



Meeting: Integrated Housing Board

Date: 15 October 2008

Report Title: Haringey Housing Strategy

Report of: Phil Harris, Assistant Director for Strategic and Community Housing Services, Haringey Council

Introduction

Haringey's Housing Strategy 2003-8 is due for renewal. This paper proposes that a new strategy is developed as a partnership document, in keeping with the Integrated Housing Board terms of reference. These identify ensuring that a Housing Strategy is produced and supported by partners, and that housing and planning policies compliment and meet agreed strategic objectives, as IHB objectives.

A revised Housing Strategy will be key in driving partners' contributions to achieving Community Strategy priorities and LAA outcomes. This paper lays out a proposed approach and timetable for development of the strategy.

Recommendations

- That the Integrated Housing Board agrees to develop the Housing Strategy as a partnership strategy, for formal adoption by the HSP.
- That the Board agree the proposed process and timetable for developing the strategy

Scope

The strategy will look at what we need to do to meet housing need in Haringey now and in the future, and to ensure that housing contributes to building sustainable communities. It will be a ten year strategy, and will address the following areas:

- Increasing Housing Supply: maximising development opportunities and funding; affordable homes; making best use of housing stock/ void management
- Managing Housing Demand: tackling homelessness; reducing empty homes

- Well-managed housing provision:
 - Social landlords: work with Homes for Haringey and RSLs to continue to improve standards and responsiveness; Decent Homes
 - Private sector: enforcement and proactive work with landlords (impact on public realm); Houses of Multiple Occupation; accommodation above shops
- Building sustainable communities: energy efficiency & reducing fuel poverty; accessible housing service; contribution to tackling worklessness; cohesion and engagement
- Public Realm and the external urban environment

A focused, not too lengthy strategy is proposed, supported by a full implementation plan.

Process for development

It is proposed that strategic direction for the new document is provided by the Integrated Housing Board and the Housing Improvement Board. Development of the strategy will be co-ordinated by officers within the Urban Environment Directorate of Haringey Council.

This process intends to engage key partners at an early stage of strategy development, and to consult with a wider group of stakeholders on the basis of a draft strategy. It is proposed that this consultation phase will be launched at a Housing Conference in early 2009.

Timetable

Action	Key people involved	Timeframe
Outline Strategy and Issues Paper produced for discussion	Phil Harris, Niall Bolger, Chief Executive Management Board, Cabinet Member for Housing	End Oct 2008
Key stakeholder workshop session	Key stakeholders, including Integrated Housing Board members	End Oct/ early Nov 2008
Draft strategy produced	Approval to consult sought from Integrated Housing Board, Cabinet	Dec 2008
Consultation period	Stakeholders and residents	Jan – March 2009
Final strategy agreed for adoption	Council and HSP	Spring 2009

For more information contact:

Kate Dalzell, Executive Policy Development Officer, Urban Environment
Tel: 020 8489 2148, Email address: Kate.dalzell@haringey.gov.uk

