

# Appendix One – Strategic Content

## 1. Executive Summary

The council's corporate plan for 'One borough, One future' has four Key priority areas:-

**Outstanding for all:** Enabling all Haringey children to thrive

**Safety and wellbeing for all:** A place where everyone feels safe and has a good quality of life

**Opportunities for all:** A successful place for everyone

**A better Council:** Delivering responsive, high quality services and encouraging residents who are able to help themselves to do so

Contributing to these priorities and in particular in creating opportunities for all it is the Council's vision for housing in Haringey to create:

***“ Neighbourhoods that people choose to live in with a balance of different types of homes which offer Quality, Affordability and Sustainability for current and future generations “***

In order to deliver this vision five aims as depicted in Haringey's Housing Strategy 2009-2019 are:

- To meet housing need through mixed communities which provide opportunities for our residents
- To ensure housing in the borough is well managed, of high quality, and sustainable
- To provide people with the support and advice they need
- To make all homes in the borough a part of neighbourhoods of choice
- To contribute to creating the Greenest Borough

Haringey's approach to achieving these aims has been based upon the following principles:

- Partnership between organisations, agencies and residents in the borough
- Strong relationships with government and national agencies (such as the Homes and Communities Agency and Tenant Services Authority) that will get the best deal for Haringey's residents
- Engagement with residents and communities so that decisions and service improvement are shaped by what they want

## **2. Introduction and Overview**

In August 2011 Tottenham was devastated by riots which led to the appointment of Sir Stuart Lipton by the Mayor of London to act as a champion for Tottenham. Sir Stuart Lipton's report titled 'It took another Riot' published in December 2012, makes references to the challenges facing Tottenham and a series of recommendations for improving the area. The Sir Stuart Lipton's report identifies that;

*“Overcrowding” is rife. Alongside new house building, existing housing standards should be enforced much more rigorously to reduce churn and overcrowding, otherwise Tottenham will continue to absorb London's residents in need of temporary accommodation. At three times the London average, and nearly eighteen times the national average, the impact of such concentrated volumes of transient residents is hard to overstate.*

The use of Houses in Multiple Occupation (HMO) licensing powers through the application of Mandatory and Additional practice gives the Council the ability to try and meet these aims. Licensing procedures already in place have an approach to achieving the best use our resources to identify, investigate, ensure compliance and enforce.

A targeted approach has been established by services working together, sharing intelligence and data with service partners such as planning enforcement, building control, council tax and housing benefits. Strong relationships with external agency such as the police, fire authority and border agency to carry out joint investigations are utilized.

Supporting the role of training and education to allow landlords to improve their knowledge, be accountable for their actions and responsibilities is provided through training courses delivered in partnership with London Landlord Accreditation Scheme and UKLAS.

### 3. What we know about Haringey

Haringey is home to approximately 254,900 people (2011 Census data); it is a popular choice for newly arriving migrants and offers a vibrant diverse and fast changing place to live. It is the fifth most diverse borough in London, some 50% of our population overall, and three-quarters of our young people, are from ethnic minority backgrounds, and around 200 languages are spoken in the borough.

The population is projected to expand by up to 10.6% by 2031. Within this there is expected to be a general shift upwards in the average age, but also an increase in the numbers of very young people.

Currently just under half of Haringey's households are owner-occupiers, with around 30% living in the social rented sector (18% Council stock, 11% Housing Association) and 22% in private rented accommodation. Owner occupation is greater in the west of the borough, with concentrations of social rented housing in the east of the borough, reflecting a wider social and economic polarisation. 30% of Haringey's population live in central and eastern areas of the borough which are among the 10% most deprived in England, and it is in these areas that regeneration efforts are currently concentrated.

There is a high demand for housing across all tenures. In the private sector this can be seen in house prices, which rose by 94.9% over 2002-7, with the average home in Haringey costing approximately £353,800 in summer 2008, although this average does mask the significant variation across the borough. The long-term trend in house prices is for prices to increase, the need for affordable housing outstrips supply, with a shortfall in provision of 4,865 units per annum, or 52 per 1,000 head of population. It is these dynamics of the borough's population that lie behind the change and growth in housing demand and the increased need for units of accommodation within the private rented sector.

### 4. What we know about Tottenham

The nine wards that make up the parliamentary constituency of Tottenham accommodate just over half of the people living in Haringey. They are ranked among the 10 per cent **most deprived** in England and among the 5 per cent most deprived when measured against the 'Barriers to Housing and Services' element of the Index of Multiple Deprivation

2010. Additional licensing is being proposed for 5 of the 9 wards that make up the Tottenham constituency;

The average household income in Tottenham is £25,138 per annum - around £17,000 less than in the west of the borough and around £8,000 less than the average household income for London. Low wages act as a barrier to homeownership and **limit residents' housing options**;

Despite nearly halving the use of temporary accommodation during the last five years, there are currently just under, 3,000 homeless households living in temporary accommodation (including 1,884 families with children). Half of these households are living in Tottenham;

The number of people living within a flat, maisonette or apartment, part of a converted or shared house, including bedsits, rose from 22,993 in 2001 to 26,988 in 2011, identifying a clear **increase in demand** for this type of accommodation across the borough;

Haringey has the **fourth highest** number of occupants living in this type of accommodation in London. The actual number of people living in shared dwellings in the borough (three or more households) was 421. This Census figure we know is an under-representation of this type of accommodation in Haringey;

The census has also evidenced the increase in private renting within Haringey with an increase from 24% in 2001 to 31 % in 2011 greater than the increase in renting across London.

High house prices, stricter mortgage eligibility criteria and strong demand have fuelled an **increase in the level of private renting** in London with an estimated 25% growth over the last five years.

Increased **demand for low cost private rented accommodation** has also resulted from a sharp rise in the number of migrant workers coming to Haringey. Between 2002/3 and 2010/11, the Department for Work and Pensions completed just over 91,000 new national insurance registrations for overseas nationals in Haringey (the 4th highest in London). 67% of these migrant workers recorded the Parliamentary Constituency of Tottenham as their home.

Growth in Tottenham's private rented sector is reflected in the census data for Tenure from 2001 to 2011. The wards covered by the proposed additional licensing show the following substantial increase:

**Bruce Grove:** In 2001, there were 951 households;  
In 2011, there were 1,698 households

**Tottenham Green:** In 2001, there were 898 households;  
In 2011, there were 1,708 households

<b>Tottenham Hale:</b>	In 2001, there were 709 households; In 2011, there were 1,336 households
<b>Northumberland Park:</b>	In 2001, there were 665 households; In 2011, there were 1,376 households
<b>Seven Sisters:</b>	In 2001, there were 905 households In 2011 there were 1,767 households

The growing demand for low cost private rented accommodation fuelled by the Government's welfare reforms have prompted **low income households to migrate from central London to areas (such as Tottenham)** where housing costs are lower.

Other influencing factors are the influx of lower paid working families, individuals and migrants who need low cost housing. This demand has in itself created **a housing market that is very lucrative for rogue landlords.**

In 2011- 12 the number of national insurance registration made by migrant workers in Haringey was 11,540.

Restrictions on the amount of Housing Benefit that can be claimed by single people under the age of 35 have substantially increased the demand for shared housing. Poor quality property conversions (often carried out without planning permission or building regulations approval) create overcrowding, compromise amenity and fire safety standards and result in substandard housing.

## 5. What is the future

Transforming Tottenham is a strategic priority for Haringey Council and it is an essential component of our overall vision for shaping 'one borough with one future'. We are committed to tackling the inequalities that exist across the borough and driving forward regeneration in Tottenham will play a huge role in addressing these and supporting our vision for building a better society in Haringey. Our ambitions to increase enterprise and employment, promote more high quality housing and home ownership and investing in making Tottenham a successful and attractive place are not happening in isolation.

- Over 10,000 new high quality homes are to be built in Tottenham
- Over the past 18months planning approval has been granted for 1000 of these homes.

The link between good quality living accommodation, health and wellbeing is very well documented. The aim of this proposal is to improve the poorest accommodation in the private rented sector complimenting the new homes being built in the private and social housing sectors. This proposal to introduce additional licensing as a facilitator in doing this will also aim to compliment the following strategic objectives of the Tottenham Regeneration programme.

- Creating jobs and providing skills and training
- Improve healthcare and community facilities
- Improve educational facilities and opportunities
- Improve housing conditions and housing choice
- Improve transport infrastructure
- Support local businesses and traders
- Encourage appropriate development –retail, offices and housing
- Reduce crime, fear of crime and improve community safety
- Stimulate diverse cultural offer –inc. leisure and entertainment
- Create a green and better environment inc street scene, cleansing and waste

## **6. The role of Additional HMO Licensing for HMOs in Tottenham**

Licensing HMO accommodation in Tottenham will contribute to the priorities and vision set out in the Housing strategy for existing housing in the private rented sector and those living within it.

Licensing is about providing well managed high quality sustainable accommodation for a growing sector of society.

It is ensuring that this type of accommodation continues to be well managed so that it can contribute positively to a neighbourhood.