

**Report of: the Corporate Director of Housing**

<b>Meeting of: Housing Scrutiny</b>	<b>Date: 21 September 2021</b>	<b>Ward(s): All</b>

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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 for the period 2012 to 2020.
- 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 as at 2020, 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 as at 2020, 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 as at 2020, 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 for the period 2012 to 2020.

## **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

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