

Meeting:	Executive
Meeting Date:	24 October 2024
Publication:	Open
Council Priority:	A safe place to call home
Wards:	All
Report of:	Housing Scrutiny Committee
Report No.	I029287

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## Subject: Report of the Housing Scrutiny Committee – New Build Homes: The performance to date and meeting future challenges.

### 1. Recommendations

- 1.1 To note the report and its recommendations.
- 1.2 To note that the Executive Member's response will be reported to a future meeting of the Executive, including having due regard to any relevant implications of the Committee's recommendations.

### 1. Report summary

- 2.1 The purpose of the committee's review, as outlined in the report, was to understand Islington's historic performance in comparison with other Local Authority developers; understanding how the new build programme intends to adapt or mitigate against future challenges such as lack of land supply, high development costs and the fluctuating current and future economic climate.

## 2. Details of the proposal

- 2.1. Ten recommendations have been made by the committee's review, in support of the aims outlined in paragraph 2.1. and the Executive is asked to receive, note and endorse these.

## 3. Other options considered and the reasons for recommending this proposal

- 3.1. None. The reasons for the committee's recommendations are set out in the appended report.

## 4. Key impacts and risks of the proposal

- 4.1. The anticipated impact of this report and its recommendations is that Council will consider innovative ways of building new homes within the borough, collaborative partnership working and consider funding and delivery models for the programme, especially in the current economic climate.

## 5. Contribution to the Islington Together 2030 Plan

- 5.1. The report contributes to the 'A Safe Place to Call Home' mission of the [Islington Together 2030 Plan](#) by aiming to build more homes so as to address overcrowding and recent increases in homelessness.

## 6. Consultation and community engagement

- 6.1. In undertaking the review, the committee received a presentation on the council's new build homes, analysed performance data, received witness evidence from neighbouring boroughs (Camden and Hackney) and housing associations operating a similar service (Newlon) and housing development partners (London Square and Mt Anvil) and also considered evidence from residents and TMOs. Members were also offered a site visit to ongoing schemes, in particular the new build programme within the Andover Estate.

## 7. Implications

### 7.1. **Financial Implications**

- 7.1.1. The proposals in the report need to be costed before a response is made by the Executive.

## **7.2. Legal Implications**

7.2.1. Relevant legal implications will be considered as part of the response to the review.

## **7.3. Climate Change and Environmental Implications**

7.3.1. Any environmental implications will be identified as part of the Executive Member response.

## **7.4. Equalities Impact Assessment**

7.4.1. 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.

7.4.2. An Equalities Impact Assessment is not required in relation to this report. Any equality impacts will be identified as part of the Executive Member response.

## **8. Timetable for implementation**

8.1. The report will be received and considered at the meeting of Executive on 24<sup>th</sup> October 2024.

8.1.1. The Executive's response to the report and recommendations will be submitted to a future Executive meeting.

### **Appendices:**

- New Build Homes: Performance to date and meeting future challenges.

### **Background papers:**

- None.

**Report approval:**

Authorised by:

**Chair of the Housing Scrutiny Committee**

Date: 18<sup>th</sup> July 2024

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