

celebrating



years



A good story - worth telling

Of course in an ideal world there would not be a shortage of affordable housing and perhaps organisations such as ours would not need to exist. However, reality is rarely perfect and that a locally based organisation can grow from having two houses in 1968 to 8,000 homes today, providing housing for over 30,000 people, is a major achievement and a good story, worth telling.

In the last 15 years alone our stock has doubled in size despite the considerable challenges inherent in developing in London, including high land values and the need to redevelop often constricted brownfield sites in already densely populated areas.

Today we employ 150 staff, work across north and east London and together with Outward, our care and support subsidiary, our group employs more than 600 people. We have delivered groundbreaking regeneration schemes at Arsenal and Hale Village, transformed communities and restored an iconic Edwardian Town Hall in Tottenham. We manage the Barnsbury Estate in Islington in partnership with residents and we provide a wide range of supported housing, run award-winning community programmes and are consistently one of the main providers of new affordable housing in London.

A record we can truly be proud of.

Our roots

In Hackney in the second half of the 1960s there was a severe shortage of affordable housing, lengthy waiting lists and the widespread spectre of homelessness. Action needed to be taken. Philip Blairman and colleagues from the New London Synagogue decided to set up a housing association to help local people find decent and affordable homes. Newlon formally came into being as an Industrial and Provident Society on 13th February 1968.

We bought our first two houses in Amhurst Road and Evering Road in Hackney in August 1968 to refurbish and convert into flats to let at affordable rents and the first residents had moved in by December of that year. Both houses were bought for a total of £10,500. We still own both these houses today and if we were to sell them by contrast to 1968 they would probably be worth £1 million and £2 million respectively.

Newlon quickly expanded, moving to our first offices at 1 Stamford Hill and appointing a full-time manager. It was at these offices in 1971 that Sue Jones, who worked for us for the next 45 years joined from a solicitor's firm in the same building. At the time we had six homes and she was the fourth staff member.





What was going on in the late 1960s?

In 1957 Prime Minister Harold MacMillan declared 'you've never had it so good' and by 1968 London was at the epicentre of the 'swinging sixties', yet precisely at this point a number of London housing associations including Newlon, Notting Hill, Wandle, Hyde, Catalyst and Genesis were founded, as were the campaigning anti-homelessness charities Crisis and Shelter. What exactly was going on?

The BBC TV play, Cathy Come Home, first broadcast in November 1966 is credited with highlighting issues that were not then widely discussed in popular media, such as homelessness, unemployment and the rights of mothers to keep their own children. It was watched by 12 million people - a quarter of the UK population at the time. Its hard-hitting subject matter and highly realistic documentary style, new to British television, created a huge impact on its audience.

What was the cause of the shortage of homes in London?

Over a million homes are estimated to have been destroyed or damaged in London during the Second World War. Combined with the post-war baby boom and the large-scale slum clearance programmes of the 1950s and 1960s this led to a serious shortage of affordable and decent housing, with many people living in homes unfit for habitation.

One issue covered in Cathy Come Home and raised by organisations such as Crisis and Shelter is that local authorities prioritised moving people into new accommodation who lived in the areas chosen for slum clearance. This left many people who were not officially homeless living in often uninhabitable accommodation that was not part of the clearance programme. The newly set up housing associations helped to fill this gap.

1968 versus 2018

Although London has undergone massive regeneration since the late 1960s and the overall standard of accommodation and tenants' rights have improved significantly we are still faced by a massive demand for affordable housing.

This is driven by the shortage of land available for development for affordable housing, the massive recent rise in land values and the significant increase in housing costs compared to income.

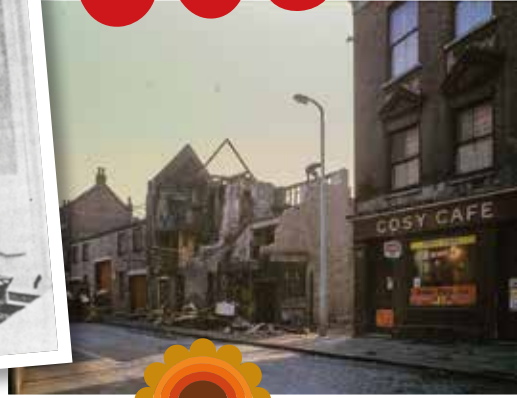
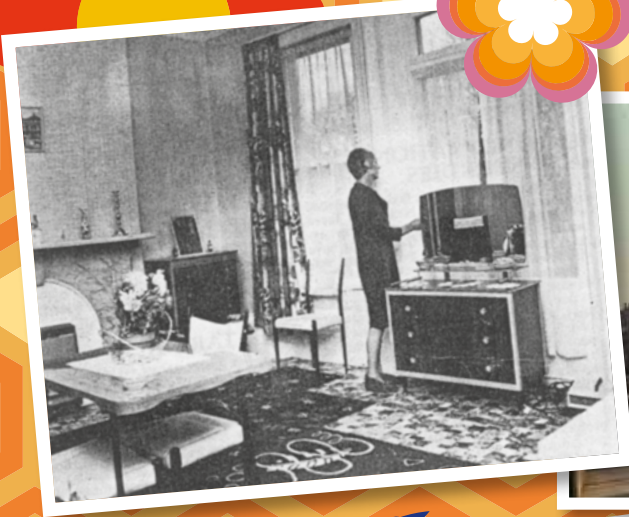
For example recent research by the National Housing Federation shows that in Hackney the average price to buy a property is £600,000, while typical private rents are £1,800 a month compared to average annual household incomes of £32,848.

This means that private rents are 80% of average disposable household incomes. As a result 35% of working families in the borough claim housing benefit. About 3,000 of the people on Hackney's housing waiting list are homeless families in temporary accommodation. This number has tripled in five years and continues to rise.

This picture is repeated across London boroughs and once again we face a period when there is a massive demand for affordable housing which needs to be met.



60s



70s



1969
Concorde, the world's first supersonic airliner, makes its maiden flight

The 1960s

Philip Blairman and members of the New London Synagogue set up a housing association with the aim of acquiring suitable Victorian houses and converting them into flats to let at low rents.

1968

Newlon Housing Trust is founded in February and buys its first two properties, 163 Eving Road, N16, and 68 Amhurst Road, E8, for a total of £10,500, (we still own both these properties).

1969

We employ our first full time member of staff and move into our first office at 1 Stamford Hill.

The 1970s

During the 1970s we initially grew by continuing to buy and renovate mainly Victorian street properties and converting them into to flats to let at affordable rent.

1972

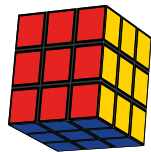
Our 100th home is brought into management and we move into larger offices at 195-199 Stoke Newington High Street.

1973

We start our first developments outside Hackney at Bounces Road in Enfield.



80's



1974
The Rubik's Cube 'The Best Selling Toy in the World Ever' is created



WWW

1989
English scientist Tim Berners-Lee invented the World Wide Web



1974

The new Housing Act introduces the Housing Association Grant, which triggers a period of development and expansion. We start to provide housing in Tower Hamlets.

1976

We open our first homes for people with support and care needs.

1977

We refurbish over 100 properties in a single year for the first time and move to new premises in Lower Clapton Road.

The 1980s

1982

The development of two blocks of flats in Folgate Street, E1, are our first 'new build' projects.

1983

We complete our 1,000th home and our first new build sheltered housing development in Mount Pleasant Lane in Hackney.

Access Homes Housing Ltd. is set up as a non-charitable, low-cost home ownership housing association.

1986

We purchase the Mothers' Hospital site in Hackney, our biggest new build project to date.



90s



1997
The first instalment in the Harry Potter series is published



1996
Dolly the sheep was the first cloned mammal ever to be created from an adult cell



2000
The world celebrates the turn of the millennium

The 1990s

1990

Mothers' Square is opened by HRH Prince of Wales.

1992

We complete our first Shared Ownership scheme at Limehouse Basin, E14. The £2.5 million development comprises 42 homes, many overlooking the River Thames.

1996

We move to a purpose-built head office in Hoxton Street.

1997

We are awarded Investor in People status for the first time. We now hold the coveted Gold accreditation.

1999

Residents of the Barnsbury Estate in Islington vote for a stock transfer to Newlon. The Estate is subsequently managed by us in partnership with BELMO, a tenant management organisation. A programme of major works is carried out to refurbish the Estate.

2000s

The new millennium starts with the creation of our ongoing partnership with Outward and sees a major step up in the level of our development activity when we are chosen to be part of the Arsenal Regeneration Programme, one of Europe's largest regeneration projects.



2001
Apple introduces the ipod



2010s



2012
The Summer Olympics are held in London



2000s



2004
Facebook is launched



2001

Outward, our specialist care and support partner, which was founded in Waltham Forest in 1975, joins the Newlon Group. Today Outward works with more than 1,000 vulnerable adults.

2003

We sign up as the lead housing association partner in the 'Arsenal on the move' regeneration project. Initial plans were to provide 439 affordable homes around the club's former Highbury stadium. In fact we now have 1,500 homes in the Arsenal Regeneration Area, perhaps the only regeneration project on this scale to have delivered 50% affordable housing.

2005

Hornsey Street 5-7, the first part of the Arsenal Regeneration Programme is completed, providing 300 new homes for Key Workers.

2010s

2011

We move to our new Group HQ, forming part of the Hale Village Regeneration scheme at Tottenham Hale.

2012

All of our housing at Hale Village is completed, providing 542 new affordable homes in a mix of tenures.

2013

Works are completed on the renovation of Tottenham Town Hall and Isobel Place, helping to regenerate Tottenham Green.



2014

Works are completed at Queensland Road, the last part of the Arsenal Regeneration Programme, where we provide 352 homes adjacent to Emirates Stadium.

2015

Cannon Road in Tottenham, a major regeneration project on the site of a derelict rubber factory, is completed. The site provides 222 new homes and a school developed in partnership with Spurs.

2017

We enter into our first ever Joint Venture to raise funds to invest in providing new affordable homes.

2018

We celebrate our 50th anniversary.

The future shape of London...

Since 1968 the shape and demands of the housing market in London have changed significantly. Affordable housing now includes providing accommodation for Key Workers and working people on lower to middle incomes who are potentially priced out of local housing, especially in terms of home ownership, as well as those on local authority waiting lists or with care and support needs.

We know that we need to work harder than ever to keep meeting this demand in London's complex and fast-changing world. For the first time we are developing a small proportion of private sale homes so we can reinvest the profits into affordable housing and we have entered into a Joint Venture for the same purposes. We also know that the landscape will continue to change. Perhaps the future of London will be less high rise than seemed likely until recently following the tragedy at Grenfell Tower. What we can be certain of is that after 50 years of supporting the housing needs of local people in north and east London we are in good shape to be part of this great city's future.



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Newlon Housing Trust is a charitable housing association

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