

CASE STUDY



HGL – HOUSING GATEWAY LIMITED

An increasing supply of affordable, quality housing options

After establishing the council owned housing company Housing Gateway Limited, in March 2014, the target of 500 units has already been achieved 15 months early and

has now been surpassed, with 519 properties currently owned by the company. By reaching this target, it has enabled the Council to provide good quality accommodation for tenants and also make a **cost saving of £4.3m since 2014**. Having sole nomination rights to properties and therefore moving families out of expensive nightly paid accommodation has allowed us to make a significant improvement to our residents living conditions and created a cost saving for the Council. By creating HGL, we have also been able to set a clear standard for the local market which others can be measured against. It's also enabled the

Council to provide long term choices for the future through asset ownership.

Another challenge for the Council is sourcing suitable accommodation for residents with disabilities, however HGL has been able to purchase and tailor properties to individual needs, providing the Council with a creative solution to a complex issue whilst also reducing costly service placements. By being able to provide suitable accommodation in the right area for these residents has **improved their quality of life**, and we are proud to have been able to support where the private sector could not.

CASE STUDY



ENERGETIK

Pioneering investment to provide clean energy for the Borough

The Council is continuously looking for ways to provide value for money and create sustainable and environmentally friendly places residents can be proud of.

The Council has agreed to invest up to £58m in its local energy company called Energetik. 100% council-owned, Energetik will provide better value, reliable and environmentally friendly energy across North London. Specially designed heat networks will supply low carbon heating and hot water through a series of highly insulated pipes; helping to secure London's energy future, improve the capital's air quality and the environment.

As one of Europe's largest low carbon heat networks and an innovative local authority business model, Energetik is already a real source of pride.

The business will supply over 15,000 homes, public buildings and businesses, including new developments at Meridian Water, Arnos Grove, Oakwood and Ponders End. The first residents at the Montmorency Park and Electric Quarter developments are already connected and enjoying their new heating system. Customers enjoy a fair price, and an energy supply that is safer and reduces their carbon footprint for heating by up to 80%. Smart meters are being installed in every home, providing a visible commitment that **Energetik is serious about putting the customer first.**

CASE STUDY



INDEPENDENCE AND WELLBEING ENFIELD LTD (IWE)

Independence and Well Being Enfield Ltd. is a Local Authority Trading Company providing adult social care services for people in Enfield

Independence and Well Being Enfield Limited is a Local Authority Trading Company wholly owned by Enfield Council. It launched on 1st September 2016 to provide adult social care services. Service offers are based on a blend of Well Being services to be purchased with a Personal Budget, Service Level Agreements to manage arrangements on behalf of other Council Services and contracts to deliver services for partner organisations such as the NHS. Benefits of the company to the council are it

has delivered £900k Savings to the Council for the agreed services transferred to the Company and it has recently undertaken the establishment of Bridgewood House a 70 bed residential and nursing care home.



CASE STUDY



ENFIELD INNOVATIONS LTD

Enfield Innovations is focused on developing new, high quality, energy efficient homes

The purpose of the company is to manage the Council's small housing site building scheme. Houses are sold on the private market as soon as they're built.

The company benefits Enfield Council by being a commercial development vehicle which, in the long term, can increase the supply of good quality housing in the borough whilst returning dividends derived from a market rental portfolio/market sale developments.

When the Council provides EIL with development finance it borrows from the PWLB at submarket rates and lends to EIL at market rates, enabling the Council to generate income from the loans.

EIL was formed as a special purpose vehicle (SPV) to facilitate the development of the Small Housing Sites 1

(SHS1) project. This comprises of 94 homes, 57 market sale/rent and 37 affordable, spread across 7 small development sites at various locations around the borough.

