HACKNEY IS BUILDING

Since launching our innovative, not-for-profit Council housebuilding approach in 2011 we've led the way in delivering high-quality Council housing in Hackney – a model we're now seeing followed by councils across London.

Since May 2018, we've completed or started more than 1,500 homes, despite the challenges caused by Brexit, the coronavirus pandemic and the continued absence of government funding.

More than half the homes the Council builds are for genuinely affordable Council social rent, shared ownership or Hackney Living Rent.

Over 1,500 new homes since May 2018

New community and retail space

More trees and improved landscaping
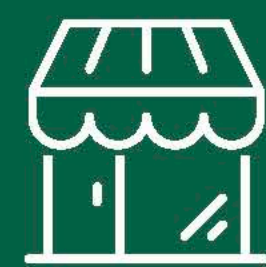
Modern, energy efficient homes

BEYOND HOUSING

- Over 20 housing and architecture awards.

- Training and apprenticeship programmes for local people.

- Greater investment in public spaces, including play equipment, outdoor seating or planting areas.

- Three brand new secondary schools and a state-of-the-art new Britannia Leisure Centre.

#HACKNEYISBUILDING

HOW HACKNEY IS BUILDING

Our house building programme isn't about luxury flats or overseas investors – it's about building genuinely affordable homes for those most in need of somewhere to live, with priority going to local people first.

We know you'll judge us by what we actually do. That's why our Residents' charter sets out the promises the Council will make to you, and the rights and guarantees you are entitled to if new homes are to be built where you live.

The charter outlines sets out the promises to local residents and ensures that existing residents are aware of their rights and guarantees.

Read the full Residents Charter online at hackney.gov.uk/resident-charter

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 prioritising Council homes for social rent.

COUNCIL LAND

Hackney is building on Council-owned sites to make the most of public land to help tackle the housing crisis.

NOT FOR PROFIT

With little government funding for social housing, we only build homes for outright sale to help pay for these. We never sell homes to make a profit.
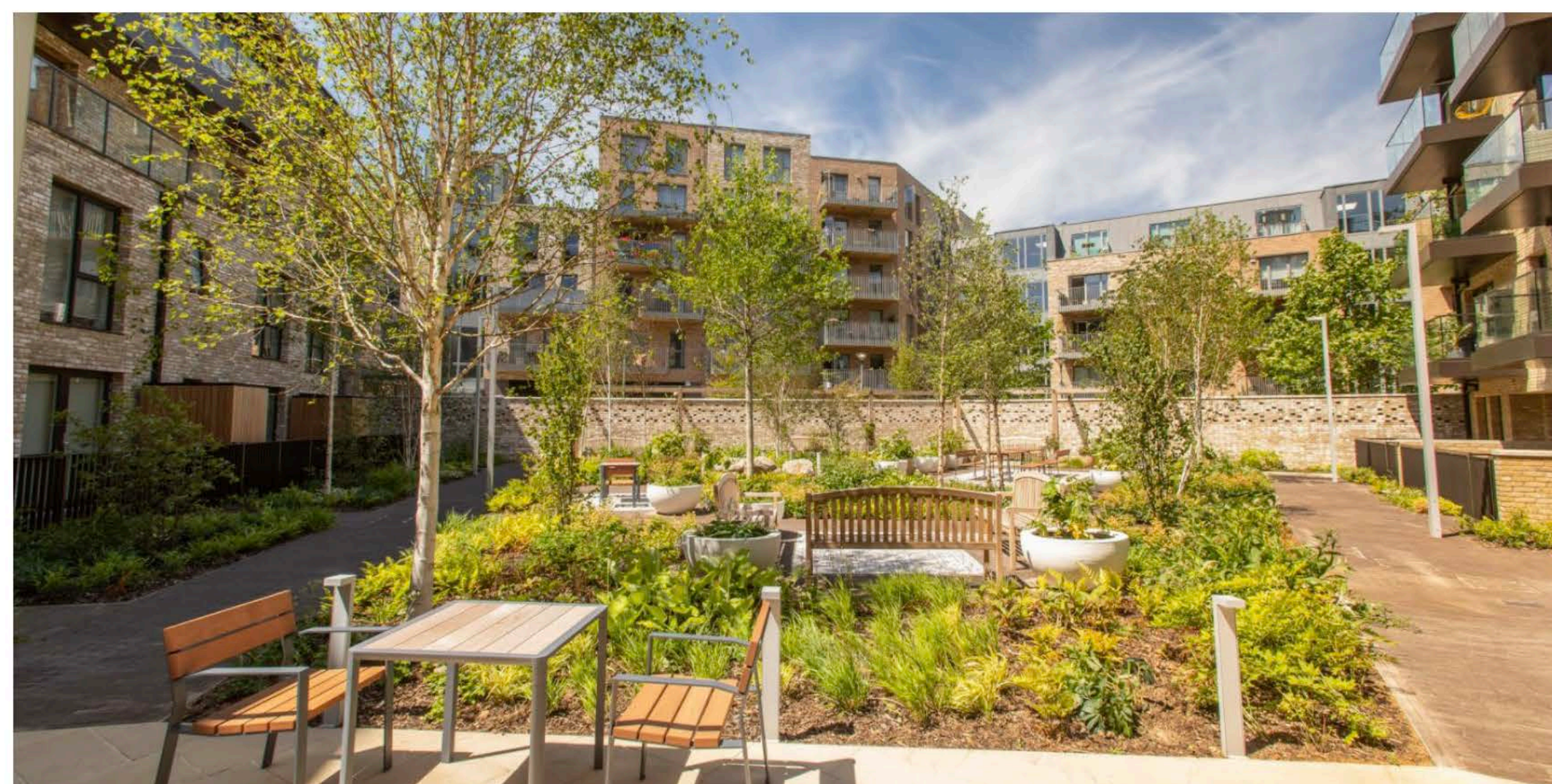
WORKING TOGETHER

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, so 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 current residents with established housing needs would get first preference for new Council rented homes, with any homes for sale marketed to local people.

#HACKNEYISBUILDING

WHY HACKNEY IS BUILDING

Hackney is facing an unprecedented housing crisis. Today there are thousands of families waiting for a Council home. More than 3,000 households are living in hostels and other unsuitable temporary accommodation.

Another 34,000 households are part of the borough's ever-growing number of private renters, where rents have increased by more than a third since 2011.

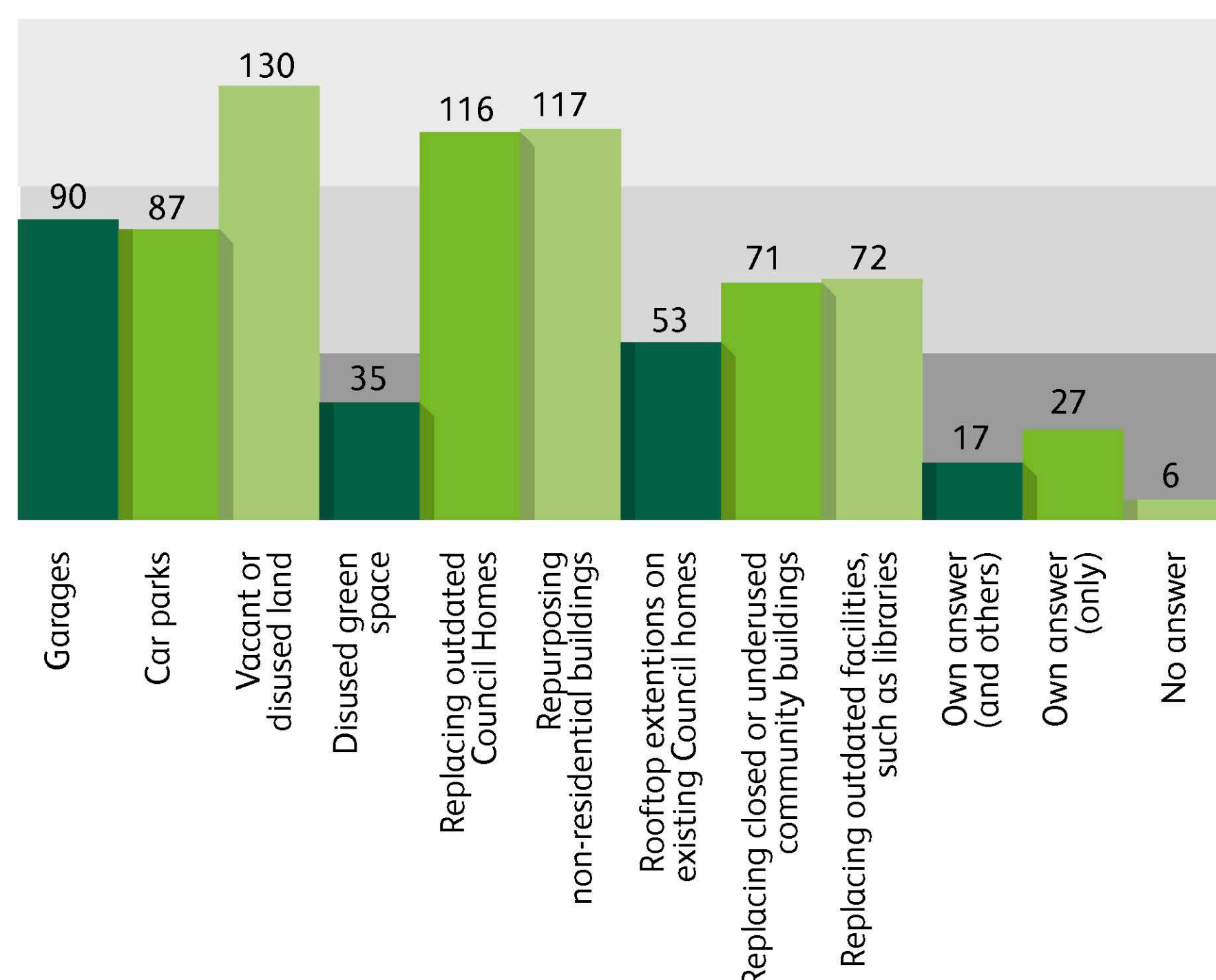Buying a home, for those who can afford it, now costs seventeen times the average household income.

That's why we'll continue to take advantage of every opportunity to increase the number of the homes we build that are genuinely affordable, find innovative ways to increase housing supply, and put measures in place to ensure that more of the homes built by other developers are affordable to local people.

Every new home that Hackney is building is an opportunity for a local family to have safety, security and long-term roots in the borough, keeping it a place for everyone.
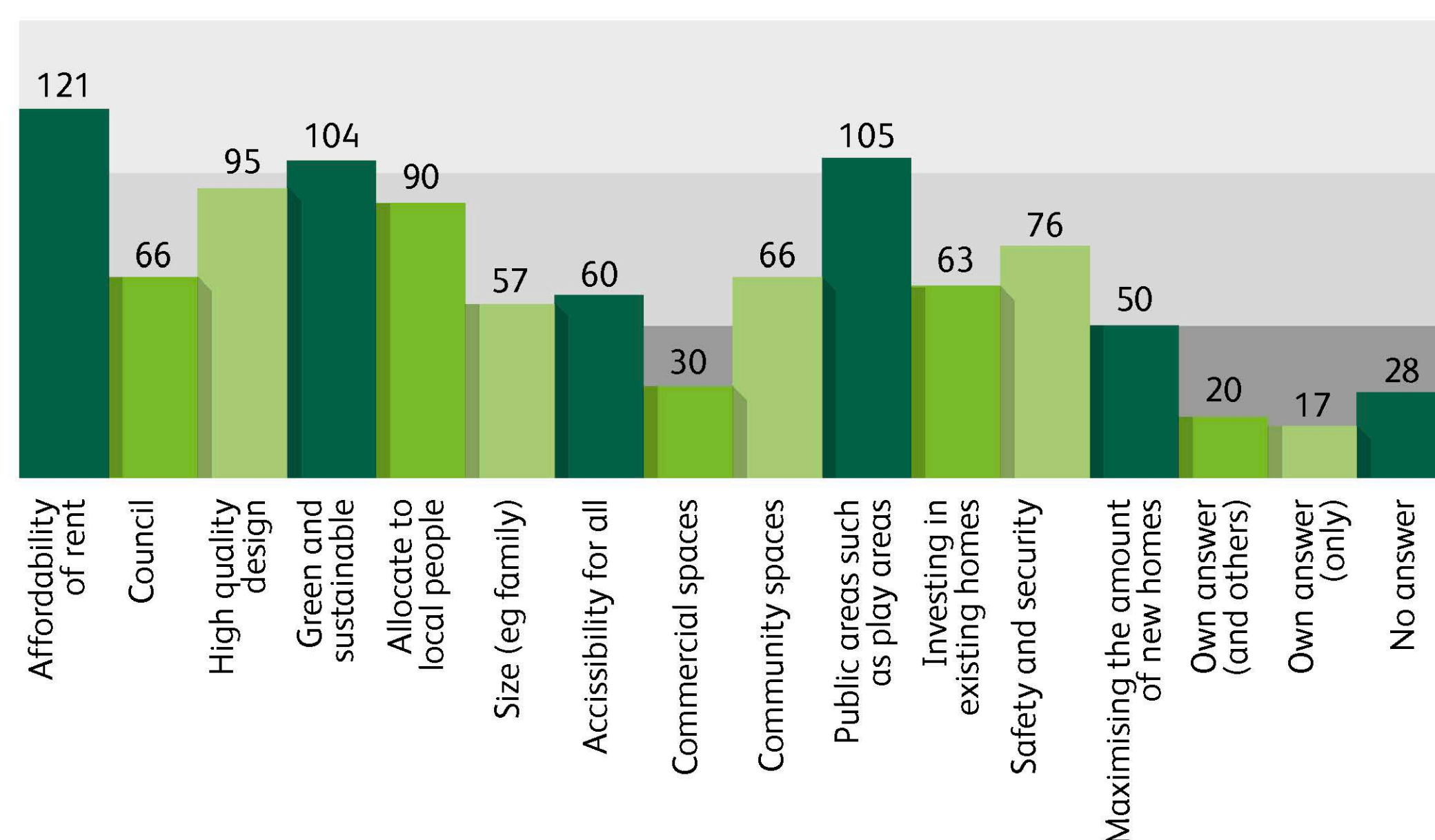
WHAT'S NEXT?

At the start of this year we began talking to local residents about the future of our housebuilding programme and where we should build next. It provided us with valuable insight into how you felt about regeneration and what you want to see next.
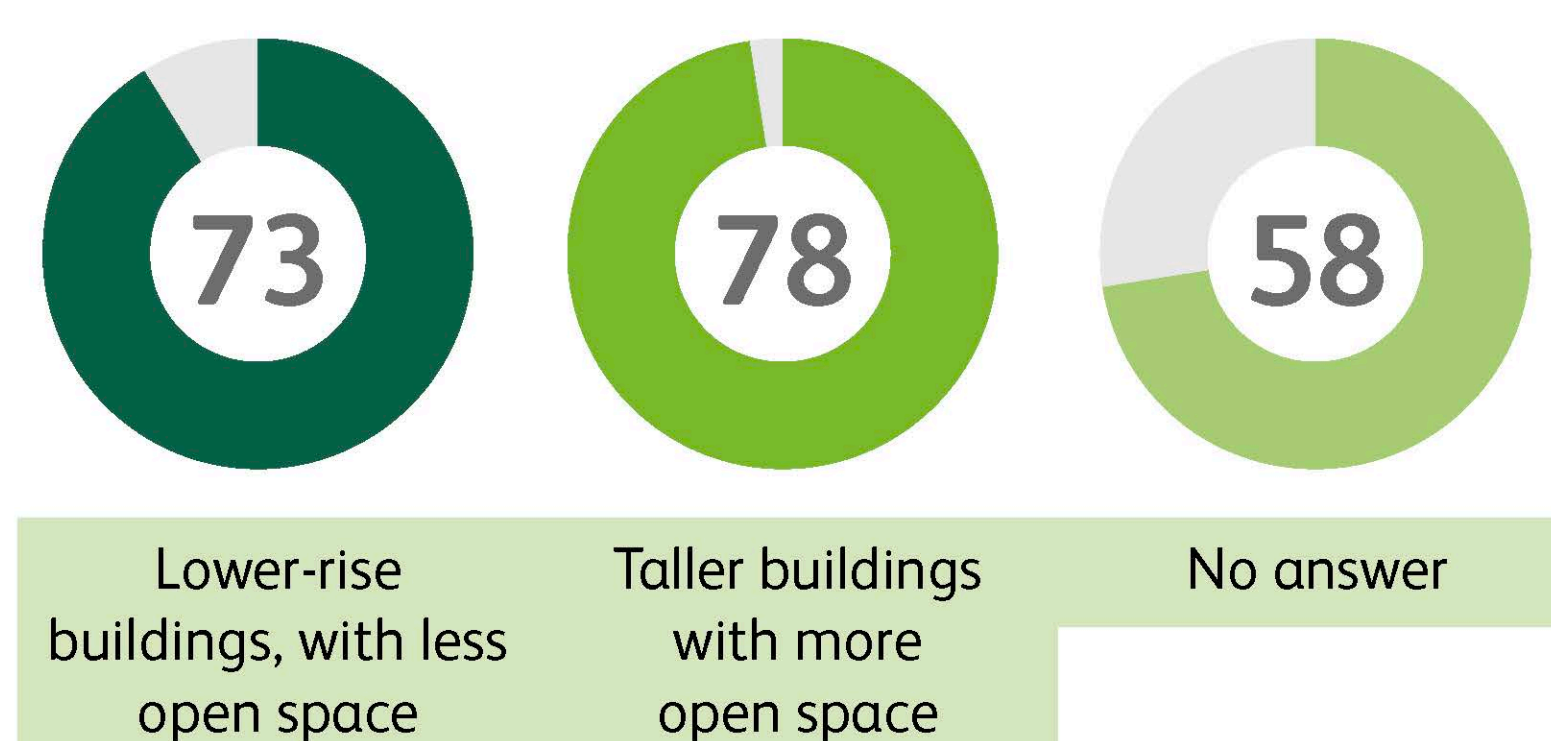
What should the Council's priorities be when building new homes?

Category	Value
Affordability of rent	121
Council	66
High quality design	95
Green and sustainable	104
Allocate to local people	90
Size (eg family)	57
Accessibility for all	60
Commercial spaces	30
Community spaces	66
Public areas such as play areas	105
Investing in existing homes	63
Safety and security	76
Maximising the amount of new homes	50
Own answer (and others)	20
Own answer (only)	17
No answer	28

What kinds of sites should the Council look to build new homes on?

Category	Value
Garages	90
Car parks	87
Vacant or disused land	130
Disused green space	35
Replacing outdated Council Homes	116
Repurposing non-residential buildings	117
Rooftop extentions on existing Council homes	53
Replacing closed or underused community buildings	71
Replacing outdated facilities, such as libraries	72
Own answer (and others)	17
Own answer (only)	27
No answer	6

To provide the number of new homes, should the council build

- **73** Lower-rise buildings, with less open space
- **78** Taller buildings with more open space
- **58** No answer

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