

HACKNEY HOMES YOUTH RLG CONSULTATION

About Us:

- Introducing Young People
- Introducing Youth Engagement Project
- Partnership project with Hackney Homes and 3 RSL's
- Delivered in 8 estates in Hackney
- Formed 5 youth committee's

What we do as YEP

- We are the voice of young people within our community
- We have a youth committee meeting once every month
- Youth committee's are rewarded with one social activity every month
- Committee members meet with TRA reps in their areas
- Committee members have representation on the Hackney Youth Parliament and Neighbourhood Youth Forums
- Youth Committees take part in housing consultation and generic consultation activities



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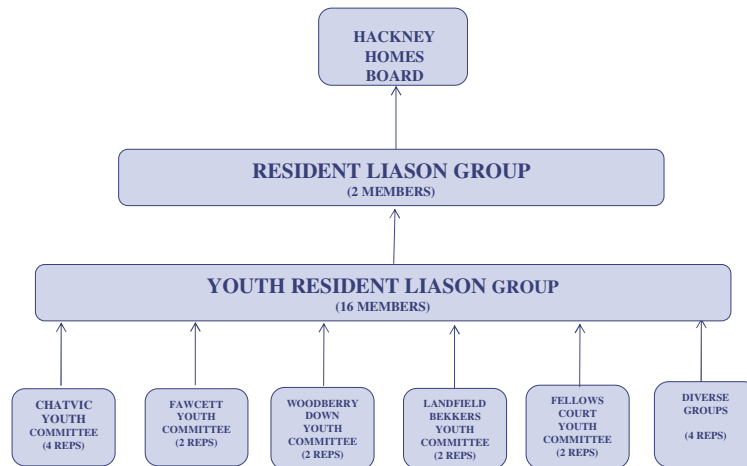
Why we are here:

- We would like to set up our own youth RLG
- As young people we would like to have an input in matters concerning our homes and where we live, which could be taken to the Hackney Homes Board
- With the current RLG it is quite difficult to obtain the views and opinions of a diverse group of young people
- A youth RLG will enable young people to come together and address issues and concerns in an open and honest manner



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Our Proposal:



What are the benefits:

- Young people will be provided with an opportunity to have their voices heard
- The youth RLG will have representation from 8 estates in Hackney which fall within each of the four neighbourhoods
- The youth RLG would be open to representatives from other minority groups eg LGTU, LGBT and disability groups
- 2 young people will attend the RLG meetings to represent the Youth RLG
- Young people will be able to discuss and elaborate issues within their own time with their own peers
- Youth RLG could be used for consultation and focus groups by Hackney Homes and other third parties.



Working Together

- We would like to work closely with the RLG so we have a thorough understanding of what the RLG does and the way it works
- We do not want to segregate ourselves from the main group, and at times would like to invite members from the RLG to attend some of the youth RLG meetings and vice versa
- Youth RLG would like to attend a social with the RLG as this would enable members to really get to know each other and socialise outside of meeting scenarios
- Minutes from Youth RLG meetings will be forwarded to the RLG



Conclusion

- We would like to make a proposal to the RLG and the Hackney Homes Board for a Youth RLG and the resources and support needed to develop this.
- Thank you for taking the time out to listen to our presentation, we appreciate it.
- Thank you !
- Any Questions?



Equality of Access to services for Street Property Residents

Presentation to Residents Liaison Group

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January 2011

Street Property numbers

- Hackney Homes manages 1,568 Street properties, of which 1,220 are tenanted and 348 are Leasehold
- Street properties represent 3% of Hackney Homes housing stock of properties.

Definition of a Street Property

- Street properties are defined as non-estate homes which directly front onto a public maintained highway.
- They are typically Victorian built terraced houses, with a number larger size Edwardian built terraced or semi-detached houses.
- The properties were primarily built between the 1850's and 1920's and were originally built for a sole family occupation.
- The height of the houses are between 2-4 storey's; Victorian houses tended to be of 2 story's in height and all houses had basement areas (for servants working / living areas)

Historical Management of Street Properties

- Over the years these houses were sub-divided by their owners or a property speculator, into flats and let privately.
- Post Second World War, saw the introduction of legislation to tackle “slum landlords” and to set minimum standards of property maintenance by Landlords
- The local authorities were given the responsibility for both the inspection of private rented property and the enforcement of legislation; coupled with the prosecution

Local Housing Authority Involvement

- If a Landlord did not have the financial means or the inclination to carry-out the repairs required by the Council, they could serve a counter-notice, requiring the local authority to buy the property (at District Valuers valuation). There was no choice for the Council, but to buy the property.
- The Council were only required to complete the repairs, listed in the original order, and the tenants of that property, automatically became tenants of the local authority

Access to Neighbourhood Housing Services

- Tenants of Street properties have equal access to the services, currently provided by either the local Neighbourhood Office or centrally by Hackney Homes. These include:
 - ❖ Individual tenant repairs
 - ❖ Gas boiler servicing and repairs (including annual safety inspection)
 - ❖ Communal repairs
 - ❖ Handling and addressing ASB
 - ❖ Rent arrears & general debt advice services
 - ❖ General Housing Management issues
 - ❖ Communal lighting defects
 - ❖ Resident involvement / consultation
 - ❖ Decent Homes works
 - ❖ Planned maintenance-subject to the equipment and systems required
 - ❖ Tenancy support services
 - ❖ Ways into work programme

Access to Planned Maintenance Programmes

- Street properties are included in the planned maintenance programme but this is dependent on the equipment or system to be installed. Electrical heating, ventilation systems and drainage are included.
- There are a number of programmes that are not relevant to street properties:
 - CCTV
 - Communal TV
 - Communal Heating
 - Communal Lighting
 - Roads and Footpath

Asset Management

- Minimum 5% of annual budget each year spent on street properties
- Unit refurbishment costs 40% higher than equivalent estate property
- 2009-10 : 110 street properties units (including leaseholders) were refurbished.
- 2010-11: 187 street properties units (including leaseholders) have been refurbished to date.
- There are 550 outstanding street property units that require internal & external refurbishment.

Working with Residents of Street Properties

- Hackney Homes has recognised that residents of street properties, have not had a Forum, in the past, that would represent the collective views of those living in street properties, which are scattered across the Borough
- Hackney Homes has created, with the valuable help from some street property residents, the Street Property Forum. This Forum has been supported by the Hackney Homes Residents Participation Team and is now an integral part of the residents consultation and advisory process
- Regular Forum meetings helps to inform Hackney Homes and the Board of the issues pertaining to these properties

Street Properties

Thank you for listening

Any Questions?