

**Report for:** Special Overview & Scrutiny Committee

**Item number:** 6

**Title:** Consultation on Four Policies to Meet Housing Need.

**Report authorised by:** Lyn Garner, Director of Regeneration, Planning and Development

**Lead Officer:** Alan Benson, Head of Housing Strategy & Commissioning  
Alan.benson@haringey.org.uk 020 8489 2819

**Ward(s) affected:** All

**Report for Key/  
Non Key Decision:** Non Key Decision

## **1. DESCRIBE THE ISSUE UNDER CONSIDERATION**

- 1.1. The purpose of this report is to summarise the outcome of the consultation on four important policies to meet housing need in the borough; to explain how these policies have been developed in the context of a Fair and Equal Borough; and assess the degree to which these policies address concerns about housing disadvantage and social exclusion considered previously by the Committee.
- 1.2. The Committee is invited to consider the report and provide comments for the Cabinet to consider when the four policies are submitted for approval.

## **2. CABINET MEMBER INTRODUCTION**

*Not applicable*

## **3. RECOMMENDATIONS**

It is RECOMMENDED that the Committee;

- 3.1. Considers and notes the outcomes of the consultation on the four policies to meet housing need in the borough and the emerging themes arising from the consultation responses.
- 3.2. Provides comments for Cabinet to consider when the four policies to meet housing need are submitted for approval, focusing on the extent to which the policies contribute to social inclusion and contribute towards a Fair and Equal Borough; and in particular any equality issues to be addressed in the Equality Impact Assessments.

## **4. REASONS FOR DECISION**

- 4.1. The reason for 3.1 above is to ensure that the Committee is aware of the methodology and outcomes of the consultation, and that the consultation is subject to full scrutiny prior to being submitted to Cabinet.

- 4.2. The reason for 3.2 above is to ensure that the Cabinet can take into account the Committee's comments when considering the individual policies.

## **5. ALTERNATIVE OPTIONS CONSIDERED**

- 5.1. The alternative to submitting this report to the Committee would be to only submit the consultation outcomes to Cabinet in respect of each policy, without the comments of this Committee. This option was rejected because scrutiny is an essential part of the consideration of the consultation results, and can inform development of these policies.

## **6. BACKGROUND INFORMATION**

### **The Housing Strategy**

- 6.1. Haringey's new Housing Strategy was adopted by Full Council on 21 November 2016. It sets out the strategic direction for housing activity in the borough, dealing with housing need, supply and our approach to quality and management of existing and new housing stock. It sets the strategic framework to promote growth in Haringey and provides guidance for all development partners in the borough.
- 6.2. Haringey's Housing Strategy has four strategic objectives:
1. Achieve a step change in the number of new homes being built
  2. Improve support and help to prevent homelessness
  3. Drive up the quality of housing for all residents
  4. Ensure that housing delivers wider community benefits
- 6.3. The Housing Strategy is intended to be delivered through a range of housing-related policies and plans, including the four policies covered in the consultation.

### **Four Policies to Meet Housing Need in the Borough**

- 6.4. The four policies currently out for consultation were referenced in the Housing Strategy as follows:

*"These priorities will be reflected and set out in detail in a new statutory Homelessness Strategy and a revised Allocations Policy and Tenancy Strategy which, along with a new Intermediate Housing Policy, we will consult upon and adopt during 2016/17."*

- 6.5. At the meeting on 18 October 2016, the Cabinet authorised these four policies for public consultation.

### **Homelessness Strategy and Delivery Plan**

- 6.6. The Homelessness Act 2002 requires the council to carry out a Homelessness Review assessing the causes and scale of the homelessness in the borough, and

to set out a Homelessness Strategy to tackle the issues identified. The council has been working with a core group of partners to develop the Homelessness Strategy and Delivery Plan, which includes an action plan with 71 actions.

6.7. The action plan is organised under 3 priorities as follows:

a) Prevention of homelessness, including:

- Helping households retain their current home.
- Helping households find an alternative home, particularly in the private rented sector.
- Enabling vulnerable households to secure independence through supported housing pathways.

b) Tackling temporary accommodation challenges, including:

- Measures to reduce the numbers of households in temporary accommodation.
- Improving the supply of temporary accommodation
- Ensuring homeless households in temporary accommodation gain access to suitable permanent homes.

c) Reducing rough sleeping, including:

- Identifying those most at risk to help avoid them sleeping rough.
- Enabling access to support services for rough sleepers with multiple needs.
- Reviewing the levels of emergency provision.

6.8. The council has been consulting on whether:

- The analysis of the extent and causes of homelessness in the borough have been correctly assessed or whether there are other issues that the council should take into account.
- The assessment of supply and demand is fair and reasonable, or whether there are other factors that the council should take into account.
- The priorities and actions included within the Delivery Plan are the right ones, and likely to have the intended effect.
- The Homelessness Strategy and Delivery Plan includes specific analysis of rough sleeping in Haringey; and proposes actions to reduce it. Views on this specific issue are also sought.

## Tenancy Strategy

- 6.9. The council is required to publish a Tenancy Strategy, which sets out the council's policies on the kind of tenancies it grants, the length of those tenancies and the circumstances in which the council will grant further tenancies. The council's Tenancy Strategy should also set out what the council expects other local social housing providers to take into account when setting their tenancy policies.
- 6.10. In accordance with its current Tenancy Strategy, the council grants life time tenancies when council homes are let. This reflects the council's commitment to providing stable homes for individual tenants and promoting sustainable communities.
- 6.11. The government's new Housing and Planning Act 2016 requires local authorities to introduce fixed term tenancies with very few exceptions. At the end of a fixed term tenancy, local authorities must now decide whether :-
- To grant a new fixed term tenancy for the same property.
  - To grant a new fixed term tenancy for an alternative property.
  - To not grant a new fixed term tenancy.
- 6.12. Whilst the Government has not yet published its detailed regulations on fixed term tenancies, the Council's proposed broad approach, is to:-
- a) Grant the maximum length of tenancy allowed.
  - b) At the end of a fixed term tenancy to normally grant a new tenancy on the same property however, in some circumstances, a review will be triggered where the tenant's household:-
    - is under-occupying their home and could move to smaller accommodation (in which case the tenancy of a smaller property may be offered), or
    - has a higher income and could access alternative accommodation, for example shared ownership or other intermediate housing.

- 6.13. In the consultation, respondents are asked for their views on this broad approach.

## Allocations Policy

- 6.14. The council is required by law to have a housing Allocations Scheme, which shows how the council decides who will have priority for housing, and the procedures that will be used in allocating homes the council lets directly or can nominate to.
- 6.15. The council is proposing a range of changes to its Allocations Scheme in order to give greatest priority to those in most need, respond to government policy

changes and introduce greater fairness in the re-housing of tenants who are affected by estate renewal schemes.

6.16. The council has been consulting on the following proposed changes:

1. The introduction of an income threshold for households wanting to join the Housing Register
2. The introduction of a £100,000 savings threshold for households wanting to join the Housing Register.
3. A change to the definition of a household who can register for housing, by limiting households who can apply to immediate family only.
4. A change in the criteria for who is allocated sheltered housing, by raising the age threshold to state retirement age and/or increasing the threshold for the level of support required.
5. A review the housing needs bands used to prioritise households on the Housing Register, in particular, to give higher priority to overcrowded households and those under-occupying their home.
6. Different options for the type of accommodation and provision the council makes for single people aged under 35, in response to the national policy change which means that this group will now only receive housing benefit sufficient for shared accommodation.
7. That the council only makes one 'direct offer' of permanent housing to accepted homeless households and people being housed under a special re-housing quota.
8. Prioritising the re-housing of council tenants being moved as a result of an estate renewal scheme, based on how long they have been a tenant.

#### Intermediate Housing Policy

6.17. Intermediate Housing is a form of housing, which costs more than social housing, but less than open market housing. There are a number of different types of Intermediate Housing including;

- Shared Ownership which can be afforded by people with gross annual incomes ranging from £30,000 to not more than £90,000.
- Intermediate Rent housing, with rents above social housing rents, but below market rents.

6.18. The council has been consulting on who should receive priority for intermediate housing, and the proposed priorities listed below:

<b>Priority</b>	<b>Group</b>
1st Priority	Haringey social housing tenants, including residents in temporary accommodation, and military personnel who have served within the last 5 years.
2nd Priority	Haringey residents affected by a regeneration scheme, both tenants and leaseholders.
3rd Priority	Other Haringey residents.
4th Priority	Households working in Haringey
5th Priority	Households living in any other London borough.

### **Fair and Equal Borough**

- 6.19. In 2015 the council began a review of the Fair and Equal Borough Plan. This started with HaringeyStat on Social Inclusion held in July 2015. The Overview and Scrutiny Committee then undertook a series of evidence gathering sessions, including the Campsbourne Case Study, to develop a definition of social inclusion and associated priorities for action. This resulted in the OSC Interim Report on Social Inclusion, June 2016.
- 6.20. It was decided that Social Inclusion should be an underpinning goal of all Haringey's strategies and programmes – rather than a separate strategy. In September 2016, meetings were held with Cabinet, SLT and with the Strategic Priority Boards to embed this social inclusion lens into every programme and strategy in the council.
- 6.21. Areas of social exclusion of particular concern included;
- Access to early education and childcare for low income households and BAME communities.
  - Post 16 opportunities for those who do less well at GCSE, particularly black Caribbean students and students from the East of the borough.
  - Barriers to employment especially for individuals with mental health problems.
  - Housing inequality, disproportionately affecting BAME communities and lone female parents.
- 6.22. The Housing Strategy has been developed over a two year period. The Strategy has been developed with the aim of improving social inclusion and in pursuit of a more fair and equal borough. These aims have been central to the policy design. This Overview and Scrutiny Committee is examining the policies in this light.
- 6.23. The development of the Housing Strategy has included two major consultations – the first examined the vision, principle and priorities to direct the Strategy and the second involved an extensive consultation on a full draft. When these consultations were reported to Cabinet, they were accompanied by full Equality Impact Assessments and the Strategy was improved and developed further.

- 6.24. The four polices to meet housing need are some of the sub-strategies/policies/ plans which are being developed to deliver the Housing Strategy objectives.

### **Approach to Consultation**

- 6.25. The majority of the 219 completed questionnaires were received through online questionnaires completed using the SNAP survey (178) with 41 returned as completed paper copies of the consultation booklet.
- 6.26. The consultation was presented and promoted to partners at a series of forums. The council engaged with residents at a series of public drop in events, held throughout the Borough during November and December 2016, where information was provided to residents on the policy proposals and assistance given in completing the questionnaire. A total of 135 residents attended the four public drop-in events.
- 6.27. Over 11,000 council tenants, temporary accommodation residents, sheltered accommodation residents and households on the housing register were e-mailed and invited to take part in the consultation and given details of the drop in events being held. The letter also directed them to a web page [www.haringey.gov.uk/meetinghousingneed](http://www.haringey.gov.uk/meetinghousingneed) which explained the policy proposals as well inviting them to complete the online SNAP survey.
- 6.28. The consultation was advertised through both Haringey and Homes for Haringey websites, the Bridge Renewal Trusts Community Impact Bulletin and paper copies of the consultation booklet were available at Station Road; Marcus Garvey and Wood Green customer service centres where customer services officers were asked to inform tenants about the consultation. In addition all Homes for Haringey resident groups in the Borough were contacted.

<b>Partner Forums</b>	<b>Date</b>
Housing Related Support Providers Forum	3 <sup>rd</sup> November 2016
Private Landlords Forum	16 <sup>th</sup> November 2016
Housing Development Forum	23 <sup>rd</sup> November 2016
Homelessness Forum	12 <sup>th</sup> December 2016
Voluntary and Community Sector Forum	16 <sup>th</sup> January 2017
Haringey Climate Forum	25 <sup>th</sup> January 2017

<b>Public Drop In Details</b>	<b>Residents attending</b>
30 <sup>th</sup> Nov 2016, 4pm to 7pm @ Marcus Garvey Library	26
1 <sup>st</sup> Dec 2016 4pm to 7pm @ Wood Green Library	23
6 <sup>th</sup> Dec 2016 4pm to 7pm @ Wood Green Library	40
13 <sup>th</sup> Dec 2016 4pm to 7pm @ Marcus Garvey Library	46
<b>Total residents attending</b>	<b>135</b>

- 6.29. A total of 41 paper questionnaires were completed at the public drop-ins.
- 6.30. In addition, the team were invited to speak at the St. Ignatius 'Move on' drop-in session on 25<sup>th</sup> November 2016 (at 639 High Road Tottenham) which 16 St. Ignatius residents attended.
- 6.31. The team reassessed the representativeness of responses in early January and found that there was an under-representation of both younger and older people. The council responded to this by planning a special event (in collaboration with St. Mungos, and the Boroughs Apprenticeship Coordinator) at the North London YMCA to reach young people, as well liaising with the Homes for Haringey supported housing to reach older people.

### **Emerging Consultation Findings**

- 6.32. At the 17th January 2017, there were 219 responses to the consultation; broadly, these Respondents were in favour of the majority of the proposals. A summary report on the consultation responses provided by these 219 people is presented in Appendix 7.
- 6.33. It should be noted that the percentage results below refer to respondents who either agreed or disagreed with each of the proposals and that this report is based on the interim results at 17<sup>th</sup> January 2017. The results can be summarised, as follows;
- 6.34. There was strong support for the council's general approach to consultation.

### **Homelessness Strategy and Delivery Plan**

- 6.35. There was support for the priorities and actions contained in the Homelessness Strategy and Delivery Plan as well as the council's assessment of housing supply and demand and its analysis of rough sleeping in the borough. Most respondents took the opportunity to comment on their personal circumstances but recurring themes included the need for the council or its partner to build more properly affordable housing and for some sort of rent control to be introduced in the private rented sector, to reduce or stop rents from increasing.

### **Tenancy Strategy**

- 6.36. The majority of respondents supported the proposals for amending the Tenancy Strategy, including having the longest possible fixed term tenancies and reviewing whether to grant a new fixed term tenancy if the tenant has a higher income or are under-occupying. The majority of respondents also agreed that there are exceptional circumstances where a new fixed term tenancy should be granted even if the tenant has a higher income or is under-occupying.

### **Allocations Scheme proposals**

- 6.37. The majority of respondents supported most of the Allocations Scheme proposals including introducing an income and savings threshold for residents wishing to join the council's Housing Register. However, just over half of respondents disagreed that there are some people who should be exempt from the thresholds

and still be allowed to register, even if they have a higher income or large amount of savings.

- 6.38. There was also strong support for changing the definition of a household to include only husband, wife or civil partner and sons and/or daughters and for giving greater priority to households on the Housing Register who are overcrowded and to place all households who are under-occupying in band A.
- 6.39. In terms of the proposed options for under-35s faced with a decrease in the amount of housing benefit they can receive, most respondents favoured option 3 i.e. setting aside all one bedroom accommodation with low rents (that is below the shared room rate) and giving single people aged under 35 priority for this accommodation over other applicants
- 6.40. However, just over half of the respondents disagreed with the proposal to only make one 'direct offer' of reasonable accommodation to homeless households, and those who are being housed through a quota (for example, when they are moving on from supported housing). The most common reasons given for disagreeing with the proposal was that the offer may not be suitable in terms of condition of the property, health and/or medical reasons and closeness to schools, friends and family.
- 6.41. There was strong support for the proposal for tenants on Estate Regeneration schemes to be placed in band A from a date that matches their tenancy start date.
- 6.42. On the proposals to change the criteria for sheltered housing, there was divided opinion between the option to leave the current arrangements as they are and the option to remove the age threshold completely and operate an entirely needs-based system.

#### Intermediate Housing Policy proposals

- 6.43. There was strong support for the Intermediate Housing Policy proposals and respondents also agreed that other groups should be given extra priority in exceptional cases, including households which include a person experiencing domestic violence and households threatened with homelessness

#### **Next Steps in Policy Development and Timetable**

- 6.44. The consultation ended on 29<sup>th</sup> January 2017, with feedback from the Special Overview and Scrutiny Committee on 9<sup>th</sup> February 2017. It is anticipated that each policy will then proceed independently to the following timetable.

#### Allocations Scheme

- 6.45. It is envisaged that the Allocations Scheme will be submitted to April 2017 Cabinet for consideration.

### Intermediate Housing Policy

- 6.46. It is envisaged that the Intermediate Housing Policy will be submitted to April 2107 Cabinet for consideration.

### Homelessness Strategy and Delivery Plan

- 6.47. As the delivery plan is primarily a partnership document which has been produced in collaboration with the Homelessness Forum. The results of the consultation will be presented to the Homelessness Forum to make appropriate amendments to the plan before submission to Cabinet for consideration. Therefore, it is envisaged that the Homelessness Strategy and Delivery Plan will be submitted to Cabinet in spring / early summer 2017 for consideration

### Tenancy Strategy

- 6.48. The Government regulations in respect of fixed term tenancies are awaited. As the Tenancy Strategy cannot be finalised until these regulations are published, it is not currently possible to confirm when the Tenancy Strategy will be submitted to Cabinet for consideration

### **Consideration of Key Lines of Enquiry from the Overview and Scrutiny Committee Social Inclusion Report.**

- 6.49. An outcome from the council's review of the Fair and Equal Borough Plan was the Overview and Scrutiny Committee Social Inclusion Report, which identified poor housing as a contributing factor to social inequality in the borough.
- 6.50. From this work, four questions emerged which are set out below, together with an assessment of how the four policies address the issues raised.

#### ***1) What is the impact of our policy proposals on those groups that are disproportionately disadvantaged within the housing market i.e. BAME households, lone parents and children/young people?***

- 6.51. All four policies have potential implications for households whose members have protected characteristics, and initial Equality Impact Assessments (EqIAs) were drafted prior to the four policies being submitted to October 2016 Cabinet for authorisation to consult. Full EqIAs for each policy will be completed once the consultation responses have been fully assessed, and will be presented to the Cabinet when each policy is submitted for approval.
- 6.52. The initial EqIAs identified the following potential impacts of each policy on disadvantaged groups:

### Homelessness Strategy and Delivery Plan

- 6.53. Female lone parent households are over-represented in homelessness approaches and decisions. Equally, BAME households are over-represented in comparison to the overall population. In many cases there will be a cross

tabulation between these groups, in other words, there is a high proportion of BAME female lone parent households.

- 6.54. The Plan will have an overall positive effect through tackling and preventing homelessness and meeting housing need, and reducing the use of temporary accommodation. However, the impact on particular groups will need to be assessed.

#### Tenancy Strategy

- 6.55. The Housing and Planning Act 2016 means that most new council tenants will no longer benefit from lifetime tenancies
- 6.56. The proposed amendments to Haringey's Tenancy Strategy seek to reduce the impact of these changes, by offering the longest possible fixed term tenancies. With 96% of homeless households having young children, many households will be granted a tenancy of 10 years or longer.
- 6.57. There may be greater disadvantages for disabled tenants in adapted properties, if the government regulations do not include this as an exemption.

#### Allocations Policy

- 6.58. The proposed changes to the Allocation Policy are intended to make the housing allocations system fairer and ensure that limited allocations are targeted at those with the greatest need. The final combination of proposals should, therefore, have a positive impact for certain groups, such as those on low incomes, ensuring higher priority in the allocations process.
- 6.59. Under some of the proposed changes, certain groups would have lower priority within the allocations process. In particular, some of the proposals affecting single households under 35, and those in need of sheltered housing below state retirement age, may disadvantage these groups. It should be noted that the options relating to under-35s have arisen in response to Government policy changes.

#### Intermediate Housing Policy

- 6.60. Analysis of sales of shared ownership units (low cost home ownership) in the past shows that groups with protected characteristics benefit to different extents. It appears that groups from BAME households have not benefited from sales of shared ownership units as much as other groups from the "White British" cohort, and the "White Other" cohort. The difference is around 10% fewer households from BAME groups have bought shared ownership than the proportion of similar households in the Haringey population. This could be due to either lower income levels generally, or to lower awareness of shared ownership which may be partly influenced by marketing of the products.
- 6.61. The priority categories in the proposed policy gives the highest priority to social housing tenants, amongst whom BAME households are over-represented, and which will, in turn, released a social rented unit for homeless households and other in housing need where BAME households are again over-represented.

However it will be important to ensure that social housing tenants wishing to take up shared ownership are given appropriate support and that take-up by BAME households is monitored effectively.

- 6.62. Also, the proposed policy is designed to ensure that households with lower incomes, as long as they are able to afford the shared ownership units, are prioritised where there is more than one applicant in the highest priority group.
- 6.63. The proposed policy also seeks to give preference to current Haringey residents and thus enable purchasers to move into ownership, whilst remaining in their community.

#### Policy development

- 6.64. Further work will be undertaken on each of the EqlAs taking account of the consultation results, and will assess both the effectiveness of the consultation in reaching disadvantaged groups, and the impact the policies have on protected groups.
- 6.65. The final EqlAs for each policy will be submitted to the Cabinet when the policies are presented for approval and adoption.

#### **2) To what extent are employment and education outcomes being built into existing and new housing programmes/interventions?**

- 6.66. Objective Four in the main Housing Strategy aims to “*Ensure that housing delivers wider community benefits*”
- 6.67. Section 8.3 of the Housing Strategy deals with employment and training and reads as follows

*“Housing can also help residents to secure employment and access training opportunities, supporting the long-term aim of achieving a fully-employed Haringey. This is particularly important in the context of the benefits cap and frozen housing benefit rates, where often the best solution for affected residents is to get into employment.*

*The council plays a key role, together with its housing association partners, including Jobcentre Plus, local colleges, voluntary sector organisations and employers, in seeking to reduce unemployment and benefits dependency.*

*To achieve this we will:*

- *Ensure that the council’s and its partners’ housing advice and homelessness services are closely linked with employment and skills support, particularly in relation to young people.*
- *Use our buying power to help residents benefit from jobs with employers that the council contracts with for the services we provide.*

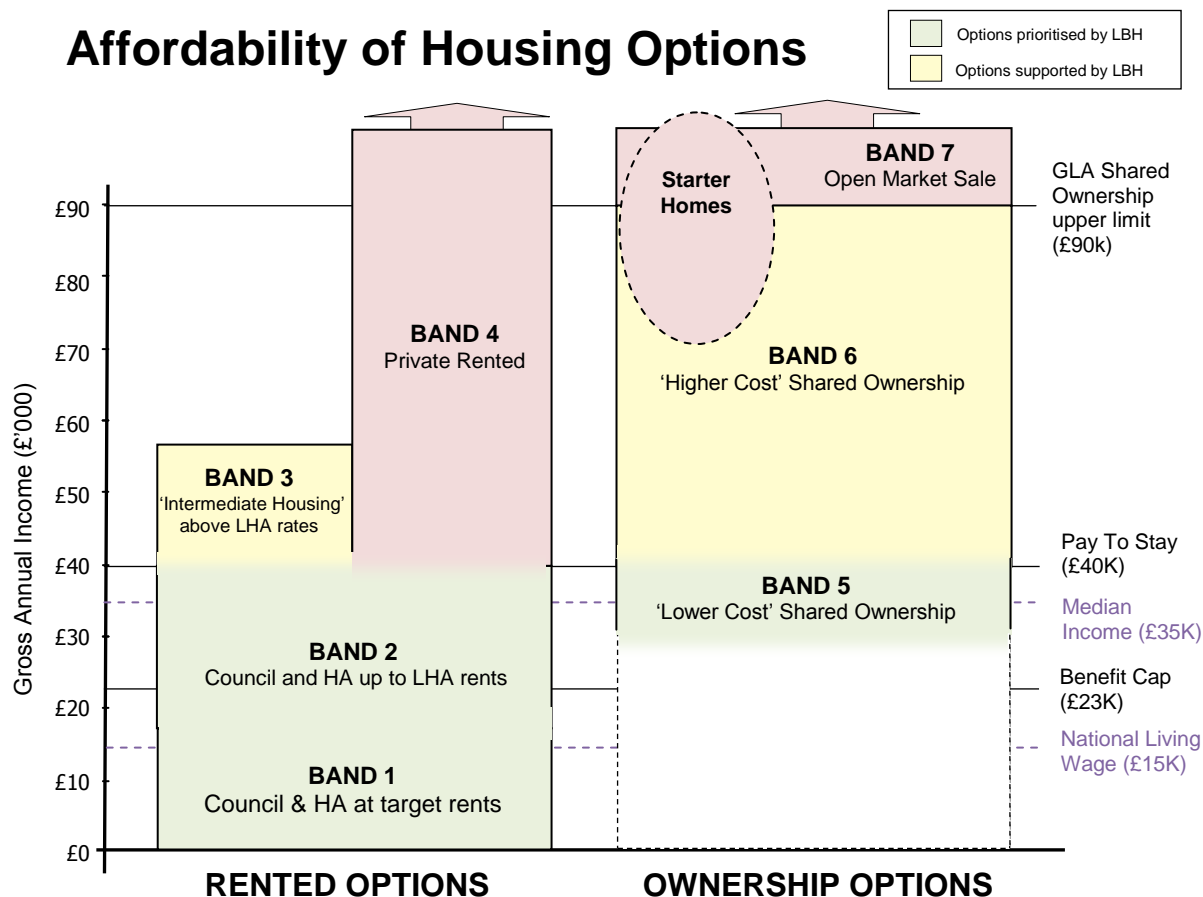
- *Encourage our housing providers and suppliers to offer apprenticeships and vocational training opportunities like those offered by the council itself.*
- *Secure training and employment for Haringey residents in construction and related trades in new building, estate renewal and improvement programmes and use section 106 agreements attached to planning permissions to secure commitments from developers to training and employment.*
- *Continue to commission specialist providers, in particular our housing association partners, as part of the housing related support programme, to support vulnerable individuals to access education and training or to help with job hunting”*

6.68. The four policies to meet housing need seek to deliver some of these commitment's, notably the actions in the Homelessness Strategy and Delivery Plan which relate to the first and last bullet points above.

**3) What will be the impact of Haringey's Housing Policies and Strategies on the social mobility of “Just About Managing” families in the borough?**

- 6.69. The Housing Strategy states that the council must “*ensure that the diminishing supply of social housing must be prioritised for those who cannot afford the alternatives*” but will “*promote intermediate rent products which are affordable to those ... who are unable to afford the open market*”.
- 6.70. These policies seek to deliver this commitment through both the proposed introduction of income and savings thresholds in the Allocations Scheme and Tenancy Strategy, and a new Intermediate Housing Policy which sets out alternative Intermediate housing options for those households with incomes around these thresholds. These options include shared ownership – and the council's preferred intermediate housing product is the ‘lower cost’ shared ownership affordable to household on gross income at or below £40k per annum
- 6.71. The Housing Strategy identifies seven gross income bands and the range of rental and home ownership options, affordable to households in these seven bands, including ‘lower cost’ shared ownership aimed at those households earning less than £40,000 a year and “higher cost” home ownership for households with incomes above this level.
- 6.72. This affordability analysis is set out in the chart below, which is drawn from Appendix D of the Housing Strategy:-

# Affordability of Housing Options



6.73. The key to this chart makes clear that the council will prioritise housing options affordable to those with gross incomes below £40,000 (shaded in green) but will also support options for households with incomes between £40,000 and £90,000 (shaded in yellow).

6.74. The Intermediate Housing Policy sets out criteria for nominating households to shared ownership and other intermediate housing, and seeks to give preference to five priority groups including social housing tenants and those with a connection to Haringey. However, the policy also set out that where there is more than one household in a priority group, properties should be offered to those on the lowest income who can afford the property.

## 4) What are the key opportunities to influence regional and national housing policy and what might be our key lobbying priorities around housing disadvantage?

6.75. There are potentially a wide range of lobbying priorities, however current lobbying priorities could include;

- Flexibilities in the use of Right To Buy receipts to enable a greater supply of affordable homes to meet homelessness and other priorities.

- Increased resources from Central Government to fund new initiatives in response to the Homelessness Reduction Bill
  - Representations to Government to influence the regulations on fixed term tenancies.
  - Representations to Government to influence the regulations regarding the Levy on High Value Assets
- 6.76. Opportunities to influence regional and national policy include the following channels;
- Responding to national and regional policy consultations
  - Lobbying Government departments as an individual authority or via the North London Sub-Region, London Councils or in partnership with Housing Associations and voluntary sector partners.

## **7. CONTRIBUTION TO STRATEGIC OUTCOMES**

- 7.1. This report relates to the objectives of Priority 5 in the Corporate Plan – Creating homes where people choose to live and are able to thrive.
- 7.2. The four policies considered in this report have been developed in order to implement the objectives and commitments set out in the borough’s adopted Housing Strategy.

## **8. STATUTORY OFFICERS COMMENTS**

### **8.1. Finance**

- 8.1.1. Changes to the existing policies are likely to have financial implications for the council including an impact on budgets for homelessness. Detailed financial implications can be provided once the draft policies have been developed.

### **8.2. Legal**

- 8.2.1. The Assistant Director for Corporate Governance has been consulted in the preparation of this report and comments as follows.
- 8.2.2. Legal comments on the background to and requirement for the consultation on these four policies are set out in the report to the Cabinet meeting on 18 October 2016 titled respectively " Allocations Policy, Tenancy Strategy and Homelessness Strategy – Proposed Consultation" and "Intermediate Housing Policy – Draft for Consultation" and are not repeated in extenso here.
- 8.2.3. Consultation on policy must be carried out (i) at a formative stage (ii) giving sufficient reasons for the proposals for intelligent consideration and response (iii) giving sufficient time for consideration and response; and (iv) the results must be conscientiously taken into account when finalising the decision.

- 8.2.4. In this context, as part of the consultation process, Committee is asked to comment upon the proposals the subject of the consultation, informed by summary above and in the appended report of the outcome of the consultation.
- 8.2.5. Committee's comments will be considered alongside further analysis of the consultation outcome by Cabinet when the four policies are considered for approval.

### 8.3. **Equality**

- 8.3.1. In formulating these policies the Council has had regard to its public sector quality duty under the Equality Act 2010, which requires it to have due regard to the need to:
- eliminate discrimination, harassment, victimisation and any other conduct that is prohibited by or under the Act;
  - advance equality of opportunity between people who share a 'protected characteristic' and people who do not;
  - foster good relations between people who share a relevant 'protected characteristic' and people who do not.
- 8.3.2. An EqIA was carried out for the Adopted Housing Strategy. The changes proposed in the four reports resulting from the Housing Strategy will, if adopted, directly affect residents on the Housing Register and those seeking social and intermediate housing through the Council. Equalities monitoring was used for participants in the consultation and part way through the consultation process mitigating action was taken in order to reach certain groups - young people and older people - that had been underrepresented among consultations' respondees.
- 8.3.3. The potential impact of any agreed changes was assessed during the drafting of the policies and are being assessed during consideration of the consultation responses. They will be considered in the Equalities Impact Assessment (EqIA) for each policy, as will any equality issues raised at the meeting of Overview and Scrutiny Committee.
- 8.3.4. Equality Impact Assessments will accompany the housing policies when they are agreed at Cabinet later this year.

## **9. USE OF APPENDICES**

Appendix 1 Presentation to OSC February 2017:

*The challenge of Social Inclusion in housing*

Appendix 2 Consultation Documents

Appendix 3 Proposed Homelessness Delivery Plan

Appendix 4 Proposed changes to the Tenancy Strategy

Appendix 5 Proposed changes to the Housing Allocations Scheme

Appendix 6 Proposed Intermediate Housing Policy

Appendix 7 Consultation Report and outcomes

## **10. LOCAL GOVERNMENT (ACCESS TO INFORMATION) ACT 1985**

- a. Cabinet reports seeking approval to consult on 4 housing policies to meet housing demand (18 October 2016)  
<http://www.minutes.haringey.gov.uk/documents/g7846/Public%20reports%20pack%2018th-Oct-2016%2018.30%20Cabinet.pdf?T=10>