



**Haringey** Council

Cabinet (14Oct14) – Housing Strategy –  
Appendix 1 – Draft Consultation document

# Developing a new Housing Strategy for Haringey

**We need your views**

**Consultation  
20 October 2014 to  
28 November 2014**

**Draft – V7 – 3/10/14**

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## Tell us what you think ...

### What's this document about?

We are currently developing a new Housing Strategy for Haringey for 2015 onwards and need your views to help us get it right.

We're asking you to let us know what you think about our proposed vision, priorities and principles for our new Housing Strategy. **This consultation starts on 20 October 2014 and ends on 28 November 2014.**

### How can you let us know your views?

You can:

- Complete the enclosed survey and return in to the FREEPOST envelope provided (you won't need a stamp)
- Complete the same survey online at [www.haringey.gov.uk/hssurvey](http://www.haringey.gov.uk/hssurvey)
- Download a pdf copy of the survey, scan it and email it to us at [housing.strategy@haringey.gov.uk](mailto:housing.strategy@haringey.gov.uk) or post it to this FREEPOST address: xxx,xxx,xxx,xxx
- Email us at [housing.strategy@haringey.gov.uk](mailto:housing.strategy@haringey.gov.uk)

## **Why do we need a Housing Strategy?**

Every council needs a Housing Strategy because access to good quality, affordable homes is very important to everyone.

A housing strategy

- Is a summary document that brings together all of the issues about housing in a council area in both the private (such as private rented and owner occupied homes) and the public sector (such as Council- and housing association-owned homes)
- Looks at what the council wants to achieve and the actions it thinks are needed to improve housing in its area
- Sets out: -
  - The council's vision and priorities for housing of all types in the borough
  - A description of the local housing market and information about residents living in the borough and their housing needs now and in the future
  - How the council needs to take account of housing priorities set by the national government and in Haringey's case, the Mayor of London.
  - How the council will use its own resources and work in partnership with others to achieve its housing vision and priorities

## **Hasn't Haringey got a Housing Strategy already?**

Yes it has, but it was written five years ago and a great deal has changed since then, particularly national policies on housing and welfare. Haringey's local housing market and housing needs have also changed, and the council has less money and staff now to help solve the borough's housing problems. We need to think again about how we use the resources we do have to help meet housing need and maintain a good standard of homes in our area. Our current Housing Strategy doesn't help us to achieve that. That's why we need a new one and we need your help to get it right.

## The why, what and how of Haringey's new Housing Strategy

Haringey's new Housing Strategy will focus on how the building of new homes and maintaining the ones we have already contributes to the growth, success and well-being of the borough. The Housing Strategy is an important document for everyone, whether you rent from a private landlord or from a social landlord like the Council or a housing association, or own, or want to own, your own home, or you're a developer, a housing association, a voluntary organisation or work in the health or education fields. When finished, Haringey's new Housing Strategy will set out how the resources of the council and the organisations it works with can be brought together to help build the homes of all types we need in Haringey and to better use the ones we have already.

This consultation document sets out a vision and priorities for housing and housing-related services in the borough over the next five years.

### What's the housing situation in Haringey right now?

- **There's a rising demand for good quality, affordable homes.** There are many hard working households in Haringey who would like to own their home but growing house prices mean they can't afford to buy on the open market. Haringey Council also helps hundreds of homeless households every year who need affordable housing options too.
- Haringey Council is doing everything possible to promote growth in the number of homes in the borough. It welcomes the Mayor of London's **challenging targets to build 1,502 new homes in the borough per year**, including affordable homes to own and rent.
- **The council's leadership on the affordability of homes** in the borough is vital right now. Leading by example, it's using its own resources to bring forward new housing options for renting and buying which are genuinely affordable by Haringey's residents. The council expects its partners to build new affordable homes in the borough.
- The Government's deficit reduction programme means that, like all councils, **Haringey has less money and staff to deal with housing needs** in the borough. Despite this, a big change is currently being put in place to deliver better housing and related services for Haringey residents. Part of the change involves asking other organisations and service providers to take on much more.
- **The quality of homes in the borough, existing and new, needs to be maintained.** Any new homes built need to match the council's high design and building standards. There are many more private rented homes than social rented homes in Haringey. As so many people depend on private rented homes, they need to be good quality and well managed.

## What are we proposing to do in our new strategy that's different from our old one?

- **Have a can do approach to bringing growth and investment to Haringey.** "Can do" means what everyone can do, not just the council! Initiatives like the proposed housing zone in Tottenham will be very important in achieving a big boost in the number of homes being built and increasing investment in the borough. The council's housing association and developer partners will play a crucial part in achieving this.
- **Encourage a mix and balance of housing across the borough.** So where there's more social rented housing in some parts of the borough, more home ownership and private rented homes is needed. On the other hand where there's a lot of home ownership or private rented homes in some areas of the borough, more affordable rented homes are needed.
- Help more hard working households get on the housing ladder through **supporting affordable home ownership.**
- **Help people help themselves.** Many people would prefer to help themselves given the right information and support. The council will champion this. Where people are vulnerable in some way and the council needs to intervene, it will, and as early as possible to avoid homelessness using pathways to empower people to reach housing independence.
- **Address quality and management in the private rented sector.** It's the main housing option for most households now who can't afford to buy or move into social housing. It has to remain good quality, well managed and sustainable.

## How will we make our ideas a reality?

Above all, **it's a team effort.** It's simply not the council's responsibility to do everything. Instead, the council will provide direction and work in partnership with other organisations who want to be proactive with us to provide the new homes and housing and services Haringey really needs; organisations like local housing associations, developers, social enterprises and institutional investors (like pension funds and insurance companies), Haringey's voluntary and community sector, and its health and education agencies.

## What do you think?

The next few pages have a lot of information about housing in Haringey and set out the proposed vision, priorities and principles for housing and housing services in the borough. **Do you think the right things are being focussed on? What's missing? This is your chance to tell us your views** and help us get our new Housing Strategy right.

## What's our proposed **vision** for our new housing strategy?

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

## What are our proposed **priorities** for housing in Haringey?

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

The next few pages have a lot of facts about housing in Haringey and talk about each of the priorities we've set out in the box above in more detail including some proposals

**Are we focusing on the right things?**

**Have we missed anything?**

**Let us know. Your views are important to us!**

# Build strong, inclusive and successful communities

## Key Facts

- Haringey's population increased by 18% between 2001 and 2011, pushing up housing demand in the borough
- Haringey has a very diverse population with over 200 languages spoken. Black and minority ethnic communities tend to live in the less affluent north and east of the borough
- 27% of Haringey's population live in wards that are in the 10% most deprived in England
- Private renting has increased more in Haringey than anywhere else in England since 2001; concern is building about its quality and management
- Demand for council and housing association homes is far bigger than the number available for letting
- Within London, Haringey has the second highest number of households in temporary accommodation because they are homeless
- There are not enough housing options for low to middle income households of all ages who can't afford to buy or rent on the open market
- The number of ageing residents living as couples is rising in Haringey. We need to understand and provide for their housing needs in the future

## What should happen?

- **Strong communities are needed in which all residents feel they belong and can thrive.** This can be done through things like
  - Supporting local people to strengthen existing communities and build new ones;
  - Addressing the needs of a growing older population by making sure all new homes meet Lifetime Homes standards and 10% meet wheelchair housing standards
  - Improving health and wellbeing and tackling fuel poverty by actively promoting energy conservation and efficiency in homes of all types
  - Helping residents of all ages access employment opportunities as well as banking and other financial services (financial inclusion)
  - Developing a wider range of housing options with the voluntary and private sectors for those who are ready to move on from supported housing schemes
- **Create new local employment opportunities and infrastructure** through building new homes by
  - Using planning policy to
    - create new jobs and apprenticeships and promote new business opportunities for local people
    - Make new developments as attractive as possible with open space, community facilities, good transport facilities, and better education and health facilities
- **Residents should have access to better support with their housing problems** by
  - Championing ways of helping people to help themselves through things like better online housing options advice and support
  - Working with social enterprises, housing associations and charities to provide housing options advice and support to help people remain in their homes where they are at risk of losing them
  - Removing barriers to renting privately and accessing employment services
  - Introducing new support pathways which lead to independence for people who are vulnerable and have complex housing needs, including putting in place the right housing-related support services



# Build more homes across the borough

## Key facts

– 1,486

Affordable (rented and low cost home ownership) homes have been built in Haringey over the last five years; that's an average of 297 homes per year. This was 78% of the target set by the Mayor of London for new homes in Haringey

– 206

New homes were built on former council-owned land sold to housing associations

– 109

The council is building new homes for the first time in decades (37 shared ownership homes and 72 affordable rent homes)

– 1,000+

More homes are planned over the next two years

– Affordable home ownership

There is a high demand for shared ownership homes in Haringey. Around 50% of new shared ownership homes are bought by Haringey residents

– Where do we need homes?

There are high levels of social rented homes in some parts of the borough and a high level of home ownership in other parts. A balance of all types of homes, rented and owned, is needed across the borough

## What should happen?

- **The right homes need to be provided in the right places** through doing things like:
  - The council and partner agencies working together to help increase the supply of new homes in Haringey
  - Bringing public and private land together and working creatively with other organisations to build new homes of all types, owned and rented, which will also stimulate further investment
  - Supporting the building of more homes for sale (market and affordable) and good quality, purpose built private rented homes in areas of the borough where there is more social housing
  - Supporting the building of more affordable homes in areas of the borough where there is more home ownership
  - Getting as much affordable housing built as is possible on every single development site in the borough
- **Publically-owned land (including council-owned) and resources should be used to provide new homes including social rented homes**
- **More genuinely affordable homes of all types should be built for Haringey people** through doing things like:
  - Using the value in council-owned land to help keep rents and sale prices as low as possible for local people
  - Setting up a new register for people interested in living in shared ownership homes or rented homes which charge below market rents in Haringey
  - Give people who live and/or work in Haringey top priority for new homes to rent and buy

# Improve the quality of housing for everyone

## Key facts

- Concern is rising about the quality and management of the private rented sector in Haringey
- 42% of council-owned homes did not meet the Decent Homes Standard in 2007. It will reduce to 27% by March 2015
- A different way forward is needed for 1,342 council-owned homes where it would cost too much to bring them up to the Decent Homes Standard
- The management of housing estates where homes are owned by several landlords varies and needs to be resolved

## What should happen?

- **There should be an affordable, good quality and well managed private rented and owned housing sector in Haringey** by doing things like
  - Putting in place a borough-wide “selective licensing scheme” to reduce poor management and conditions in the borough’s private rented sector
  - Setting up a private rented lettings agency so that Haringey households and landlords can get a better deal
  - Bringing more empty homes back into use using Compulsory Purchase Orders if necessary
- **Council and housing association homes in Haringey should be well-managed and maintained** by doing things like
  - Finishing the current plans for bringing council-owned homes up to “decent homes” standards
  - Improving some council-owned estates by replacing them with new good quality, energy-efficient and affordable homes for rent and sale
  - Changing and improving the way the council manages the homes it owns
  - Keeping a close eye on housing associations with homes in the borough to make sure they manage them well, especially where several housing associations manage homes on estates together.
  - Rigorously tackling the illegal sub-letting of Council homes by tenants
  - Making sure adaptations are done to the homes of older people and those with disabilities so they can carry on living independently for longer
  - Reviewing how homes for older people (like sheltered homes) can be used best to reduce moving on to residential care

## What are the principles we will always keep in mind when making our proposed priorities happen?

### Haringey 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

### How can you let us know your views?

You can:

- Complete the enclosed survey and return in to the FREEPOST envelope provided (you won't need a stamp)
- Complete the same survey online at [www.haringey.gov.uk/hssurvey](http://www.haringey.gov.uk/hssurvey)
- Download a pdf copy of the survey, scan it and email it to us at [housing.strategy@haringey.gov.uk](mailto:housing.strategy@haringey.gov.uk) or post it to this FREEPOST address: xxx,xxx,xxx,xxx
- Email us at [housing.strategy@haringey.gov.uk](mailto:housing.strategy@haringey.gov.uk)

## **What happens after this consultation?**

Haringey's new Housing Strategy will be drafted over November and December 2014. It will be presented to Cabinet in February or March 2015 which will recommend to Full Council whether Haringey's new Housing Strategy should be adopted. This will happen by the end of March 2015.

**If you would like this consultation document in alternative languages / formats etc**

**Designers to complete this section**