



Haringey Council

Report for:	Cabinet – 14 October 2014	Item Number:	
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Title:	Developing a New Housing Strategy for Haringey
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Report Authorised by:	Lyn Garner, Director of Regeneration, Planning and Development 
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Ward(s) affected: All	Report for Key/Non Key Decisions: Key Decision
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1. The issues under consideration

- 1.1 This report sets out the council's proposed vision, priorities and principles for Haringey's new Housing Strategy and seeks approval to issue these for public consultation for a period of six weeks from 20 October 2014.

2. Cabinet Member introduction

- 2.1 The Housing Strategy is an important document for the council. It not only sets out the priorities to meet housing pressures in the borough, it also establishes a blueprint for how the council will work with and engage its stakeholders and partners to deliver them.
- 2.2 Haringey's Housing Strategy 2015 will benefit everyone who lives in the borough. Our focus is not only on addressing housing need, but on the role that housing will play in meeting the economic, social and environmental aspirations of the borough. That is why it is so important to consult as widely as we can on what we think our priorities are and how we intend to deliver them.



- 2.3 Since 2010, local councils across the country have faced deep government imposed cuts in funding with more to come. At the same time, cuts in other public spending and changes to welfare benefits have resulted in an increase in the demand for public services, including the provision of housing.
- 2.4 Balancing the high priority that housing undoubtedly has within the community with reduced budgets is difficult, and ultimately means that the council will need to do more with less. The Housing Strategy consultation document addresses these concerns directly by identifying the increased role that the private, voluntary and social enterprise sector has to play in delivering the council's housing priorities.
- 2.5 I am determined that this consultation is a meaningful exercise and encourage everyone who has a stake in Haringey, whether they live here or work here, are residents or businesses to fully engage. Only by hearing the views of others and reflecting these in the final document can the Housing Strategy truly deliver the priorities for Haringey.

3. Recommendations

- 3.1 It is recommended that Cabinet: -
- (i) agrees the proposed vision, priorities and principles for Haringey's new Housing Strategy;
 - (ii) notes the consultation plan; and
 - (iii) approves the content of the Consultation Document and agrees to a six week period of public consultation from 20 October 2014.

4. Alternative options considered

- 4.1 The council could continue with its current Housing Strategy which covered a 10 year period from 2009 to 2019. However, this document was written during 2008, since when there have been a number of significant changes to housing policy both at a national and regional level. Other changes, including Welfare Reform and the ongoing Deficit Reduction Programme are also having an impact, most notably on demand and service provision. Many of the priorities and actions included in Haringey's current Housing Strategy no longer assist the council in meeting local housing priorities in this changed legislative and economic environment.

5. Background information

- 5.1 The council's published housing strategy sets out the vision and priorities for housing in Haringey. Specifically, it is intended to:
- assess and plan for the current and future housing needs of the population of Haringey, across all tenures



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- make the best use of existing housing stock to meet need
- plan and enable new housing supply
- plan and commission housing support services which link homes to support and other services
- ensure effective housing and neighbourhood management through partnership

5.2 The purpose of the Housing Strategy is to provide a framework for achieving the outcomes and priorities for housing in Haringey and contribute towards delivery of the council's corporate plan.

5.3 In addition to setting out local priorities, a Housing Strategy must also reflect national housing priorities and in the case of Haringey the regional housing priorities and targets set by the Mayor of London.

5.4 Finally, a Housing Strategy reflects the council's role in discharging a range of statutory duties such as those relating to homelessness, private sector housing and the safeguarding of vulnerable children and adults. It will also contribute to meeting the council's priorities across a range of other priority policy areas including growth and regeneration

5.5 The Housing Strategy is a wide ranging strategy that touches the lives of all Haringey residents in one way or another, be that directly through the provision of accommodation and services or indirectly through improvements in the public realm, environment and health. To this end, the Housing Strategy contributes to many of the council's corporate priorities both in the current and emerging Corporate Plan. In the current Corporate Plan, housing most directly impacts on Priority 9 (Ensure that everyone has a decent place to live) and Priority 8 (Deliver regeneration at priority locations across the borough) while contributing to Priority 2 (Enable every child and young person to thrive and achieve their full potential), Priority 3 (Make Haringey one of the safest boroughs in London), Priority 4 (Safeguard adults and children from abuse and neglect wherever possible, and deal with it appropriately and effectively if it does occur), Priority 6 (Reduce health inequalities and improve wellbeing for all) and Priority 7 (Drive economic growth in which in which everyone can participate).

5.6 While the Housing Strategy covers issues across the full scope of the emerging Corporate Plan for 2015-18, it most directly impacts on Priority 5 (Housing) and Priority 4 (Growth).

Evidence base

5.7 The strategy will be based on current research into the housing market in Haringey, including the Strategic Housing Market Assessment, carried out by GVA in 2013/14. This contains information on the demographic and socio-economic profile of Haringey, together with housing market information and details of housing need/demand and supply. The evidence base will be up-dated as new data becomes available.



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5.8 The following vision, priorities and principles for Haringey's new Housing Strategy have been developed through taking into account the council's draft corporate priorities and a range of demographic and other data about housing need in the borough. They reflect the overarching need for more homes in the borough together with the council's ambition to set those new homes within neighbourhoods that local residents identify with and where they can thrive.

5.8.1 The proposed vision is:

"Housing is about people and communities, not just bricks and mortar. This means we want to see mixed and inclusive neighbourhoods where residents can lead happy and fulfilling lives"

5.8.2 The proposed priorities are:

- Build strong, inclusive and mixed communities
- Build more homes across the borough
- Improve the quality of housing for everyone

5.8.3 The proposed principles underpinning Haringey's new Housing Strategy state the council will:

- help people help themselves by working supportively with them on their need for a home
- build homes that people want and need and can afford
- deliver excellent housing services whilst managing our budgets well and reducing costs
- make best use of council-owned homes and assets
- work in partnership with residents and stakeholders to deliver our housing vision for Haringey

6. Delivery

6.1 The Housing Strategy will be delivered through a series of delivery plans and sub strategies that sit beneath the Strategy and cover areas such as homelessness, the private rented sector, housing investment and estate renewal. These plans will set out how the council and its partners will use the diminishing resources available to deliver the vision and meet the priorities contained within the overarching Strategy. In moving forward we need to be realistic about what is achievable, and what is not, and who is best placed to deliver on key aspects of the strategy. The council will remain accountable for the delivery of the housing strategy even if services are delivered by other organisations.

7. Next Steps



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7.1 Following approval by Cabinet, the council's housing vision, priorities and principles will be issued for public consultation for a period six weeks between 20 October 2014 and 28 November 2014. Appendix 1 contains a copy of the proposed consultation document and Appendix 2 sets out the consultation plan.

7.2 The following stakeholders will be consulted:

- Registered providers (housing associations) working in Haringey
- Haringey residents
- Members
- MPs
- Council staff
- Statutory and other public bodies, eg, the Greater London Authority, local planning authority, Department of Work and Pensions, and others
- Private rented sector landlords
- Third sector organisations including those representing Black and minority ethnic communities, disabled residents, womens' groups, LGBT groups, travellers and gypsies groups, welfare groups (eg, CAB) groups representing older people, youth groups
- Tenants and residents associations in Haringey
- Developers with whom Haringey already works or may in the future
- Health organisations, eg, CCG, GP surgeries
- Education organisations including CHENEL
- Business organisations, eg, North London Chamber of Commerce

7.3 Following the consultation, a final draft of the Housing Strategy 2015-2018 will be brought back to Cabinet in early February 2015 to approve it for recommendation to council at its meeting in late February 2015.

8. Comments of the Chief Finance Officer and financial implications

8.1 The costs of developing this high level strategy and the expected costs of consultation can be met from existing budgets.

8.2 Before any resulting strategy can be agreed by Cabinet, the costs of implementing the strategy will need to be fully costed. It is likely there are significant cost implications related to some objectives, for example early intervention programmes, increasing the level of enforcement activity and redevelopment of estates and further work will be required to determine whether these objectives can be achieved from existing budgets or require additional funding.

9. Comments of the Assistant Director of Corporate Governance and legal implications

9.1 The Assistant Director of Corporate Governance has been consulted in the preparation of this report.



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- 9.2 Under section 41 of the Greater London Authority Act 1999, as amended, (“GLAA99”), it is a general duty of the Mayor of London to prepare and publish a London housing strategy. Under section 333D of GLAA99, any local housing strategy prepared by a local housing authority in Greater London must be in general conformity with the Mayor of London’s London housing strategy,
- 9.3 Under section 8 of the Housing Act 1985, local housing authorities (including Haringey Council) shall consider and review on a periodical basis the housing conditions in their area and the housing needs of the area with respect to the provision of further housing accommodation. Section 3 of the Housing Act 2004 further imposes a duty on local housing authorities to keep housing conditions in their area under review.
- 9.4 Under section 87 of the Local Government Act 2003 (as amended), the Secretary of State for Communities and Local Government has the power to require local housing authorities to have a housing strategy and impose requirements with respect to the ends that the strategy is to be designed to achieve, the formulation of policy for the purposes of the strategy or review of the strategy. The Secretary of State also has the power to order local housing authorities to prepare statement setting out their housing strategy and other material relating to housing. To date, the Secretary of State has not formally exercised these powers. The Explanatory Notes to this Act however describe a local housing authority’s Housing Strategy as:

“... the local housing authority’s vision for housing in its area. It sets out objectives and targets and policies on how the authority intends to manage and deliver its strategic housing role and provides an overarching framework against which the authority considers and formulates other policies on more specific housing issues.”

- 9.5 The Secretary of State in the 2007 Green Paper “Homes for the future: more affordable, more sustainable” developed the reference to the local housing authority’s strategic role as follows:

“The local authority strategic housing role is made up of the strategic decisions and activities associated with effective planning and delivery, in order to meet the housing needs of all residents across all tenures. Strong performance in this role will support effective place shaping and help ensure delivery of the wider sustainable community. This requires vision, leadership, planning and delivery at a strategic level to:

- *assess and plan for the current and future housing needs of the local population across all tenures;*
- *make the best use of the existing housing stock;*
- *plan and facilitate new supply;*
- *plan and commission housing support services which link homes to the support and other services that people need to live in them;*
- *work in partnership to secure effective housing and neighbourhood management on an ongoing basis”*



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- 9.6 Section 225 of the Housing Act 2004 states that “housing” (for the purposes of carrying out the housing needs review required by section 8 of the Housing Act 1985 and for the purposes of preparing a housing strategy under section 87 of the Local Government Act 2003) includes the accommodation needs of gypsies and travellers residing in their area.
- 9.7 The Public Sector Equalities Duty (“PSED”) set out in section 149 of the Equalities Act 2010 obliges the council in performing its functions “to have due regard to the need to:
- (a) eliminate discrimination, harassment, victimisation and any other conduct that is prohibited by or under this Act;
 - (b) advance equality of opportunity between persons who share a relevant protected characteristic and persons who do not share it;
 - (c) foster good relations between persons who share a relevant protected characteristic and persons who do not share it”
- 9.8 Further legal implications will be set out in future reports to the Cabinet seeking approval for the draft Housing Strategy when prepared.

10. Equalities and Community Cohesion Comments

- 10.1 The council has a general equality duty enshrined in section 149 of the Equality Act 2010 to ensure that in all its functions and activities, it has due regard to eliminate discrimination, harassment and victimisation; advance equality of opportunity and; foster good relations between groups in the community.
- 10.2 This duty is owed to persons and groups who possess the characteristics protected by section 4 – 12 and 17 of the Equality Act 2010. The council seeks to comply with this duty through equality impact assessment of key proposals before they are agreed by Cabinet.
- 10.3 Housing is a major function of the council and as such, a full equality impact assessment on this draft Housing Strategy will be carried out. The consultation recommended in this report is part of that process.

11. Head of Procurement Comments

- 11.1 The Head of Procurement notes this report and would encourage early development the underpinning procurement strategy and route to market. The earlier this is done, the more cost effective would be the outcomes

12. Policy Implication

- 12.1 A Housing Strategy which is up to date and reflects the council’s priorities for housing in the borough will provide a clear strategic framework Haringey’s housing investment decisions and for other housing-related strategies and policies.



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13. Reasons for Decision

13.1 To ensure housing and housing related services in the borough align with local need and demand.

14. Use of Appendices

Appendix 1: Draft consultation document

Appendix 2: Consultation plan

15. Local Government (Access to Information) Act 1985