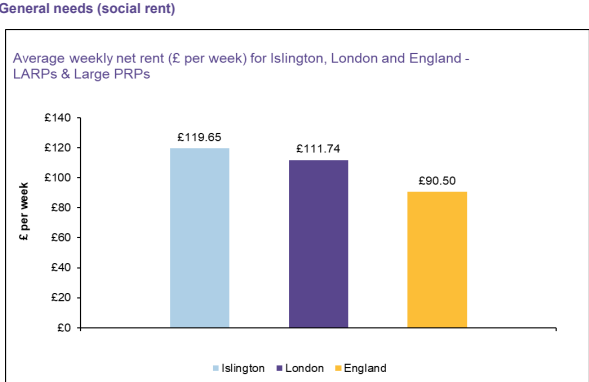
Tables 1 & 2 comprise all LARPs & PRPs - unweighted. Unit counts for LCHO are for LARPs and Large PRPs only. Figures for GN and SH/HOP include intermediate and Affordable Rent units.
LARP data used includes bedspaces not dwelling equivalent figures.
Source: SDR/LADR 2020



3 General needs (social rent)*
Average weekly net rent (£ per week) and units for Islington, London and England - LARPs & Large PRPs

	LARP Rents		PRP Rents		(in bar chart) >
	Net rent	Unit count	Net rent	Unit count	Average net rent
Islington	£116.69	24,778	£125.63	12,264	£119.65
London	£104.70	372,847	£120.70	293,142	£111.74
England	£85.75	1,450,651	£94.25	1,835,331	£90.50

- Zero.
Owned stock. LARPs and Large PRPs only - unweighted.
Excludes Affordable Rent and intermediate rent, but includes other units with an absolute exception for the WRWA 2016
Source: SDR/LADR 2020



4 Supported housing / housing for older people (social rent)*
Average weekly net rent (£ per week) and units for Islington, London and England - LARPs & Large PRPs

	LARP Rents		PRP Rents		(in bar chart) >
	Net rent	Unit count	Net rent	Unit count	Average net rent
Islington	-	-	£112.86	1,566	£112.86
London	£88.96	14,404	£109.67	42,538	£104.43
England	£75.87	98,957	£90.81	334,761	£87.40

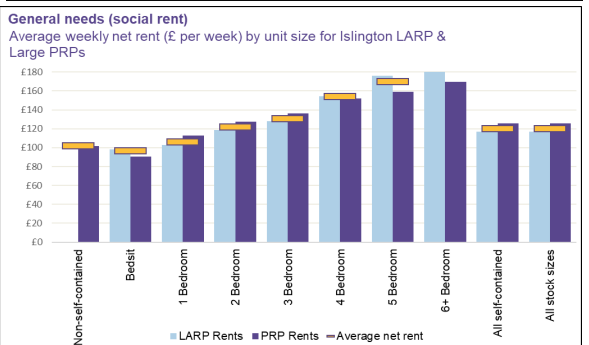
- Zero.
Owned stock. LARPs and Large PRPs only - unweighted.
Excludes Affordable Rent and intermediate rent, but includes other units with an absolute exception for the WRWA 2016
Source: SDR/LADR 2020



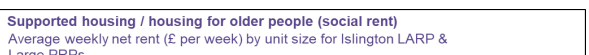
5 General needs (social rent)
Average weekly net rent (£ per week) and units by unit size for Islington LARP & Large PRPs

	LARP Rents		PRP Rents		(in bar chart) >
Unit Size	Net rent	Unit count	Net rent	Unit count	Average net rent
Non-self-contained	-	-	£101.45	117	£101.45
Bedsit	£98.00	722	£90.56	189	£96.46
1 Bedroom	£102.57	8,802	£112.98	4,109	£105.88
2 Bedroom	£118.51	8,542	£127.69	4,345	£121.60
3 Bedroom	£127.81	5,233	£136.30	2,635	£130.65
4 Bedroom	£154.52	1,182	£151.99	692	£153.59
5 Bedroom	£175.98	244	£159.06	155	£169.41
6+ Bedroom	£208.26	53	£169.80	22	£196.98
All self-contained	£116.69	24,778	£125.63	12,147	£119.71
All stock sizes	£116.69	24,778	£125.63	12,264	£119.65

- Zero.
Owned stock. LARPs and Large PRPs only - unweighted.
Excludes Affordable Rent and intermediate rent, but includes other units with an absolute exception for the WRWA 2016
Source: SDR/LADR 2020



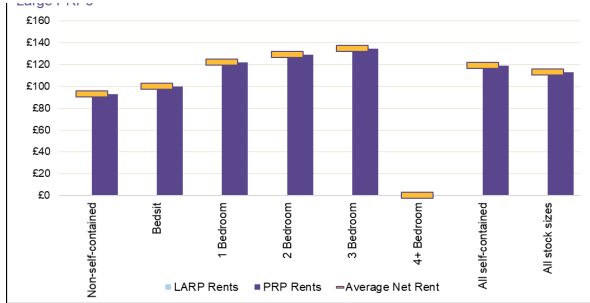
6 Supported housing / housing for older people (social rent)
Average weekly net rent (£ per week) and units by unit size for Islington LARP & Large PRPs



Unit Size	LARP Rents	LARP Units	PRP Rents	PRP Units	Average net rent
	Net rent	Unit count	Net rent	Unit count	
Non-self-contained	-	-	£92.96	381	£92.96
Bedsit	-	-	£100.02	174	£100.02
1 Bedroom	-	-	£122.20	961	£122.20
2 Bedroom	-	-	£129.27	45	£129.27
3 Bedroom	-	-	£134.43	5	£134.43
4+ Bedroom	-	-	-	-	-
All self-contained	-	-	£119.26	1,185	£119.26
All stock sizes	-	-	£112.86	1,566	£112.86

- Zero.
Owned stock: LARPs and Large PRPs only - unweighted.
Excludes Affordable Rent and intermediate rent, but includes other units with an absolute exception for the WRWA 2016

Source: SDR/LADR 2020

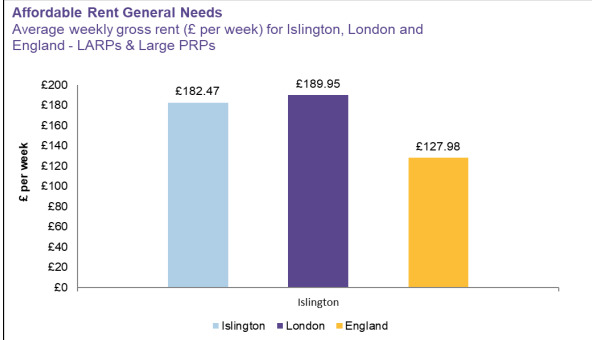


7 Affordable Rent general needs
Average weekly gross rent (£ per week) and units for Islington, London and England - LARPs & Large PRPs

	LARP Rents	LARP Units	PRP Rents	PRP Units	Average gross rent
	Gross rent	Unit count	Gross rent	Unit count	
Islington	£179.01	398	£185.06	532	£182.47
London	£178.87	3,544	£191.11	34,054	£189.95
England	£120.83	22,843	£128.62	254,218	£127.98

- Zero.
Owned stock: All LARPs and PRPs owning Affordable Rent units - unweighted.

Source: SDR/LADR 2020

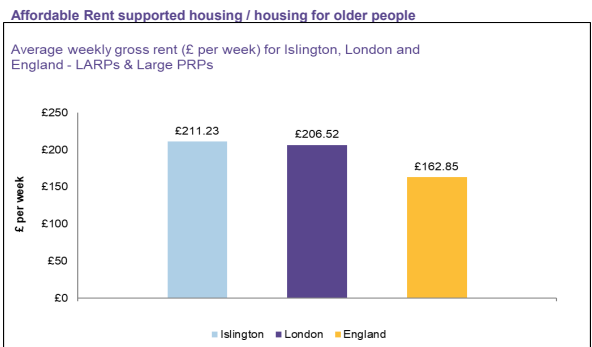


8 Affordable Rent supported housing / housing for older people
Average weekly gross rent (£ per week) and units for Islington, London and England - LARPs & Large PRPs

	LARP Rents	LARP Units	PRP Rents	PRP Units	Average gross rent
	Gross rent	Unit count	Gross rent	Unit count	
Islington	£214.01	24	£177.92	2	£211.23
London	£188.92	193	£209.00	1,370	£206.52
England	£119.89	3,296	£172.58	14,553	£162.85

- Zero.
Owned stock: All LARPs and PRPs owning Affordable Rent units - unweighted.

Source: SDR/LADR 2020

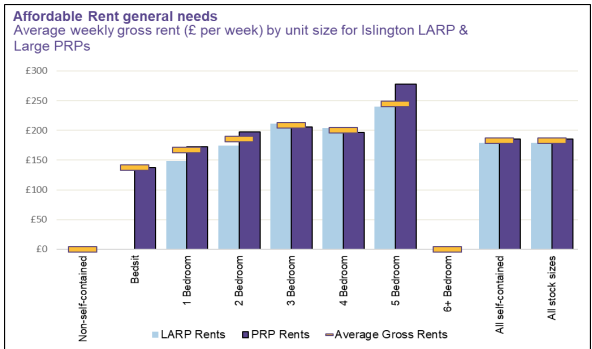


9 Affordable Rent general needs
Average weekly gross rent (£ per week) and units by unit size for Islington LARP & Large PRPs

Unit Size	LARP Rents	LARP Units	PRP Rents	PRP Units	Average gross rent
	Gross rent	Unit count	Gross rent	Unit count	
Non-self-contained	-	-	-	-	-
Bedsit	-	-	£137.12	5	£137.12
1 Bedroom	£148.06	87	£172.85	279	£186.96
2 Bedroom	£174.34	199	£197.79	166	£185.08
3 Bedroom	£210.89	77	£205.78	56	£208.74
4 Bedroom	£204.14	27	£196.05	23	£200.42
5 Bedroom	£239.97	8	£277.73	1	£244.17
6+ Bedroom	-	-	-	-	-
All self-contained	£179.01	398	£185.06	532	£182.47
All stock sizes	£179.01	398	£185.06	532	£182.47

- Zero.
Owned stock: All LARPs and PRPs owning Affordable Rent units - unweighted.

Source: SDR/LADR 2020

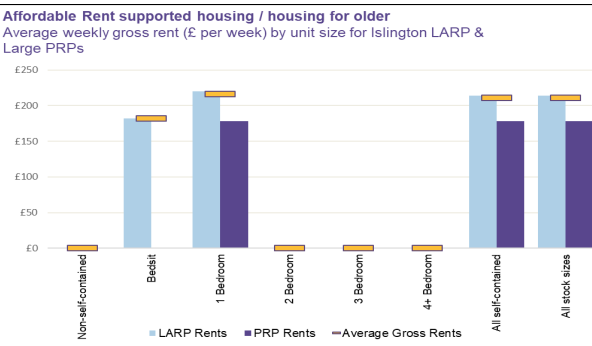


10 Affordable Rent supported housing / housing for older people
Average weekly gross rent (£ per week) and units by unit size for Islington LARP & Large PRPs

Unit Size	LARP Rents	LARP Units	PRP Rents	PRP Units	Average gross rent
	Gross rent	Unit count	Gross rent	Unit count	
Non-self-contained	-	-	-	-	-
Bedsit	£182.20	4	-	-	£182.20
1 Bedroom	£220.37	20	£177.92	2	£216.51
2 Bedroom	-	-	-	-	-
3 Bedroom	-	-	-	-	-
4+ Bedroom	-	-	-	-	-
All self-contained	£214.01	24	£177.92	2	£211.23
All stock sizes	£214.01	24	£177.92	2	£211.23

- Zero.
Owned stock: All LARPs and PRPs owning Affordable Rent units - unweighted.

Source: SDR/LADR 2020



Social stock in Islington by provider 2020

[Return to Area Summary.](#)

[To change area return to Area Summary](#)

Number of social stock owning providers in area; (LARPs and PRPs who do not own stock are excluded)		Number of additional LAs PRP operates in (not shown for regional totals)	Total Social Stock (unweighted)	% Total Social Stock in area	% of LARP/PRPs total Social Stock	General needs self-contained units (unweighted)	% General needs self-contained units in area	% of LARP/PRPs total general needs self-contained stock	General needs bedspaces (unweighted)	% General needs bedspaces in area	% of LARP/PRPs total general needs bedspaces stock	Supported housing/ housing for older people units (unweighted)	% Supported housing/ housing for older people units in area	% of LARP/PRPs total supported housing for older people stock	Low cost home ownership (LARPs and large PRPs only, unweighted)
All units:		-	42,926	100%	-	39,232	100%	-	339	100%	-	1,877	100%	-	1,454
1	London Borough of Islington	LARP	25,302	58.9%	100.0%	25,176	64.2%	100.0%	-	-	-	-	-	-	102
2	Anchor Housing Group	Large	260	0.1%	0.1%	-	-	-	-	-	-	33	1.8%	0.1%	-
3	Apna Ghar Housing Association Limited	Small	5	0.0%	17.4%	20	0.1%	17.4%	-	-	-	-	-	-	-
4	Arhaq Housing Association Limited	Small	14	0.1%	4.6%	40	0.1%	4.7%	-	-	-	-	-	-	-
5	Bangla Housing Association	Small	1	0.1%	26.3%	26	0.1%	26.3%	-	-	-	-	-	-	-
6	Barnsbury Housing Association Limited	Small	-	299	0.7%	100.0%	298	0.7%	100.0%	-	-	31	1.7%	100.0%	-
7	Central and Cecil Housing Trust	Large	15	0.2%	4.5%	56	0.1%	23.0%	14	4.1%	29.2%	-	-	-	-
8	City YMCA, London	Small	1	114	0.3%	56.7%	-	-	-	-	-	114	6.1%	56.7%	-
9	Clanton Housing Association Limited	Large	177	3,374	7.9%	3.1%	2,527	6.4%	2.8%	27	8.0%	4.0%	650	34.6%	7.5%
10	Finisbury Park Housing Co-operative Limited	Small	-	35	0.1%	100.0%	35	0.1%	100.0%	-	-	-	-	-	170
11	Great Wall Society Limited	Small	-	9	0.0%	100.0%	-	-	-	-	-	9	0.5%	100.0%	-
12	Habintoo Housing Association Limited	Large	62	31	0.1%	1.0%	12	0.0%	0.7%	-	-	19	1.0%	1.2%	-
13	Home Group Limited	Large	196	29	0.1%	0.1%	-	-	-	-	-	29	1.5%	0.5%	-
14	Hyde Housing Association Limited	Large	47	1,067	2.5%	4.2%	1,038	2.6%	5.4%	-	-	-	-	-	29
15	Innisfree Housing Association Limited	Small	11	3	0.0%	0.5%	3	0.0%	0.6%	-	-	-	-	-	-
16	Islington and Shoreditch Housing Association Limited	Large	5	806	1.9%	34.9%	685	1.7%	37.2%	-	-	48	2.6%	46.2%	73
17	Islington Community Housing Co-operative Limited	Small	-	104	0.2%	100.0%	104	0.3%	100.0%	-	-	-	-	-	-
18	Karin Housing Association Limited	Small	4	14	0.0%	40.0%	14	0.0%	40.0%	-	-	-	-	-	-
19	Keniston Housing Association Limited	Small	6	102	0.2%	12.0%	102	0.3%	16.2%	-	-	-	-	-	-
20	London & Quadrant Housing Trust	Large	98	307	0.7%	0.4%	293	0.7%	0.5%	-	-	-	-	-	14
21	Metropolitan Housing Trust Limited	Large	138	2	0.0%	0.0%	-	-	-	-	-	-	-	-	2
22	Network Homes Limited	Large	35	297	0.7%	1.7%	192	0.5%	1.5%	100	29.5%	27.9%	2	0.1%	0.1%
23	New Swift Housing Co-operative Limited	Small	1	49	0.1%	59.0%	49	0.1%	59.0%	-	-	-	-	-	-
24	Newton Housing Trust	Large	10	1,570	3.7%	22.1%	1,193	3.0%	23.8%	30	8.8%	10.2%	13	0.7%	2.1%
25	Notting Hill Genesis	Large	55	340	0.8%	0.8%	232	0.6%	0.6%	-	-	101	5.4%	2.1%	7
26	Notting Hill Home Ownership Limited	Large	71	63	0.1%	1.1%	-	-	-	-	-	-	-	-	63
27	One Housing Group Limited	Large	42	553	1.3%	4.4%	360	0.9%	3.6%	84	24.8%	13.7%	-	-	109
28	Origin Housing Limited	Large	33	128	0.3%	2.6%	104	0.3%	2.9%	-	-	6	0.3%	0.9%	18
29	Paragon Asra Housing Limited	Large	65	93	0.2%	0.5%	68	0.2%	0.4%	-	-	25	1.3%	0.8%	-
30	Peabody Trust	Large	29	5,162	12.0%	11.2%	4,546	11.6%	11.4%	2	0.6%	50.0%	382	20.4%	15.9%
31	Peter Bedford Housing Association Limited	Small	1	64	0.2%	42.4%	14	0.0%	43.8%	21	6.2%	80.8%	49	2.6%	38.0%
32	Phoenix House	Small	5	6	0.0%	9.2%	-	-	-	-	-	6	0.3%	9.2%	-
33	Places for People Homes Limited	Large	208	65	0.2%	0.2%	48	0.1%	0.1%	-	-	-	-	-	17
34	Places for People Living Limited	Large	85	62	0.2%	1.4%	60	0.2%	2.0%	-	-	22	1.2%	0.8%	-
35	Quadrant-Brownwood Tenant Co-operative Limited	Small	2	80	0.2%	58.0%	80	0.2%	58.0%	-	-	-	-	-	-
36	Richmond Avenue Housing Co-operative Limited	Small	-	25	0.1%	100.0%	-	-	25	7.4%	100.0%	-	-	-	-
37	Sanctuary Housing Association	Large	219	92	0.2%	0.1%	4	0.0%	0.0%	-	-	88	4.7%	0.6%	-
38	Seapoint Independent Housing Limited	Small	3	93	0.2%	34.2%	-	-	33	9.7%	82.5%	60	3.2%	40.0%	-
39	Shian Housing Association Limited	Small	2	68	0.2%	13.9%	68	0.2%	14.9%	-	-	-	-	-	-
40	South Midway Tenants Co-operative Limited	Small	-	107	0.2%	100.0%	107	0.3%	100.0%	-	-	-	-	-	-
41	Southern Home Ownership Limited	Small	3	4	0.0%	6.9%	4	0.0%	6.9%	-	-	-	-	-	-
42	Southern Housing Group Limited	Large	87	1,350	3.1%	5.4%	1,084	2.8%	5.6%	3	0.9%	17.6%	7	0.4%	0.3%
43	St Martin of Tours Housing Association Limited	Small	2	22	0.1%	50.0%	-	-	-	-	-	22	1.2%	55.0%	-
44	St Mungo Community Housing Association	Large	24	118	0.3%	6.8%	-	-	-	-	-	118	6.3%	6.8%	-
45	The Guinness Partnership Limited	Large	149	561	1.3%	1.0%	527	1.3%	1.2%	-	-	7	0.4%	0.1%	27
46	The Old Etonian Housing Association Limited	Small	2	52	0.1%	94.5%	52	0.1%	94.5%	-	-	-	-	-	-
47	The Richmond Fellowship	Small	19	18	0.0%	6.3%	-	-	-	-	-	18	1.0%	6.3%	-
48	The Riverside Group Limited	Large	153	32	0.1%	0.1%	14	0.0%	0.0%	-	-	18	1.0%	0.2%	-
49	Waverley (Eight) Co-operative Housing Association Limited	Small	-	26	0.1%	100.0%	26	0.1%	100.0%	-	-	-	-	-	-

Disposal figures by provider collected in 2019 as part of IHG group

PRP	Stock size	2013/14	2014/15	2015/16	2016/17	2017/18	2018/19
Peabody	5,068	0	0	0	0	0	0
Hyde	1491	0	0	2	5	0	0
LBI		0	0	0	1	3	1
One Housing	427	0	1	4	0	0	0
Southern	1671	2	3	0	0	0	0
RSHA	740	0	3	1	0	0	0
Clarion	3775	1	2	1	0	0	0
Barnsbury	298	0	0	0	0	0	0
Guinness	536	0	0	0	0	0	0
Newlon	861	0	0	0	0	0	0
Shan	69	0	0	0	0	0	0
Total		3	9	8	6	3	1

RTB

These are 4 intermediate key worker rent properties

2 are Circle properties (merger). Disposed office in 15/16 and a garage site in 16/17 (Affinity). In process of further 3 houses, but sales will not have completed by the end of August 2018 so not included them in the table.

Sales by Large PRPs 2018-20

These are overall figures for PRP not by provider

Slingshot and London		Slingshot	London	England
2018				
Total sales to registered providers		0	254	4,046
Total sales to tenants		25	302	5,524
Total sales to other		0	400	3,318
First tranche low cost home ownership sales		0	2,156	9,795
100% staircased low cost home ownership sales		46	1,112	4,137
2019				
Total sales to registered providers		0	196	6074
Total sales to tenants		21	456	4977
Total sales to other		52	412	3110
First tranche low cost home ownership sales		46	2137	11306
100% staircased low cost home ownership sales		34	1254	4863
2020				
Total sales to registered providers		4	481	5109
Total sales to tenants		0	106	5951
Total sales to other		13	531	2792
First tranche low cost home ownership sales		3	2359	12396
100% staircased low cost home ownership sales		30	1641	4424



Glossary

The definitions presented below are provided for clarity of terms and categories within this release. They are consistent with the manner in which data was collected in the 2020 SDR and LADR collections (based on a view 'as at' or 'in the year to' 31 March 2020). See the 2019-20 SDR and LADR guidance published as part of the individual statistics for more information.

Affordable Rent

Affordable Rent homes are those made available to households eligible for low cost rental housing at a rent level of no more than 80% (inclusive of service charges) of local market rents. Affordable Rent homes can be either newly built, acquired from other PRPs or converted from existing low cost rented homes, but only where they form part of an agreement with Homes England or the Greater London Authority. They can be either general needs or supported housing. See also **London Affordable Rent**.

Exceptions/ excepted units (rents)

Units with an absolute exception from the statutory rent setting requirements set out in the Welfare Reform and Work Act (2016) and regulations made under it.

General needs housing

General needs housing covers the bulk of housing stock for rent. It includes both self-contained units and non-self-contained hostel/ shared housing units and bedspaces. General needs housing is stock that is not designated for specific client groups.

Gross rent

The total charged to tenants inclusive of all rent and property related service charges.

Intermediate rent

Units that fully meet the definition of intermediate rent accommodation specified in the Welfare Reform and Work Act (2016) and regulations made under it.

Large PRPs

For the purposes of the SDR release this includes all PRPs that own 1,000 or more units of social housing and complete the 'long SDR form'.

London Affordable Rent

London Affordable Rent (LAR), was introduced in 2016 by the Mayor of London. LAR units are Affordable Rent units in London let at or below the weekly rent benchmarks set by the GLA. They are included in Affordable Rent figures in the SDR collection. For more information see <https://www.london.gov.uk/what-we-do/housing-and-land/homes-londoners-affordable-homes-programmes/homes-londoners-affordable-homes-programme-2016-2023>.

Low cost home ownership (LCHO)

LCHO accommodation is defined in the Housing and Regeneration Act 2008 as being that occupied or made available for occupation in accordance with shared ownership arrangements, shared equity arrangements, or shared ownership trusts; and it is made available to people whose needs are not adequately served by the commercial housing market.

LCHO figures do not include 'fully staircased' properties, that is properties once occupied under relevant arrangements but where the occupier has for example acquired a 100% share of a shared ownership property or repaid an equity loan on a shared equity property in full. Fully staircased properties where the landlord has retained a freehold interest are included under 'leasehold' properties.

The conditions under which LCHO properties are regarded as sold to occupiers (e.g. through being fully staircased) are more formally set out in Housing and Regeneration Act 2008.

Low cost rental

The term low cost rental is used in these statistics to denote any stock which meets the definition of low cost rental accommodation in the Housing and Regeneration Act 2008. It must be available for rent, with a rent below market value, and in accordance with the rules designed to ensure that it is made available to people whose needs are not adequately served by the commercial housing market.

Net rent

The rent charged to tenants excluding all service charges.

Non-self-contained unit (bedspace)

A non-self-contained unit will consist of an area in a hostel/ dormitory or other similar entity or a room or rooms (within a block of flats, sheltered scheme, house in multiple occupation or similar entity) which is/ are private to the tenant but which require sharing of some or all living, cooking, bathroom or toilet amenities.

Owned stock

An RP owns property when it: (a) holds the freehold title or a leasehold interest (of any length) in that property; and (b) is the body with a direct legal relationship with the occupants of the property (this body is often described as the landlord).

Private registered providers (PRPs)

PRPs are providers of social housing in England that are registered with us and are not local authorities. This is the definition of PRPs in the Housing and Regeneration Act 2008

Self-contained unit

A self-contained unit is one in which all the rooms (including kitchen, bathroom and toilet) in a household's accommodation are behind a door, which only that household can use and therefore allows that household exclusive use of them. Some self-contained units, especially flats, may have some common services such as a central boiler for heating and/ or hot water. Households which share a common entrance hall, but otherwise have all their accommodation behind their own front door are self-contained. Bedsits are considered self-contained units.

Service charges

Service charges are payable by some tenants in addition to rent. Service charges usually reflect additional services which may not be provided to every tenant, or which may be connected with communal facilities rather than being particular to the occupation of a dwelling. Service charges are subject to separate legal requirements and are limited to covering the cost of providing the services.

Small PRPs

These are PRPs that own fewer than 1,000 social housing units/ bedspaces and that complete the 'short SDR form'.

Social housing

Social housing is defined in the Housing and Regeneration Act 2008 sections 68-77. The term covers low cost rental, low cost home ownership and accommodation owned by PRPs as previously defined in the Housing Act 1996.

Social rent

In these statistics social rent refers to all low cost rental units that are general needs or supported housing (excluding Affordable Rent and intermediate rent units). This includes units with absolute exceptions from standard rent rules.

Social stock

Social stock is used in these statistics to denote the total number of low cost rental and low cost home ownership units. Social stock figures do not include social leasehold units or any other stock type. Total social stock figures represent the number of self-contained units plus bedspaces.

Supported housing

Units can only be counted as supported housing if they meet the definition of supported housing specified in the Welfare Reform and Work Act (2016) and regulations made under it. The fact that a tenant receives support services in their home does not make it supported housing.

HOUSING SCRUTINY COMMITTEE

WORK PROGRAMME 2020/2021

19 APRIL 2021

- 1) Scrutiny Review: Partners for Improvement – Presentations
- 2) Housing Associations in Islington – Officer update
- 3) Work Programme 2020/21

28 JUNE 2021 (TBC)

- 1) Membership, Terms of Reference
- 2) Scrutiny Review: Partners for Improvement
- 3) Scrutiny Mini Review Communal Heating – witness evidence /Draft recommendations
- 4) Work Programme 2021/22

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