

Building support for a new generation of council housing in Islington

Islington council is committed to building new good-quality homes to help make Islington a fairer place. We believe our developments can attract stronger local support when they benefit nearby residents in housing need and the wider community.

In all residential developments in the borough, new homes for social rent are our top priority. We can grow support for building these new homes by ensuring nearby residents benefit first. And as most council developments also include homes for part-sale or outright sale to enable them to go ahead financially, we want these new homes to gain support from people in Islington who will benefit too.

Our policies ensure that local residents have priority access to new homes the council builds. This is delivered in different ways for each of the tenures we develop:

Council rent

- New homes for council rent are genuinely affordable for local people.
- All new council homes – as well as new homes built by housing associations for social rent – are subject to our local lettings policy. This means residents from the local ward in housing need can apply for the new homes before anybody else.
- On developments on existing council estates, tenants from the immediate estate get first priority before anyone else. That includes both tenants and their families who need a different home, and those who want to transfer on a like-for-like basis.
- All the existing homes freed up when tenants move into new-build homes go to the borough-wide waiting list – so the wider population benefits from us building new homes too.

Shared ownership

- Our shared ownership programme gives priority to Islington residents and people working in the borough.
- Prospective shared owners can choose how much of the property they want to own (minimum share is 25% and maximum 50%) to make sure it is affordable for them.
- The maximum income threshold for our shared ownership scheme is £60,000 for joint applicants and £55,000 for single applicants to make sure that we are helping local households who might otherwise not be able to buy in Islington.

Outright sale

- We will target our marketing for our outright sale properties to people living and working in Islington.
- We will give additional priority to households living in rented accommodation for our outright sale properties throughout our marketing process.
- We include a restriction in the sale agreement to make sure that they cannot be sold to investors for buy-to-let or left empty through buy-to-leave.