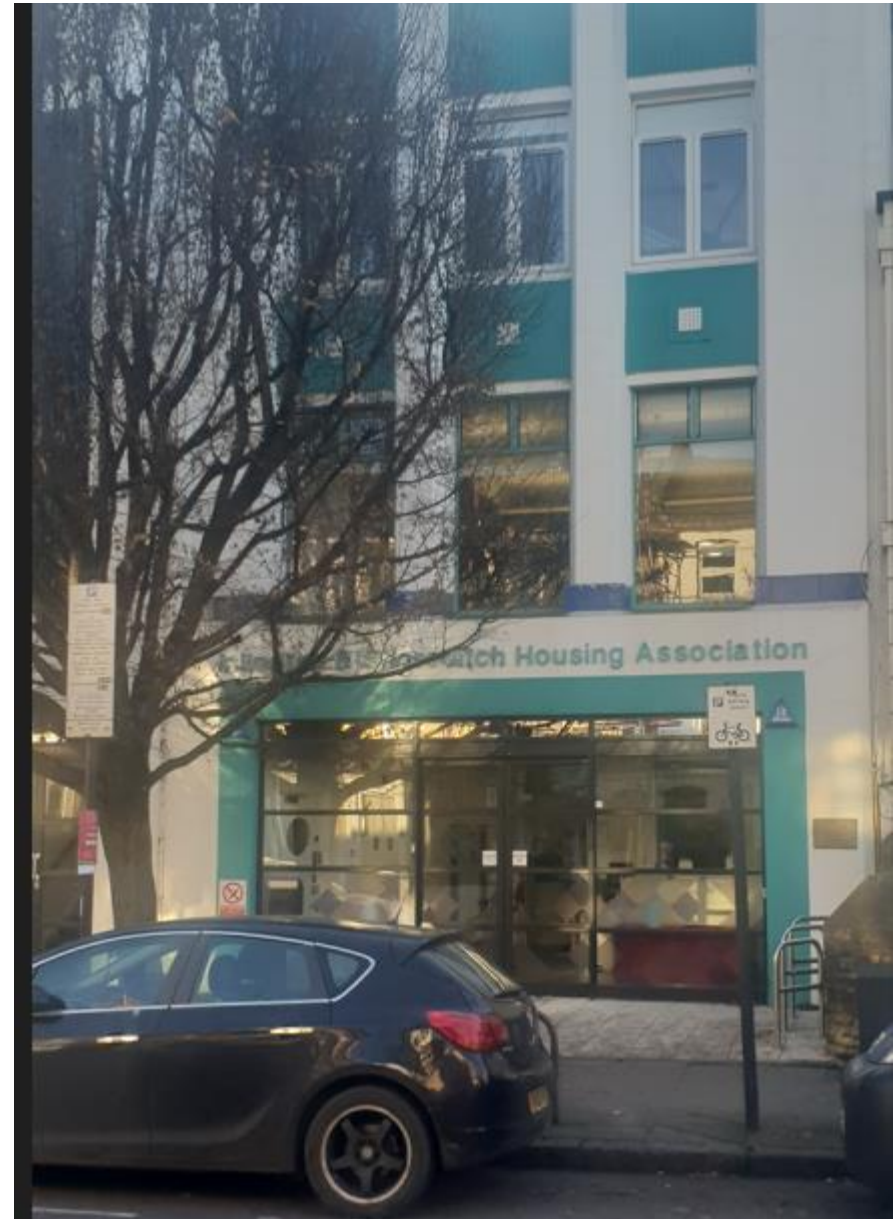




Islington & Shoreditch
Housing Association

Our past and future
are here...



To co-create homes and communities where everyone can flourish

Co-create with staff, residents and with you



Strategic Plan



Safety first

Ensuring our homes are safe



Service & Satisfaction

Being a consistent & quality landlord, building service delivery that drives satisfaction in partnership with residents



Security and growth

Setting residents off on a secure footing & helping create the conditions for people to flourish in their homes



Somewhere

Anchoring ourselves in North London, especially Islington, Hackney and Waltham Forest



Supply

Building quality homes for social, London Affordable Rent and Shared Ownership



Sustainability

Building green and actively seeking to reduce the environmental harm caused by our stock, our building and business practices

Stewarding ISHA's assets and finances and taking the long view





Highlights

Security and Growth:

- Our letting standard – all homes are let with carpets/laminates and curtains and decorated as standard
- ‘New let’ package available to downsizers, along with cash payment and removal costs
- Strategic intent not to evict - and continued to house people throughout the pandemic
- More than 800 homes in Islington – 640 are for the lowest social rents. No affordability checks
- London living wage employer



Highlights

Supply

- We know there's an acute shortage of social homes – playing our part is in our DNA
- 60% of homes built in the last 20 years
- Trays Hill Close – off Hornsey Lane, 35 social rent and 11 SO
- Lear Court, Holloway Road - eight London affordable and 3 SO
- Parkhurst Road – old TA site. 39 social rented homes and 17 SO. £4million cash subsidy
- Helping others build too – NRA



Highlights

Sustainability

- Social Housing Decarbonisation Fund - £2.4million for a consortium of 11 small HAs, including others in Islington
- Newcombe Estate – 36 homes all 1 beds and bedsits built in the 1950s
- Stock investment – more than £1m extra each year for past 3 years – St Mary's Path £3m this year
- Surveyed (inside and out) 1/3 of all our stock last year – third party contractor. All the rest this year. One *significant* damp and mould problem so far.



Challenges

- Funding building safety
 - Scandalously social landlords get NO funding to make buildings safe where the residents are social renters. Huge issue. At least £14m cost to us.
- Need to invest more in stock
- Sustainability and planning constraints
- Inflation in materials and labour – how do we continue to build?
- Constraints on income.
- Social housing crisis. Often very complex needs. Anti-social behaviour
- People hanging on for dear life