

Nearly **13,000 households** in Hackney are waiting for a new Council home - including **3,000 families living in temporary accommodation** and many more across our estates suffering from overcrowding or putting up with homes that don't meet their medical needs.

That's why Hackney is building almost **2,000** new homes across more than **20 sites** between **2018** and **2022**. More than half of these will be genuinely affordable Council homes for social rent, or homes for shared ownership, partly paid for by building and selling some homes for outright sale.

Here's how we're doing it:

COUNCIL-LED

Hackney is building without private developers or selling off Council land. Our homes and developments are built, owned and managed by the Council, and any homes that we need to sell to pay for this are done in-house through our sales and marketing team, Hackney Sales.

COUNCIL LAND

Hackney is building on Council-owned land to make the most of public land to help tackle the housing crisis. Rather than selling our land, that means making the most of the land we have available.

NOT FOR PROFIT

With little government funding for social housing building homes for outright sale is the only way of paying for these. We never sell homes to make a profit.

WORKING TOGETHER

Hackney is building together with the local community. All our projects are delivered through close collaboration with local residents from start to finish.

FIRST DIBS FOR LOCAL PEOPLE

Hackney is building for local people, and it's only fair that those who are most affected by the changes taking place are the first to benefit.

That's why we always put local people first in our new developments, which means nearby residents get first preference for new Council homes, shared ownership homes are reserved for those already living and working in Hackney, and any homes for sale are marketed to local people first.

**GENUINELY AFFORDABLE
COUNCIL HOMES
PRIORITISED FOR
LOCAL PEOPLE!**



13,000

families are waiting for a Council home.

That's why



#HACKNEYISBUILDING

We only build 3 types of home:

SOCIAL RENT

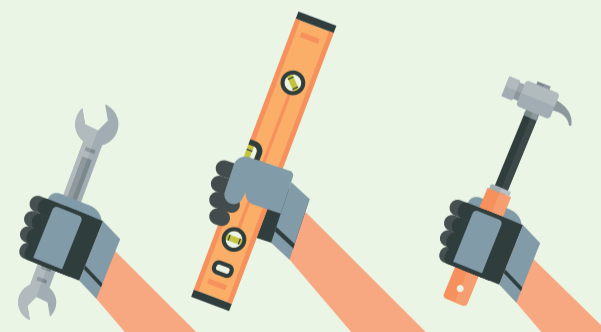
Old-fashioned Council housing for those most in need of somewhere to live. These homes are prioritised for existing tenants affected by regeneration and homeless families on our housing waiting list. The average rent for a two-bed home at one of our new developments is £148.94 per week.

SHARED OWNERSHIP

Aimed at first-time buyers struggling to get onto the housing ladder. Residents buy a share in a new home that they can afford, and pay a subsidised rent for the remaining share to the Council. Overall costs are generally lower than renting from a private landlord, and the homes are all managed by the Council.

OUTRIGHT SALE

Homes sold at market value to fund genuinely affordable housing. Our in-house Hackney Sales team markets these properties to local buyers first, and all income is reinvested into building new social housing.



#HACKNEYISBUILDING

Nearly **2,000 HOMES**

more than **20 SITES**

between **2018-2022**

KEEPING COMMUNITIES TOGETHER

Opportunities for local tenants to move to new Council homes

Building new homes causes huge disruption, and we believe it's only fair that local people should always be the first to feel the benefits of new developments in exchange.

We want to help keep communities together so that if people are in housing need they don't have to move away from the estate to get a suitable home.

That's why you will receive first dibs to move to one of the new Council homes for social rent being built on your estate, if:

- You're a secure Council tenant and you've lived on the estate continuously since at least 12 months before the construction of new homes began
- You are in housing need in your current home as set out in the Council's Lettings Policy



The full eligibility criteria, including how this offer will be applied on your estate, will be discussed with you nearer to the time, but you can speak to the Council's New Build team on **020 8356 1998** or **newbuild@hackney.gov.uk** for more information.

The decision to move will entirely be yours – nobody will pressure you to do so, and you do not need to leave your current home if you would rather stay. If you're interested, you can register with us for more information without committing yourself to moving home.

Frequently asked questions

? Am I eligible?

Your Housing Officer will be able to give you guidance and help you to apply when the new homes are closer to being completed. In general, you must have a housing need – such as living in overcrowded conditions, under-occupying your current home or a medical condition – to be eligible. It's also important that your current home is in a good condition. You may not be considered if you have breached the tenancy conditions in your current home, and any rent and Council Tax arrears must be cleared before you will be considered for a move.

? What size of property can I apply for?

This will depend on how many people in your household, what age they are, and what needs they have. Decisions will be made in line with the Council's Lettings Policy. You can find more detailed information by contacting us or at www.hackney.gov.uk/lettings-policy

? Can my adult children get their own properties?

Anyone over 18 needs to make their own application to join the Council's housing waiting list, and would not be eligible under this policy. If you have children over 18 who have continuously lived in your home with you, they will be entitled to move with you to a new home if you choose to apply – although they might not be eligible for their own bedroom unless they are 21 or older.

? Does this mean my home will be demolished?

No, unless you live in Trinity Court, which could be redeveloped as part of these proposals. On your estate, the main focus is on building new homes on underused land, however proposals could include the demolition of six homes at Trinity Court. If you're a resident with established housing needs you'll get first dibs on these new homes even if your current home isn't going to be demolished.

? Can I keep my car parking space?

New homes in Hackney are car-free and do not have allocated spaces, but if you have a permit for an existing car parking space on your estate you will be entitled to keep it if you move under this policy.

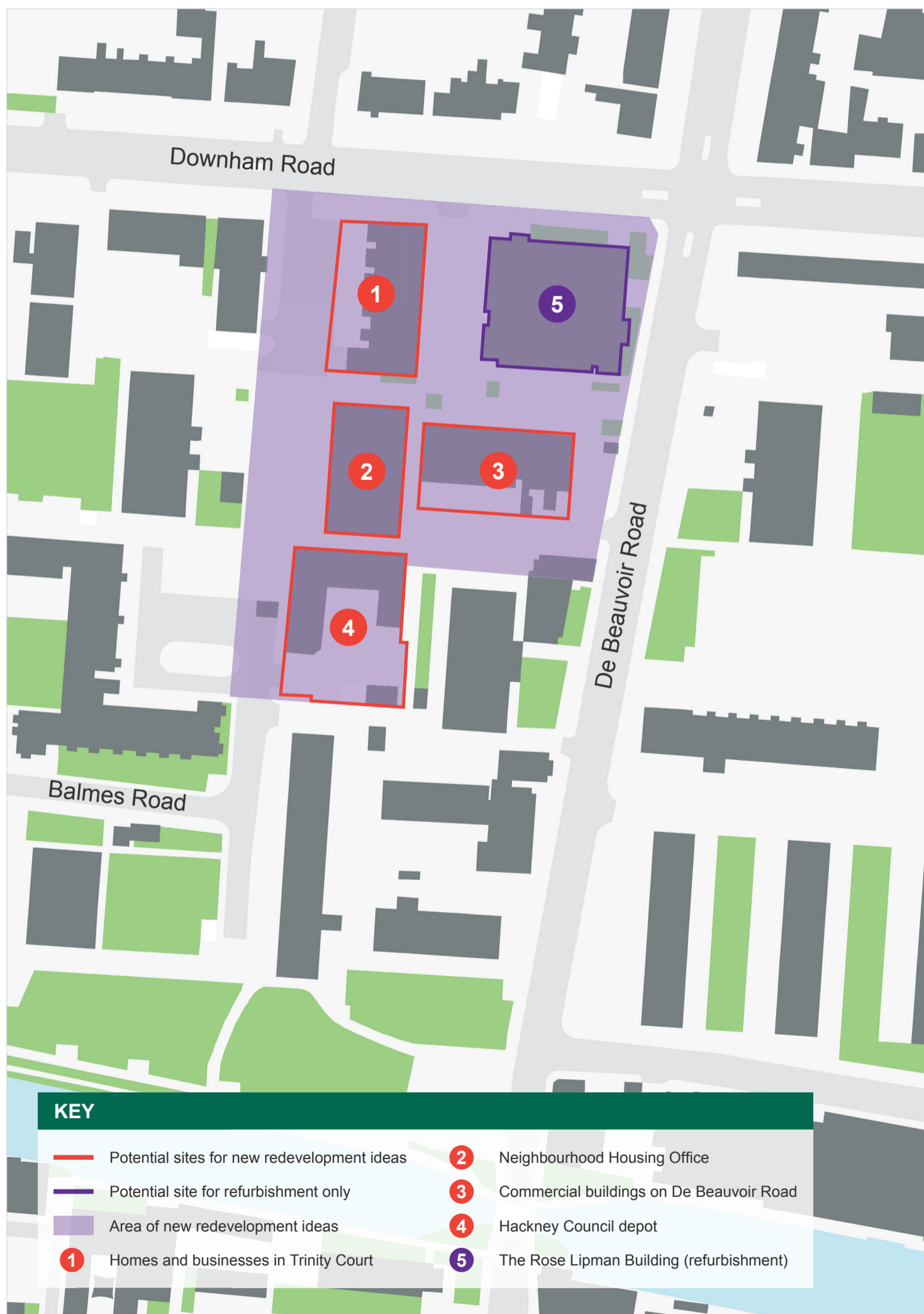
? Will my rent go up?

The new homes will be all be for Council social rent – the type of rent you pay now and the lowest rent we can charge. Your tenancy conditions will remain the same, but the exact weekly rent for new homes will slightly vary because of the way the Government makes us calculate them. It may be higher than your current rent, but we will tell you the exact amount before you apply so you can make an informed decision.

MORE NEW HOMES, COMMERCIAL SPACE AND BETTER FACILITIES AND LANDSCAPING

#HACKNEYISBUILDING

For De Beauvoir



We've purchased some land that belonged to a private company on the estate and we're considering how, if we demolish some existing buildings, we could build new, modern high-quality homes, new local shops and workspace in their place.

This could include redeveloping:

- The Queensbridge and De Beauvoir Neighbourhood Housing Office at 31 De Beauvoir Road
- The Hackney Council depot on Balmes Road
- Trinity Court, including commercial units at 57, 59, 61, 63 and 65 Downham Road
- Commercial units at 19, 21, 23, 25, 27 and 29 De Beauvoir Road.

We think redevelopment could allow existing Council tenants at Trinity Court to move to modern and higher-quality new Council homes for social rent on the De Beauvoir Estate and provide more than a hundred further much-needed homes, a new Neighbourhood Housing Office and modern commercial space – including affordable workspace for local businesses.

We haven't made any decisions, and these ideas are at an early stage. We've been speaking directly to residents and businesses who could be affected, and have met with the Resident Steering Group. We'll now be commissioning architects to see how these ideas could work in practice, and we'll keep you up-to-date about ways you can get involved.