



Haringey Council

Regulatory Committee

TUESDAY, 3RD MARCH, 2015 at 19:00 HRS - CIVIC CENTRE, HIGH ROAD, WOOD GREEN, N22 8LE.

MEMBERS: Councillors Ahmet (Chair), Akwasi-Ayisi, Basu, Beacham, Bevan, Carroll, Carter, Gunes, Mallett (Vice-Chair), Patterson, Rice, Sahota and Stennett

AGENDA

1. APOLOGIES FOR ABSENCE

2. URGENT BUSINESS

The Chair will consider the admission of any late items of urgent business. Late items will be dealt with under the agenda item where they appear. New items will be dealt with at item 10 below.

3. DECLARATIONS OF INTEREST

A member with a disclosable pecuniary interest or a prejudicial interest in a matter who attends a meeting of the authority at which the matter is considered:

- (i) must disclose the interest at the start of the meeting or when the interest becomes apparent, and
- (ii) may not participate in any discussion or vote on the matter and must withdraw from the meeting room.

A member who discloses at a meeting a disclosable pecuniary interest which is not registered in the Register of Members' Interests or the subject of a pending notification must notify the Monitoring Officer of the interest within 28 days of the disclosure.

Disclosable pecuniary interests, personal interests and prejudicial interests are defined at Paragraphs 5-7 and Appendix A of the Members' Code of Conduct

4. MINUTES (PAGES 1 - 12)

To approve the minutes of the Regulatory Committee on 9 December 2014 and Special Regulatory Committee on 15 January 2015.

5. PADDY POWER APPEAL HEARING (PAGES 13 - 18)

To receive a briefing paper on the Paddy Power appeal hearing against the Council.

- 6. REVIEW OF FEES AND CHARGES 2015-16 - LICENCES (PAGES 19 - 30)**
To seek approval for an increase to the Council's licensing fees and charges with effect from 1st April 2015.
- 7. CONSULTATION ON HARINGEY'S DRAFT HOUSING STRATEGY 2015-2020 (PAGES 31 - 164)**
To seek the views and recommendations of the Committee on the draft Housing Strategy 2015-2020 for Cabinet to take into account when it considers the draft for approval for a six week consultation.
- 8. DEVELOPMENT MANAGEMENT AND PLANNING ENFORCEMENT WORK REPORT (PAGES 165 - 172)**
To advise on Development Management and Planning Enforcement performance for quarter 3 and January 2014/15.
- 9. DELIVERING QUALITY IN NEW DEVELOPMENT (PAGES 173 - 176)**
To receive a briefing on measures that the Planning Service is undertaking to improve the quality of new development coming forward.
- 10. NEW ITEMS OF URGENT BUSINESS**
To consider any new items of urgent business admitted under agenda item 2 above.
- 11. DATES OF FUTURE MEETINGS**
To be confirmed in line with approval of the new municipal calendar.

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Tuesday, 24 February 2015

**MINUTES OF THE REGULATORY COMMITTEE
THURSDAY, 15 JANUARY 2015**

Councillors Ahmet (Chair), Basu, Bevan, Carroll, Carter, Gunes, Mallett (Vice-Chair), Patterson, Rice and Stennett

Apologies Councillor Beacham and Sahota

MINUTE NO.	SUBJECT/DECISION	ACTION BY
REG148.	<p>APOLOGIES FOR ABSENCE</p> <p>Apologies were received from Cllrs Beacham and Sahota.</p>	
REG149.	<p>DECISIONS MADE IN RELATION TO APPLICATIONS MANAGED BY THE LICENSING TEAM</p> <p>The Committee considered a briefing providing an overview of decisions taken in 2014 in respect of licence applications submitted under the Licensing Act and Gambling Act. A detailed breakdown was provided of the number of new premises licences, premises licence variations and transfer applications processed and licence reviews undertaken. Information was also provided on Temporary Event Notices applications received and the outcomes as well as permits and other licences issued by the service such as those covering street trading.</p> <p>The following points were raised during the discussion of the report:</p> <ul style="list-style-type: none"> • An appeal decision was awaited from the District Judge on the Paddy Power, Lordship Lane Gambling Act application which had been refused at Committee. • An appeal had now been lodged against the Committee decision made in respect of the premises licence variation sought for Wetherspoons, 258 Muswell Hill Broadway and was expected to be heard in May. • The last year had seen an increase in demand for market trading licences. • A review would be undertaken of the Council's Statement of Licensing Policy (SoLP) with a view to implementation by January 2016. A draft revised Policy would be submitted for Committee consideration prior to its release for public consultation. An alcohol cumulative impact policy would be included within the Policy at the lead of the Public Health team to provide a policy steer to deter the proliferation of new businesses selling alcohol in the borough. • The Committee sought clarification on the Council's powers to deal with the sale of illicit cigarettes and over strength lagers and cider within the borough. It was advised that an operation had been undertaken in conjunction with the Police to encourage retailers to not sell alcohol over 6.5% ABV but had proved to be unsuccessful with no retailers signing up. The potential would be explored as part of the refresh of the SoLP of placing restrictions on the sale of these products as a licence condition in areas with 	

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	<p>an evidenced proliferation of street drinkers. Operations had also been undertaken with HMRC in November and December covering the sale of counterfeit alcohol and cigarettes and which had resulted in significant confiscations. The resourcing of such work however remained an ongoing issue.</p> <ul style="list-style-type: none"> • Confirmation was provided that Chinese herbalists shops were not covered under the licensing regime. • In response to a question regarding any discernible licensing trends, officers advised that an increase had been seen in illegal raves in Finsbury Park and other venues in the last year. • Confirmation was provided that a service level agreement was in place with the Public Fundraising Regulatory Association covering the operation of charity 'chuggers' in the borough. • It was noted that further training was required for Committee members on the Gambling Act and for Regulatory Committee members who had yet to undergo licensing training. <p>RESOLVED</p> <ul style="list-style-type: none"> • That the report be noted. 	Daliah Barrett/ Clerk
REG150.	<p>REVIEW OF FEES AND CHARGES 2015-16 - LICENCES</p> <p>Officers advised that this item would be deferred to the next Committee meeting on 3 March.</p>	Daliah Barrett
REG151.	<p>LOCAL PLAN MAKING - REVIEW OF HARINGEY'S LOCAL PLAN: STRATEGIC POLICIES, LOCAL DEVELOPMENT SCHEME, AND PREFERRED OPTIONS FOR TOTTENHAM AREA ACTION PLAN, SITE ALLOCATIONS DEVELOPMENT PLAN DOCUMENT, AND DEVELOPMENT MANAGEMENT DEVELOPMENT PLAN DOCUMENT (DPDS)</p> <p>The Committee considered a report seeking comments on proposals to consult on four development plan documents (DPDs): Alterations to Haringey's Strategic Policies DPD and "preferred option" drafts of the Development Management DPD, Site Allocations DPD and Tottenham Area Action Plan DPD and the revised Local Development Scheme 2015-18. The documents were due for submission to Cabinet on 20 January 2015 seeking approval to release the DPD documents for consultation under the statutory process and to adopt the revised Local Development Scheme.</p> <p>The following points were raised during the discussion of the report:</p> <ul style="list-style-type: none"> • The Committee expressed concern over the new housing target proposed for the borough and its deliverability. Officers acknowledged that this increased figure would be challenging for communities, the planning service and the Planning Committee. Should this quantum not be met however, central government via the Secretary of State had the power to take a greater role in the planning process through the appeals route, with decisions taken within the context of the overriding imperative of achieving housing targets. 	

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- The Committee questioned the planned focus of future development to the east of the borough compared to the west. Officers advised that the proposed focus would be on Tottenham and Wood Green areas and that site allocations had been based on detailed assessments across the borough of development capacity including consideration of transport accessibility and the need to drive and support regeneration and investment.
- Members expressed concern over the level of charging of the Community Infrastructure Levy (CIL) and that this would be insufficient going forward to mitigate the additional pressures on Council services arising from new development. Officers confirmed that a review of the borough's CIL charging regime would be started before the end of the year. Members were advised that the definition of infrastructure in the CIL Regulations no longer included "Affordable Housing" and consequently that would not be a mechanism for securing financial contributions towards provision.
- It was requested that the wording of the Haringey Civic Centre site allocation plan be reviewed to avoid any presumption being implied regarding the future of the travellers' site. Officers advised that a separate traveller's needs assessment was being undertaken by the Council to look at housing needs within the community and which would feed into the final decision on the future of the site.
- Clarification was sought as to whether the Council had withdrawn guidelines covering basement developments. Confirmation was provided that the guidelines had not been formally adopted and were therefore included within the recent review of supplementary planning documents. A new basement policy had been incorporated within the Development Management Policy DPD.
- An update was requested on the Hornsey depot development following the granting of planning permission. Officers confirmed they were working on the presumption that the site was deliverable and as far as they had been advised, was progressing, with marketing starting for the first phase of open sale residential units.
- The Committee sought clarification on the rationale behind the allocation of only two sites within the borough suitable for the siting of tall buildings and in particular, the reason behind the selection of Tottenham Hale. Officers advised that these sites had been identified following completion of an urban characterisation study throughout the borough and assessment of the capacity of areas to change, existing sensitivities, transport accessibility and capacity and opportunities to complement existing regeneration proposals. Members raised concern over potential overshadowing from tall buildings as part of the Spurs redevelopment, particularly impacting the existing school. Confirmation was provided that the site allocation for Northumberland Park recognised that education provision in the area may change as part of the ongoing regeneration.
- The Committee questioned whether an independent advisor would be provided to assist and facilitate local communities in Tottenham Hale to engage with the consultation process. The Assistant Director Planning advised that there were no proposals for this but agreed to discuss this request and the aspiration to promote engagement by communities during the consultation with the Tottenham

Matthew
PattersonStephen
Kelly

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Regeneration Team.

- A request was made for officers to look into the potential of establishing a policy position prohibiting advertising on BT phone boxes in line with that made by LB Westminster and encouraging the early exploration of estate renewal works for Tangmere and the Enterprise Centre on Broadwater Farm.
- The resource demands on the Planning Service associated with the need to support the Highgate Neighbourhood Plan were identified as an area of concern by the Committee.
- Concerns were also expressed over the tone of some of the language used within the documents, in particular the Tottenham Area Action Plan (AAP) which made references to a culture of intergenerational worklessness, depressed rents etc that could be misconstrued, as well as errors in spelling and punctuation which required correction. Officers confirmed that they were seeking delegation from the Cabinet to enable further refinement of the text in the AAP and copy editing of all of the documents before they progressed to consultation in February.
- The Committee expressed a degree of concern over the proposed 6 week public consultation period in light of the size of the documents under consideration. The potential was discussed for extending the period although it was noted the feasibility was restricted by the start of purdah at the end of March/beginning of April and the Council's approved consultation policy which supported a 6 week consultation period. Members emphasised the importance of executive summaries of the plans being made available during the consultation period in order that the documents were as accessible as possible to members of the public. It was also requested that any site allocations and maps within the documents be annotated with postcodes and road names respectively to allow them to be more easily identified.
- Officers emphasised to the Committee that although the documents would proceed through two further stages of statutory consultation prior to final adoption, the first consultation period was the primary opportunity for Members and the public to contribute at a stage when the plans could be changed or altered. Members were advised that the Regulation 19 stage was not to be considered as a consultation as it published the document(s) that the Council would be taking to the examination in public stage of the process.
- The Committee questioned the degree of involvement Tottenham ward councillors had had in the drafting of the Tottenham Area Action Plan and requested that officers review engagement arrangements with local Members to ensure they had sufficient opportunity to feed in their views as part of the consultation.
- The Committee discussed the proposed changes to Housing Policy SP2 with regards to the borough wide affordable housing target and the target for small schemes below 10 units. Officers provided advice that the basis for the proposed changes to small site contributions which arose from a Ministerial Statement of Policy in November 2014 and updated National Planning Practice Guidance. In respect of the revised affordable housing target of 40% (down from 50%) this was based upon up to date evidence of development viability which was important in determining the deliverability of the plan. Advice was

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also given on the implications of the proposed changes to the small sites affordable housing policy with regard to fighting a current appeal and in the determination of planning applications prior to the formal adoption of the Local Plan policies next year.

- Cllr Bevan put forward a motion, which was seconded, to reject the proposed amendment to Haringey Strategic Policies, Housing Policy SP2, section 3.2 (alteration 49) to amend Policy SP2 (5) to reduce the borough wide affordable housing target from 50% to 40% for larger development sites and that this recommendation be reported onto Cabinet. Following a vote, the motion was carried.
- Cllr Carroll put forward a motion, which was seconded, to reject the proposed amendment to Haringey Strategic Policies, Housing Policy SP2, section 3.2 (alteration 51) to delete Policy SP2 (7) (and any associated reference links to it) requiring schemes below the 10 unit threshold to provide 20% affordable housing on site or financial contributions towards affordable housing provision and that this recommendation be reported on to Cabinet. Following a vote, the motion was carried.

The Chair moved the recommendation of the report, subject to the amendments detailed above to the affordable housing targets for large and small developments and it was

RESOLVED

1. That the annexed documents be noted and the comments of the Committee, including the two recommendations relating to affordable housing targets, be reported to Cabinet at the meeting on 20 January 2015.
2. To recommend that Cabinet (subject to point 1 above) approve the annexed documents for consultation during a six week period currently scheduled for February to March 2015:
 - The Proposed Alterations to Haringey's Local Plan: Strategic Polices (LPSP) which was adopted in 2013 (Appendix A);
 - The "preferred option" draft of the Development Management Development Plan Document (DM DPD) (Appendix B);
 - The "preferred option" draft of the Site Allocations Development Plan Document (Sites DPD) (Appendix C);
 - The "preferred option" draft of the Tottenham Area Action Plan Development Plan Document (Tottenham AAP) (Appendix D); and
 - The Draft Sustainability Appraisal (Appendix E).
3. To note that the versions of the LPSP, the DM DPD, the Sites DPD, the Tottenham AAP and the Draft Interim Sustainability Appraisal which are annexed to this report, are working drafts. These documents will be edited before being taken to Cabinet in January.

Matthew
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Stephen
Kelly to
note

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	<p>4. To recommend to Cabinet (subject to point 1 above) that it adopt the revised Local Development Scheme (LDS) (Appendix F) for 2015-2018.</p> <p>5. To recommend to Cabinet (subject to point 1 above) that it note the draft Consultation Programme (Appendix G).</p>	
<p>REG152.</p>	<p>PLANNING SERVICE REVIEW OF PRE-APPLICATION ADVICE SERVICES AND OTHER MISCELLANEOUS SERVICES AND ASSOCIATED CHARGES.</p> <p>The Committee considered a report setting out details of a review of and changes to the Council's pre-application planning advice services to align with priorities set out in the Corporate Plan and Development Management Improvement Plan and new proposed charges for Building Control services.</p> <p>Officers advised of an amendment to recommendation 2.2 within the report to reflect the need to revisit the proposed charges levied by Building Control for exhibition licences. The recommendation would now read 'to recommend to Cabinet that it adopts the Building Control charges set out in paragraph 5.10 and table 7 of this report.....'</p> <p>The scope, quality and value of the pre-application advice service had been reviewed in conjunction with application of the new Government Planning Practice Guidance. It was intended to introduce a more tailored, customer focussed service approach including the provision of advice at earlier feasibility stage and improvements in the information and signposting provided on the Council website. The new service offer aimed to reduce the costs associated with 'failure demand', improve the quality of planning applications coming forward and their likelihood of success for both householders and commercial businesses. Proposals had been developed for a new charging regime for the redesigned pre-application service following a benchmarking exercise with other authorities. New charges aimed to move closer towards full cost recovery across the service, with an exemption for micro businesses and a discount to small to medium businesses. Subject to Cabinet approval, the new charges would come into effect on 1 April.</p> <p>Reconfiguration was also proposed of the current Design Review Panel to introduce a Quality Review Panel, with a new independent chair and panel of development experts offering a range of review options with refreshed charges. Arrangements were currently being finalised with a view to the new Panel becoming operational in the near future.</p> <p>The Committee questioned whether advice under the new service offer would be available to community groups or residents wishing to respond to applications. Officers confirmed that this could be considered but would be dependent on a review of service capacity.</p> <p>Members expressed concern that the exemption for micro businesses could potentially result in additional bureaucracy and confusion and that</p>	<p>Stephen Kelly/ Emma Williamson</p>

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	<p>if applied, a clear definition of micro business would be needed from the outset. Officers outlined that the intention behind the exemption was to contribute to the delivery of the Corporate Plan commitment of supporting enterprise and new employment in the borough and that it was not anticipated that demand in this area would be onerous.</p> <p>The Committee requested that consideration be given to including a link on the pre-application planning pages on the website providing guidance to customers on choosing an architect.</p> <p>RESOLVED</p> <ul style="list-style-type: none"> • To recommend to Cabinet that it adopts the “Supporting high quality development in Haringey – our pre-application advice services” set out at Appendix 1 for use by the Planning Service with effect from 1 April 2015; • To recommend to Cabinet that it adopts the Building Control charges set out in Table 7 of the report for use by the Building Control Service with effect from 1 April 2015; and • To recommend to Cabinet that it reviews annually the fees and charges set out therein. 	<p>Stephen Kelly/ Emma Williamson</p> <p>Stephen Kelly/ Emma Williamson</p>
<p>REG153.</p>	<p>DATES OF FUTURE MEETINGS</p> <p>3 March</p>	

CLLR AHMET

Chair

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**MINUTES OF THE REGULATORY COMMITTEE
TUESDAY, 9 DECEMBER 2014**

Councillors Ahmet (Chair), Beacham, Bevan, Carroll, Carter, Gunes, Mallett (Vice-Chair), Patterson, Rice and Stennett

MINUTE NO.	SUBJECT/DECISION	ACTION BY
REG141.	<p>APOLOGIES FOR ABSENCE</p> <p>Apologies for lateness were received from Councillors Gunes and Carroll.</p>	
REG142.	<p>URGENT BUSINESS</p> <p>There were no items of urgent business.</p>	
REG143.	<p>DECLARATIONS OF INTEREST</p> <p>None declared.</p>	
REG144.	<p>MINUTES</p> <p>RESOLVED:</p> <p>That the minutes of the meeting held on 9 September 2014 be approved as a correct record of the proceedings.</p> <p>The Chair referred to a matter which had been raised by Councillor Bevan at the previous meeting of the Committee, where he had expressed concern over cigarette marketing units which operated when large concerts were held in Finsbury Park, and had asked for feedback on whether the Licensing Team could prohibit them as part of the licensing process for future meetings. The Chair read out the following response from Dale Barrett, Interim Regulatory Service Manager: 'No we cannot restrict them. We can certainly ask the promoters to consider not allocating space to them as a gesture of good will to the borough's healthy living plan, but we cannot force them I'm afraid'. Councillor Bevan felt that this was an unsatisfactory situation and that some sort of action should be taken, and for this reason the Chair undertook to write to Dale Barrett further on the matter, and to copy Councillor Bevan into the message.</p>	Chair
REG145.	<p>DEVELOPMENT MANAGEMENT AND PLANNING ENFORCEMENT WORK</p> <p>The Committee considered a report detailing the performance on Development Management and Planning Enforcement for quarter 2 and October 2014/15. Emma Williamson, Head of Development Management and Enforcement, informed the Committee that the number of major, minor and other applications determined by Haringey Council in the second quarter of 2014/15, together with October and November,</p>	

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was 1,496.

In response to a question regarding the staffing of the Enforcement Team, Emma Williamson stated that the Team was currently fully staffed, and that it was intended to discuss enforcement priorities with councillors in January 2015.

It was noted that the monitoring report submitted to the next meeting of the Regulatory Committee would also include a section on Building Control Performance and that this would then be reported alongside Development Management and Planning Enforcement on an ongoing basis.

In regard to planning appeals, it was reported that the Planning Inspectorate had issued decisions on 30 appeals in quarter 2 and only three of these had been allowed (14%) with one split decision. The majority of these had decided via the written representations route although there was one informal hearing. It was then reported that a delegated refusal of a major scheme at Ermine Road and Plevna Crescent, a residential scheme for 98 units, on a Site of Nature Conservation Importance was due to be heard at a Public Inquiry in March 2015.

Emma Williamson continued by reporting on the performance relating to enforcement action and associated appeals, and concluded by referring to prosecution action.

In response to a request from a member of the Committee, Emma Williamson made a commitment to look into the feasibility of including a list of, and information relating to, applications refused by the Planning Sub-Committee in an annual report on planning matters that would be produced and submitted to the Planning Committee.

Emma
Williamson

RESOLVED:

That the report be noted.

REG146. NEW ITEMS OF URGENT BUSINESS

a) Unauthorised Living in Industrial/Employment Areas

The Committee were updated by the Head of Development Management and Enforcement on a multi-disciplinary approach which was being undertaken to tackle unauthorised living in employment areas, particularly in South Tottenham. It was reported that a number of enforcement notices had been issued, with three enforcement appeals pending at two sites, and that in addition, six appeals against the Notices at five sites had been determined with four dismissed and two allowed. The Committee noted that extensive research on sites was ongoing in the eastern area involving the planning enforcement and building control teams. The western area had seen one of the main landowners

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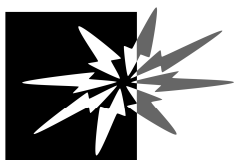
	<p>submit a masterplan and the Planning Policy Team were involved with regard to updating the strategic sites allocation document.</p> <p>b) Support for Small Scale Developers, Custom and Self-builders</p> <p>Emma Williamson, Head of Development Management and Enforcement, reported that the Minister of State for Housing and Planning had recently made a statement relating to the planning system and further new measures which were being implemented by the Government to support small-scale developers. The Government's measures centred around Section 106 obligations imposed on small scale developers, custom and self-builders; promoting custom and self-build housing, and getting empty and redundant land and property back into use.</p> <p>The Head of Development Management and Enforcement stated that a briefing note from Council officers on the ministerial statement would be circulated to councillors in the near future.</p>	<p>Stephen Kelly/ Emma Williamson</p>
<p>REG147.</p>	<p>DATES OF FUTURE MEETINGS</p> <p>The Committee noted that its next meeting was scheduled for 3 March 2015 at 7.00pm.</p>	

The meeting ended at 7.49pm.

CLLR PERAY AHMET

Chair

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Haringey Council

The hearing took place over two day in November 2014 at the High bury Magistrates Court and was presided over by DJ Williams.

POWER LEISURE BOOKMAKERS LTD.

v.

LONDON BOROUGH OF HARINGEY

Background to the Appeal

This briefing explains the consideration undertaken by District Judge Williams in the appeal against the refusal by the Council to grant a licence for a Betting Shop at 606 Lordship Lane Haringey. The premises are situated on the corner of Lordship Lane and Dunbar Road having formerly been run as a public house, known as “the Lordship”. The licensing committee stated in its reasons for its decision that it had had regard to the relevant codes of practice, the statutory guidance, the local authority’s own statement of gambling policy and the statements made by interested parties, some of whom gave oral evidence before the Judge Williams at the appeal.

The statutory guidance makes it clear that the Licensing Authority must “aim to permit” the granting of such a licence, having regard, of course to the licensing objectives. The local authority’s concern focussed on the question of crime and disorder in this location. The Council had decided that the grant of a licence to a proposed third betting shop along this stretch of Lordship Lane, was “very likely” to cause issues of crime and disorder, connected to another betting shop in the vicinity. The Council also concluded that those issues “would arise in respect of the premises subject of this application”. There was no evidence to this effect from the police, who did not oppose the application, and the police have not opposed the appeal against its refusal by the Licensing Committee.

The Councils evaluation of the evidence it heard led to the conclusion that there were incidents of crime and disorder at the location, which went beyond “mere nuisance”. The Council considered that those incidents amounted to “harassment, alarm and distress” and therefore, passed the threshold of crime and disorder. In accordance with the council’s policy on gambling, crime and disorder are matters to which the local authority pays “particular attention”. In the view of the Council, no conditions attached to the grant of any licence to PaddyPower “would be sufficient to be reasonably consistent with” safeguarding against crime and disorder at this location. The Judge noted that the Council gave no reasons why it had come to this conclusion in its decision notice. The Judge however took the view that the conditions inserted by way of a representation from the Licensing officer was significant for 2 reasons: the police did not oppose the grant of the licence; when there was a “spike” in crime and disorder at this location “intensive targeted policing” had “remedied” the situation (according to the local SNT Officer in an email sent in January 2014.)

Paddy Powers case against the Council was that the Council had failed to ask the essential questions, consistent with the licensing objectives:

- i). what is the source of the crime and disorder?
- ii). is it associated with gambling in the location?
- iii). is gambling being used to support crime and disorder?

Section 153 Gambling Act 2005 sets out the principles to be applied:

153(1) In exercising their functions under this Part a licensing authority shall aim to permit the use of premises for gambling in so far as the authority think it—

c). reasonably consistent with the licensing objectives

(2) In determining whether to grant a premises licence a licensing authority may not have regard to the expected demand for the facilities which it is proposed to provide.

There is a presumption in favour of the grant of a licence. Reasonable consistency with the licensing objectives is required. Those objectives include; preventing gambling from being a source of crime and disorder, being associated with crime and disorder or being used to support crime.

The Council's concern in refusing the license was based on the issue of crime and disorder at the location. The Council considered whether these concerns could be met by the imposition of conditions attached to the grant of a licence. The decision was that: "the evidence of issues and challenges with this particular location were such as not to consider this viable." This was the sole reason given for the refusal of the licence.

The Judge stated that the Council clearly considered the impact on the residents in this community given the concerns expressed at the initial hearing when reaching its decision and the evidence of those residents, whose statements were also given in evidence for the court case and two residents attended to give evidence of their concerns should the appeal be allowed. The Judge had the task of considering those concerns and the appeal within the frame work of the licensing objectives.

Paddy Powers Case:

Paddy Powers development manager said should the appeal succeed, their focus would be on security, not only for staff, but also for the customers, who would be using the premises. The staff training manual is audited by the Gambling Commission once a year and that all the staff receive regular training, including refresher training every year.

Mr. Butterworth, a self employed Licensing and Security Authority Compliance consultant gave evidence about observations he had carried out at the location. Previously Mr. Butterworth had worked for 30 years for Greater Manchester Police, including 8 years as a force Licensing Inspector, which duties included managing a covert licensing unit. His evidence of the observations he made at the location were, therefore, carried out with an experienced eye. Between Saturday 26th April and Tuesday 29th April Mr. Butterworth lived in Haringey in order to carry out those observations.

He described in his evidence that Saturday afternoon is the peak time for business in a betting shop. He, therefore, began his observations on a Saturday starting at 2.00p.m. and finishing at 8.00 p.m. It is significant, in the Judges view, that Mr Butterworth saw none of the conduct referred to in letters of representation made by the residents to the Council. He concentrated his attention on the area around Acacia Road as this was the area where most concern had been expressed. He observed one suspected drug deal, but this was carried

out near Tesco Express (in Winkfield Road) and not in the immediate vicinity of either the premises of William Hill or Ladbrokes or at the location subject to this appeal. He did note a number of street drinkers in Chapman's Park, again there was no link between their activities and the gambling taking place in the area. He did observe activities about which residents had complained in their representations: street begging, litter, and urination. The litter came from patrons of the fast food shops discarding wrapping from the food they had bought, the begging and urination was not linked to activity at the existing betting shops. With regard to groups gathering on street corners he saw groups of 1-3, smoking outside the betting shops, and larger groups of up to 7 only on rare occasions. Outside William Hill he saw 2 individuals carrying bottles, but only 1 drinking from a bottle. He saw no groups gathering on the corner outside the "Lordship". He noted that it was very rare for someone to come out of one of the betting shops to smoke after 8.00p.m. He did not consider, from what he observed, that a person of reasonable firmness would have been intimidated by groups outside the betting offices.

Mr. Butterworth carried out further observations on Friday 29th August and Saturday 30th August between 3.00p.m. and 10.00p.m. and between 12.20p.m. and 6.30p.m., respectively. During this time he saw no evidence of misconduct that "came anywhere near to becoming a breach of the Gambling Objectives." None of the smokers he observed were connected to William Hill or Ladbrokes. None of those he observed made disparaging remarks to any passer by. This evidence was not challenged by the Respondent.

The final witness to give evidence for the Appellant was Mr. McGowan, a resident of Lordship Lane for 20 years. Mr. McGowan became involved in this application when a local organisation, of which he is a member, sent him an e mail asking for evidence of anti social behaviour outside 2 local betting shops. Mr. McGowan's concern was that a former public house, that had been empty for a year, was likely to be a cause of concern by virtue of the fact that it was an empty building. He had received this e mail in April 2014. The e mail had referred specifically to anti social behaviour. Mr. McGowan gave evidence that during the 20 years he has lived in the area, neither of the 2 existing betting shops had bred any crime in the area nor had the cab office opposite William Hill. Unlike other witnesses called on behalf of the Council, he had never seen anyone outside the betting shops cat calling at passing women or behaving in a sexually intimidating way towards them. Had he observed behaviour of that sort, he would, as the father of daughters, have noted it. He had seen no evidence of "kerb crawling" or drug dealing. In his experience, the worst anti social behaviour occurs at the bus stop. In daily trips to and from where he parked his car, and during his daily exercise, walking or jogging, he had not noticed any behaviour connected to the 2 existing betting shops that had given him cause for concern. He frankly described being attacked at knifepoint, which occurred "a few hundred yards past Tesco's". He referred to his wife, a lady of petite stature, having had her handbag stolen on 2 occasions, but both times this had occurred opposite the local Crown Court. He said that where groups do tend to congregate, is outside the barbers. He had seen interchanges between groups outside the cab office and those outside William Hill. He had noted however, that those outside William Hill were cab drivers waiting for jobs. Those interchanges had been friendly and not aggressive. He regarded the betting shops as being of neutral value to the area. Mr. McGowan gave an accurate and unvarnished view of life as a resident in this area, which the Judge found compelling and persuasive.

The Council's Case:

The Council's case consisted of written representations and statements, as well as live evidence from 2 local residents.

Miss Boyle a resident of Perth Road made written representations to the Council by e-mail in March 2014. Her concerns refer to groups of men outside William Hill making sexually

suggestive and offensive remarks directed at young women. These she described in her e mail to the council as: 'casual harassment of passing women'. This had been her observation of men loitering outside William Hill and not outside Ladbrokes. She had also seen one man on one occasion finish off a small bottle of vodka, throwing it away before entering William Hill. The man concerned had been in the doorway of William Hill. She accepted in cross examination that this had not been an aggressive act but felt was more an issue for the council than for the police. In the judges view causing litter may well be anti social and a nuisance, but does not amount to disorderly conduct in her judgement. Ms Boyle accepted this view on cross examination also.

Miss Scott-Mason attended the committee meeting and made representations to the Council. Miss Scott-Mason lives in Dunbar Road. In her evidence to the Judge she said that she walked along Dunbar Road to Lordship Lane at least once a day when she is in London. She has been the target of aggressive beggars "around William Hill". She was unable to say whether the beggars themselves went into William Hill or were connected in any way to gambling at those premises. As a young mother in the area she had been concerned by the large gangs of men who hang around outside William Hill. These men had made sexually explicit remarks to her, and she had seen these men going into William Hill, then coming out and loitering outside. She had also seen cannabis being smoked outside William Hill. It had not occurred to her to contact the Safer Neighbourhood team about these matters.

The Judge also considered with some care an e mail from the local SNT Sgt in response questions raised by Miss Boyle, in which he described a "spike in anti social behaviour" during 2013, which was resolved following: " a few weeks of targeted policing" . The Judge noted that he was quite clear in that e mail that the staff at the betting shops had been most co-operative with the police. The Judge took the view that had there been any continuing concerns about disorderly behaviour, the police would have opposed the grant of this licence. The fact that they have not done so, when the concerns of local residents had obviously been drawn to their attention, was significant in her view.

The Judges Decision:

Having considered all the evidence in this case the Judge reached the following conclusions:

- i). that a group of men does tend to loiter outside the premises of William Hill and outside the premises of the mini cab office opposite William Hill;
- ii). those men consist of drivers from the cab office waiting for work, who stand outside smoking;
- iii). groups of men also gather, from time to time, outside the barber's, "Kenny's"; that group has sometimes behaved in an anti social way;
- iv). some drug dealing may have occurred outside Tesco's;
- v). no acts of anti social behaviour or disorder were associated with Ladbroke's, a little further down Lordship Lane;
- vi). some drug dealing or smoking of cannabis does take place in the area but it is not directly connected to gambling at either of the existing premises;
- vii). there are some street drinkers in the area but they are largely confined to Chapman's Park and are not connected to gambling at either of the existing premises;

viii). a “spike” in anti social behaviour noted by the police during 2013, was dealt with by intensive intervention by them and had been resolved before the application for the licence was made;

ix). the police have made no representations, either to the council, or at this appeal, expressing concerns about anti social behaviour, criminal activity or disorder connected to gambling in the area;

x). I find that there is no connection between the men who have made sexually offensive remarks to the witnesses in this appeal and gambling at either William Hill or Ladbrokes;

xi). there may be a fine line between acts of disorder and offensive sexual remarks made towards young women; vulgar and crude though these remarks undoubtedly were. The remarks which I am sure were made, were distasteful, but would rarely in my view, give rise to a prosecution for an offence under the Public Order Act nor could they be said to amount to “disorderly” conduct in themselves. I am further satisfied that there was no connection between these remarks and gambling at either William Hill or Ladbrokes;

xii) I find that the comprehensive list of conditions to be attached to the grant of any licence suggested by the Appellant, would provide sufficient safe guards against the risk of crime or disorder and thereby ensure that the premises would be run in an efficient and orderly way.

I remind myself that this appeal is a re-hearing of the decision taken by the Respondent. My decision is based upon all the documents that have been placed before me by both parties. Not every resident who objected to the grant of this licence had testified before me but their representations are contained in the documents that have been placed before me and I have considered them together with the oral evidence that I have heard. The decision of the Respondent is not one which should be lightly reversed. I should do so only if I am satisfied that the decision was wrong. (See *Stepney BC v. Joffe* [1949] 1K.B. 599). I have had regard to the reasons given by the Respondent when the licence was refused, namely:

i). that crime and disorder committed *by customers* of betting shops in the area *is* a sufficient link to the activity of gambling;

ii). that there was clear evidence of behaviour that passed the threshold of disorder, being more than mere nuisance;

iii). that the impact on the area, were the licence to be granted, would lead to an increase in such disorder;

iv). that conditions on the licence would be insufficient to safeguard against such a risk.

I remind myself that the Appellant bears the burden of persuading me that the Respondent ought to have exercised its discretion differently (see *R.(Hope and Glory Public House) v. Westminster CC* [2011] EWCA Civ. 31. I have had regard to the licensing objectives in section 1 of the Gambling Act 2005. Having regard to all the evidence that has been put before me I am satisfied that there is *no* connection between acts of crime or disorder in this area and gambling. I do not consider that the grant of a licence to the Appellant would lead to such acts of crime and disorder. Since there has been crime in the area and previous acts of anti social behaviour, although not connected to gambling, I do consider that the list of conditions proposed by the Appellant should be attached to the licence to ensure that the premises are run in an efficient and orderly way. The conditions to be attached to the licence are as proposed by the Respondent in their letter to the Appellant dated 19th March 2014. To that extent, and for those reasons, this Appeal is allowed.”

A separate hearing took place on Friday 30th January 2015 to enable the matter of costs to be determined.

Mr. Gouriet QC made an application for Paddy Power's full costs of £49K. After fairly lengthy submissions by both sides the DJ gave judgment on costs and decided to follow the default position in *Bradford v Booth* and award no costs. She had come to a different conclusion from the Council on the facts of the case and did consider that there was a fine line between disorder and some of the sexual remarks which had been made. This was a very difficult decision for the Local Authority to make in her view. There was a great deal of disquiet in the community about the application. There were men outside William Hill. Based on her findings of fact she felt that the Councillors had acted honestly and reasonably in coming to their conclusion to refuse the application initially. It is right for the Council to have regard to the voice of its residents who had made over 100 representations against this application.

As to the offer which was made to settle the appeal after the evidence had been exchanged, the DJ did accept that the Council was in a difficult position. There were a very large number of complaints by the local community. It would have been very difficult for the Council to agree a compromise in those circumstances, The Council were correct in continuing to defend the appeal and allowing the Courts to decide on the matter.

It was therefore not appropriate to award costs against the Council in this case applying *Bradford v Booth*. The Council were acting in its public interest role and should not be burdened with a financial levy for acting in an honest and reasonable way.

It is important for the Regulatory committee to note that in making the application for costs, Mr. Gouriet referred to a Councillor from the Committee who had approached him after the hearing in the car park and stated how sorry he was of the decision and that he felt that the application should have been granted. Although we objected to this evidence going in, the DJ heard it. The point is that the remarks of Councillor did make it difficult for us on costs. Although such remarks are not made by the Committee, they can be mentioned in court and can put the Council in a difficult position.

It is therefore important that members who serve on the Licensing Sub Committees bear in mind any actions that could jeopardise the Councils position.



Haringey Council

Report for:	Regulatory Committee	Item Number:	
Title:	Review of Fees and Charges 2015-16 - Licences		
Report Authorised by:	Kevin Bartle – Assistant Director of Finance (CFO)		
Lead Officer:	Neville Murton (020 8489 3176) neville.murton@haringey.gov.uk		
Ward(s) affected:	ALL	Report for Key/Non Key Decisions:	KEY

1. Describe the issue under consideration

- 1.1. The Council's income policy requires an annual review of the level of the Fees and Charges levied upon service users with a view to ensuring that income is maximised commensurate with the full recovery of costs.
- 1.2. The Cabinet considered and approved changes to a number of Fees and Charges at their meeting held on 10 February 2015 however, a small number of items (relating to certain approvals, consents, permits and licenses) cannot be made by the Executive and are, therefore, reserved for consideration and decision by the Council's Regulatory Committee.

2. Recommendations

- 2.1. To approve the increase to the Council's licensing fees and charges, as set out in the attached appendix, with effect from 1st April 2015, subject to an equalities impact assessment being undertaken, as set out in paragraph 7, with any subsequent changes then required being delegated to the Assistant Director for Environmental Services and Community Safety.

3. Alternative options considered



Haringey Council

- 3.1. Officers have reviewed fees and charges firstly as part of the annual consideration of fee levels and secondly due to the need for the Council to maximise its sources of income in order to mitigate against service cuts.

4. Background information

- 4.1. The Regulatory Committee have responsibility for the determination of certain specified fees and charges.
- 4.2. At its meeting of 10 February 2015 Cabinet agreed that, based on an assessment of prevailing economic and inflationary pressures, a general increase of 2.3% should be applied to Fees and Charges levied by the Council.
- 4.3. This report meets the requirements of the Council's external income policy for the 2015-16 financial year. Appendix 1 contains the full details of current licensing fees and charges and the proposed charge and corresponding increases. All non-statutory charges are proposed to be increased in overall terms by 2.3% in line with the corporate requirement and the Council's MTFP.
- 4.4. In a number of instances, as a result of rounding to the nearest pound for the convenience of administration and collection, the actual increase for individual fees and charges is slightly more or less than 2.3%.

5. Comments of the Chief Finance Officer and financial implications

- 5.1. The estimated financial effect arising from the implementation of the 2015-16 fees and charges rates as set out in this report (assuming no impact on volumes) is an increase in income of approx £5k.

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

- 6.1. The Assistant Director of Corporate Governance has been consulted in the preparation of this report and advises that certain fees for services provided by local authorities are set out in the parent legislation or in regulations made under the parent legislation. In such instances the Council has no discretion as to the level of the charge.
- 6.2. In addition, section 93 Local Government Act 2003 permits local authorities to charge for discretionary services, provided that there is no alternative power allowing the local authority to charge and provided that there is nothing in the parent legislation preventing the local authority from charging for these discretionary services. Where the Council charges for such discretionary services, it has a duty to secure that, taking one financial year with another, the income from charges does not exceed the costs of provision. Section 93 permits the Council to



Haringey Council

charge only some persons for providing the discretionary service and also permits the Council to charge different persons different amounts for providing a service.

- 6.3. In reviewing fees and charges, services need to demonstrate that they have had due regard to the overarching Public Sector Equality Duty as set out in the Equality Act 2010. Services need to demonstrate that they have considered whether an equalities impact assessment should be carried out and undertake such an assessment if found to be necessary.
- 6.4. Certain fees may not be set by the Cabinet. The Local Authorities (Functions and Responsibilities) (England) Regulations 2000 provides that decisions on certain approvals, consents permits and licenses (for example premises licences; licenses for street trading) cannot be made by the Executive (Cabinet). Regulation 2 (6) provides that charges for such approvals, consents, permits and licenses may not be made by the Executive (Cabinet). These fees will be set by the Regulatory Committee and are the subject of this report.

7. Equalities and Community Cohesion Comments

- 7.1. The Council must pay due regard to its public sector equality duties with regard to people who share any of the characteristics protected by sections 4 – 12 of the Equality Act 2010. These include race, sex (formerly gender), disability, age, religion or belief, sexual orientation, marriage and civil partnership and gender re-orientation.
- 7.2. Prior to making any final decisions on fee increases the Council will assess the impacts of those by conducting Equality Impact Assessments [EqIAs], starting with an initial screening which considers whether there is a need for a full assessment.

8. Head of Procurement Comments

Not applicable

9. Policy Implication

- 9.1. The Council's income policy requires that an annual review takes place and this report together with the Cabinet Report on all other fees and charges, meets that policy obligation.

10. Reasons for Decision

- 10.1. It is a requirement to review Fees and Charges annually. The financial position that the Council finds itself in supports the view that levels of fees and charges should be maximised taking into account all relevant factors including the effect on service users and any consequent demand for services.

11. Use of Appendices



Haringey Council

Appendix 1 Schedule of Licensing Fees 2015-16

12. Local Government (Access to Information) Act 1985

Regulatory Services	Current Charge	Proposed Charge	% Increase	
	£	£		
1. STREET TRADING				
a) APPLICATION FEES FOR LICENCES				
Traditional Stalls, Tottenham Hotspur Match day	115.00	117.65	2.3%	
Trading and Displays Outside Shop Premises	115.00	117.65	2.3%	
Application/renewal for 3 Years	115.00	117.65	2.3%	
Application/renewal for 2 years or less	78.00	79.80	2.3%	
Application for temporary licence for six months or less	46.00	47.10	2.4%	
Application for temporary licence for six month or less on private land	218.00	223.05	2.3%	
Street Festivals/approved events				
Temporary licence for 1 day	22.00	22.55	2.5%	
Tables and chairs outside catering establishments				
Application/renewal for 1 year	61.00	62.40	2.3%	
Temporary Licence for six months or less	38.00	38.90	2.4%	
Variations of Licences				
Application for variation made at time of renewal	no charge	no charge		
Application for variation made during term of Licence	78.00	79.80	2.3%	
b) WEEKLY CHARGES PAYABLE IN ADDITION TO ABOVE FEES				
Tottenham Hotspur Match day stalls selling refreshments	47.00	48.10	2.3%	In addition to application fee
Tottenham Hotspur match day non-food stalls	19.00	19.45	2.4%	In addition to application fee
Small stalls trading 6 days or more	32.00	32.75	2.3%	In addition to application fee
Temporary small stalls trading two fixed days	22.00	22.55	2.5%	In addition to application fee
Refreshment and all other large stalls	62.00	63.45	2.3%	In addition to application fee
Approved extensions to large stalls (per sq. metre)	15.00	15.35	2.3%	In addition to application fee
Displays of good outside shops (per Sq. metre)	15.00	15.35	2.3%	In addition to application fee
Tables and chairs outside catering establishments (per sq. metre)	13.00	13.30	2.3%	In addition to application fee
Temporary Stall at Street Festival	no charge	no charge		
Subsidised charge for First time temp trader up 6months				50% of standard charges above
Community/Charitable/Non profit market events				No fee if criteria met price on request dependant on area and days required
Promotional events				
Temporary licence for 6 months or less on private land	20.00	20.50	2.5%	In addition to application fee
Other Additional Charges				
Removal by council of goods, stalls, tables, chairs left in street outside trading hours	228.00	233.25	2.3%	
Daily storage of same by Council	130.00	133.00	2.3%	
Removal and disposal of refuse by council in default of licence holder				
Actual cost incurred + 30%				
Establishment Charge		Actual cost incurred + 30% Establishment Charge	0.0%	
Refunds by Council				
Refusal to renew licence (other than temporary licence)	Whole Fee	Whole Fee	0.0%	
Refusal to grant a licence	50% of fee	50% of fee	0.0%	
Enforcement				
Release fee for the removal and one day storage of a vehicle seized In lieu of legal proceedings	259.00	265.00	2.3%	
Additional daily charge (excluding Saturdays, Sundays and Public Holidays)	29.00	29.70	2.4%	
First Application with one days distribution				
Main distributors licence	52.00	53.20	2.3%	
Associates licence	25.00	25.60	2.4%	
Renewals				
Main distributor	38.00	38.90	2.4%	
Associate distributor	20.00	20.50	2.5%	
Extra days distribution (Maximum Six)				
Main distributor per day	11.00	11.25	2.3%	
Associate distributor per day	11.00	11.25	2.3%	
Refunds by council				
Refusal to renew licence	Whole Fee	Whole Fee	0.0%	
Refusal to grant licence	50% of fee	50% of fee	0.0%	

Regulatory Services contd.	Current Charge	Proposed Charge
Exhibition Licenses	£	£
(Licensing Fees set locally) (Only one Licence at the present time – Alexandra Palace)		
FEES PAYABLE ARE ON THE FOLLOWING SCALES Capacity (Maximum permitted number of persons)		
Up to100	954	976.00
101-200	1,897	1,940.65
201-300	2,851	2,916.60
301-400	3,763	3,849.55
401-500	4,718	4,826.55
501-1000	6,442	6,590.20
1001-1500	8,763	8,964.55
1501-2000	12,275	12,557.35
2001-2500	15,183	15,532.25
2501-5000	32,077	32,814.80
5001 plus	52,183	53,383.25
For new applicants an introductory discount of 50% for the Licenses up to 100 persons non- refundable		
Additional charge for each extension of hours beyond 11.00 p.m. per day	187	191.30
Additional charge for each extension of hours beyond 2.00 a.m. per day	751	768.30
Transfer Fee	641	655.75
Duplicate Licence	76	77.75
Exhibition Licenses		
Booking Office Licence	855	874.70
Transfer of above	627	641.45
Variation of Annual Licence	641	655.75

Appendix 1

% Increase
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Regulatory Services contd.	Current Charge	Proposed Charge	% Increase
	£	£	
THE FEE MAXIMUMS ARE PRESCRIBED BY THE SECRETARY OF STATE AND THE LEVEL OF FEE APPLIED LOCALLY IS DETERMINED BY THE REGULATORY COMMITTEE (Fees set to comply within Secretary of State Maximum Levels)			
Premises Licence			
Bingo Club			
New Application	3,150.00	3,150.00	N/A
Annual Fee	900.00	900.00	N/A
Application to Vary	1,575.00	1,575.00	N/A
Application to transfer	1,080.00	1,080.00	N/A
Application for re-Instatement	1,080.00	1,080.00	N/A
Application for Provisional Statement	3,150.00	3,150.00	N/A
Licence Application (provisional Statement Holder)	1,080.00	1,080.00	N/A
Copy Licence	15.00	15.00	N/A
Notification of change	23.00	23.00	N/A
Betting Premises (excluding Tracks)			
New Application	2,700.00	2,700.00	N/A
Annual Fee	580.00	580.00	N/A
Application to Vary	1,350.00	1,350.00	N/A
Application to transfer	1,080.00	1,080.00	N/A
Application for re-Instatement	1,080.00	1,080.00	N/A
Application for Provisional Statement	2,700.00	2,700.00	N/A
Licence Application (provisional Statement Holder)	1,080.00	1,080.00	N/A
Copy Licence	15.00	15.00	N/A
Notification of change	23.00	23.00	N/A
Tracks			
New Application	2,250.00	2,250.00	N/A
Annual Fee	900.00	900.00	N/A
Application to Vary	1,125.00	1,125.00	N/A
Application to transfer	855.00	855.00	N/A
Application for re-Instatement	855.00	855.00	N/A
Application for Provisional Statement	2,250.00	2,250.00	N/A
Licence Application (provisional Statement Holder)	855.00	855.00	N/A
Copy Licence	15.00	15.00	N/A
Notification of change	23.00	23.00	N/A
Family Entertainment Centres			
New Application	1,800.00	1,800.00	N/A
Annual Fee	675.00	675.00	N/A
Application to Vary	900.00	900.00	N/A
Application to transfer	855.00	855.00	N/A
Application for re-Instatement	855.00	855.00	N/A
Application for Provisional Statement	1,800.00	1,800.00	N/A
Licence Application (provisional Statement Holder)	855.00	855.00	N/A
Copy Licence	15.00	15.00	N/A
Notification of change	23.00	23.00	N/A
Adult Gaming Centres			
New Application	1,800.00	1,800.00	N/A
Annual Fee	900.00	900.00	N/A
Application to Vary	900.00	900.00	N/A
Application to transfer	1,080.00	1,080.00	N/A
Application for re-Instatement	1,080.00	1,080.00	N/A
Application for Provisional Statement	1,800.00	1,800.00	N/A
Licence Application (provisional Statement Holder)	1,080.00	1,080.00	N/A
Copy Licence	15.00	15.00	N/A
Notification of change	23.00	23.00	N/A
Temporary Use Notices - £500.00 per application	500.00	500.00	N/A

Regulatory Services contd.	Current Charge	Proposed Charge	% Increase
	£	£	
Licensed Premises Gaming Machine Permit (more than two machines) Occasion on which fee may be payable			
Grant	150.00	150.00	N/A
Existing operator Grant	100.00	100.00	N/A
Variation	100.00	100.00	N/A
Transfer	25.00	25.00	N/A
Annual Fee	50.00	50.00	N/A
Change of name	25.00	25.00	N/A
Copy of Permit	15.00	15.00	N/A
Licensed Premises Automatic Notification Process (Up to two machines) Occasion on which fee may be payable			
On notification- up to 2 category C or D machines only	50.00	50.00	N/A
Club Gaming Permits Occasion on which fee may be payable			
Grant	200.00	200.00	N/A
Grant (Club Premises Certificate holder)	100.00	100.00	N/A
Existing operator Grant	100.00	100.00	N/A
Variation	100.00	100.00	N/A
Renewal	200.00	200.00	N/A
Renewal (Club Premises Certificate holder)	100.00	100.00	N/A
Annual Fee	50.00	50.00	N/A
Copy of Permit	15.00	15.00	N/A
<i>Club Machine Permits Occasion on which fee may be payable</i>			
Grant	200.00	200.00	N/A
Grant (Club Premises Certificate holder)	100.00	100.00	N/A
Existing operator Grant	100.00	100.00	N/A
Variation	100.00	100.00	N/A
Renewal	200.00	200.00	N/A
Renewal (Club Premises Certificate holder)	100.00	100.00	N/A
Annual Fee	50.00	50.00	N/A
Copy of Permit	15.00	15.00	N/A
<i>Family Entertainment Centre Gaming Machine Permits Occasion on which fee may be payable</i>			
Grant	300.00	300.00	N/A
Renewal	300.00	300.00	N/A
Existing operator Grant	100.00	100.00	N/A
Change of name	25.00	25.00	N/A
Copy of Permit	15.00	15.00	N/A
Prize Gaming Permits Occasion on which fee may be payable			
Grant	300.00	300.00	N/A
Renewal	300.00	300.00	N/A
Existing operator Grant	100.00	100.00	N/A
Change of name	25.00	25.00	N/A
Copy of Permit	15.00	15.00	N/A
Registration of small Lotteries			
Fee for initial registration:	40.00	40.00	N/A
Fee for annual renewal:	20.00	20.00	N/A
Scrap Metal Dealers			
Site License	350.00	350.00	N/A
Collectors License	250.00	350.00	N/A
1. REGISTRATION OF PREMISES FOR COMPETITIVE BIDDING (Locally set – no present holders) (GREATER LONDON COUNCIL GENERAL POWERS ACT 1984)			
Fee for Registration	320.00	320.00	N/A

Regulatory Services contd.	Current Charge	Proposed Charge	% Increase
	£	£	
2. REGISTRATION OF PREMISES FOR THE STORAGE OF EXPLOSIVES (Set by Government) (Manufacture & Storage of Explosives Regulations 2005/ Explosives Regulations 2014)			
New Registration fee:	105.00	105.00	N/A
Annual Renewal fee	52.00	52.00	N/A
3 LICENCE TO SELL FIREWORKS ALL YEAR ROUND (Set by Government)			
Application / Renewal Fee	500.00	500.00	N/A
Miscellaneous			
(A) Classification of films for local viewing per hour	44.00	45.05	2.4%
4. POISONS ACT 1972			
Fee for registration	64.00	65.50	2.3%
Fee for renewal	64.00	65.50	2.3%
Fee for change in particular	16.00	16.40	2.5%
5. Pet Shops per Selling Point			
1 to 19 selling points (+ £25 for each category of animal sold)	212.00	216.90	2.3%
20 to 29 selling points ((+ £25 for each category of animal sold)	170.00	173.95	2.3%
30 or more selling points (+ £25 for each category of animal sold)	335.00	342.75	2.3%
Animal Boarding Establishments	309.00	316.15	2.3%
Riding Establishments	380.00	388.75	2.3%
Guard Dog Kennels	198.00	202.55	2.3%
Dog Breeding Establishments	198.00	202.55	2.3%
Dangerous/Wild Animals	559.00	571.90	2.3%
Zoo License	765.00	765.00	N/A
Performing Animals	102.00	102.00	N/A
6. Sex Entertainment Venue			
New Registration fee:	2,706.00	2,768.25	2.3%
Annual Renewal fee	1,891.00	1,934.50	2.3%
Hypnosis	118.00	120.75	2.3%
7. Special Treatment Premises(See Regulations for Class Classification)			
Class 1:			
Applicants fee	515.00	526.85	2.3%
Per additional person authorised to give treatment	369.00	377.50	2.3%
Class 2:			
Applicants fee	515.00	526.85	2.3%
Per additional person authorised to give treatment	96.00	98.25	2.3%
Class 3:			
Applicants fee	215.00	219.95	2.3%
Per additional person authorised to give treatment	88.00	90.05	2.3%
Class 4:			
Applicants fee	128.00	130.95	2.3%
Per additional person authorised to give treatment	72.00	73.70	2.4%

Regulatory Services contd.	Current Charge	Proposed Charge	% Increase	Comments
	£	£		
WEIGHTS				
Weights not exceeding 25 kg. Weights above 25 kg will be charged for at hourly rates as above	11.00	11.25	2.3%	
MEASURES				
Linear measures not exceeding 3m or 10 ft for	11.00	11.25	2.3%	
each scale any exceeding 3m will be charged for at hourly rates as above	11.00	11.25	2.3%	
Capacity measures without divisions not Exceeding 1 litre or 1 quart	11.00	11.25	2.3%	
Other capacity measures will be charged for at hourly rates as above)				
Cubic ballast measures (other than brim measures)	178.00	182.10	2.3%	
Liquid capacity measures for making up and checking average quantity packages	29.00	29.70	2.4%	
Templates				
Per scale - first item	49.00	50.15	2.3%	
Second and subsequent items	29.00	29.70	2.4%	
WEIGHING INSTRUMENTS Where an officer has to travel to the location of the weighing instrument for verification an additional fee of £37 will be charged	39.00	39.90	2.3%	
Exceeding Not Exceeding				
15 kg	43.00	44.00	2.3%	
15 kg 100kg	58.00	59.35	2.3%	
100 kg 250 kg	79.00	80.85	2.3%	
250 kg 500 kg	130.00	133.00	2.3%	
Where an instrument exceeds 500kg, the fee will be £76.20 per officer hour or part hour plus the cost of hiring the test unit where applicable.	81.00	82.90	2.3%	
MEASURING INSTRUMENTS FOR INTOXICATING LIQUOR				
Not exceeding 150 ml	20.00	20.46	2.3%	
Other	34.00	34.80	2.3%	
MEASURING INSTRUMENTS FOR LIQUID FUEL AND LUBRICANTS				
Container type (un-subdivided)	76.00	77.75	2.3%	
Other types - single outlet	111.00	113.55	2.3%	
Other types - multi-outlets				
1 meter tested	127.00	129.95	2.3%	
2 meter tested	195.00	199.50	2.3%	
3 meter tested	263.00	269.05	2.3%	
4 meter tested	331.00	338.65	2.3%	
5 meter tested	398.00	407.15	2.3%	
6 meter tested	467.00	477.75	2.3%	
7 meter tested	521.00	533.00	2.3%	
8 meter tested	602.00	615.85	2.3%	
Additional meters tested on the same day will be charged	11.00	11.25	2.3%	
Work done a second or subsequent day will be charged for the first meter, and then continuing at the rates shown above.	127.00	129.95	2.3%	
A charge to cover any additional costs involved in testing ancillary equipment which requires additional testing on site, such as credit card acceptors, will be based upon the basic fee given above plus additional costs per extra officer-hour	81.00	82.90	2.3%	
WEIGHTS Denomination				
up to 500g				
Accurate to within tolerance (M1/M2) with statement of error	5.00	5.15	2.9%	
1kg to 5kg	11.00	11.25	2.3%	
Accurate to within tolerance (M1/M2) with statement of error	5.00	5.15	2.9%	
10kg to 25kg	11.00	11.25	2.3%	
Accurate to within tolerance (M1/M2) with statement of error	9.00	9.25	2.8%	
100kg and above	15.00	15.35	2.3%	
Accurate to within tolerance (M1/M2) with statement of error	23.00	23.55	2.4%	
	33.00	33.80	2.4%	
CALIBRATION AND CERTIFICATION FEES FOR THE PURPOSE OF SECTION 74 OF THE WEIGHTS AND MEASURES ACT 1985. (NB: These fees are subject to VAT at the standard rate)				
MEASURES				
Linear measures not exceeding 1m	24.00	24.55	2.3%	
Capacity measures not exceeding 2L without subdivisions	14.00	14.35	2.5%	
For each additional graduation	24.00	24.55	2.3%	
For each additional graduation	14.00	14.35	2.5%	
All other measurements and tests will be charged for at hourly rates	81.00	82.90	2.3%	

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Haringey Council

Report for:	Regulatory Committee 3 March 2015	Item Number:	
Title:	Consultation on Haringey's draft Housing Strategy 2015-2020		
Report Authorised by:	Lyn Garner, Director of Regeneration, Planning and Development		
Lead Officer:	Dan Hawthorn, Assistant Director for Regeneration		
Ward(s) affected: All	Report for Key/Non Key Decisions: Key decision		

1. Describe the issue under consideration

- 1.1 This report seeks the views and recommendations of the Regulatory Committee on the draft Housing Strategy 2015-2020 for Cabinet to take into account when it considers the draft for approval for a six week consultation.

2. Recommendations

- 2.1 It is recommended that Regulatory Committee:
- a) notes the attached draft Housing Strategy (Appendix A) and provides comments to officers for reporting to Cabinet at its meeting on 17 March 2015; and
 - b) recommends to Cabinet (subject to 2.1 a) above) that it approves the attached draft housing strategy – with specific reference to the issues covered in paragraph 6.2 of this report – for a six week public consultation.

3. Alternative options considered

- 3.1 The council's existing Housing Strategy was written in 2008/09 and covers the 10-year period 2009 to 2019. Consequently, the council, could consider taking



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no action and not renew the housing strategy, however, since it was published there have been many changes that have led us to believe that it is no longer fit for purpose.

- 3.2 The council could also consider carrying out a simple review and refresh of the 2009 – 2019 strategy, however, the extent of the changes since 2009 are such that this would not enable the council to adequately meet the challenges it faces.
- 3.3 Alternatively, the council could rescind the housing strategy altogether and move forward without one – there is no statutory requirement on a local authority to produce a housing strategy – however, having a strategy is considered both best practice and necessary to articulate how the council will meet the housing challenges and deliver its housing objectives and priorities.

4. Background information

- 4.1 The Council's Corporate Plan for 2015-18 sets out the council's overall priorities and programme of work for the period for 2015-18. It identifies housing as one of its five priorities, committing us over that period to '*Create homes and communities where people choose to live and are able to thrive*'. Housing also plays a role in delivering across the other priorities in the Corporate Plan, for example through the role that new homes will play in driving the priority for growth and regeneration, or the importance of housing in making sure that children and adults lead the most fulfilling lives that they can.
- 4.2 The Corporate Plan goes on to define specific objectives under each of its five priorities. The role of the Housing Strategy is to flesh out in particular the objectives under Priority 5: to say more clearly what success looks like, to say what the council will do itself and what it expects others to do; and to demonstrate clearly how housing can play a role in meeting our objectives right across every element of the Corporate Plan. In that way, this Strategy is a more detailed development of the high level objectives set out in the Plan.
- 4.3 Whilst having a housing strategy is not a statutory requirement, having one is considered both best practice and necessary to set out how the council will tackle the many housing challenges that are facing the borough's residents.
- 4.4 Since the last Housing Strategy for Haringey was published in 2009, there have been significant changes at a local, regional and national level. These include:
 - a) Changes in government policy on local government, housing and welfare with Haringey facing a greater challenge than ever in meeting the housing needs of its residents but with less money and fewer staff
 - b) A significant reduction in public subsidy for affordable housing with the introduction of affordable rents at up to 80% of local market rents



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- c) A growing population; Haringey's population has grown from 216,510 in 2001 to a projected 293,749 by 2026 with particular growth in working age and older residents
- d) The Mayor of London – through his Further Alterations to the London Plan (FALP) – has set Haringey an increased target of building 1,502 new homes in the borough per year for the period between 2015/16 and 2025/26
- e) A growing gap between incomes and housing costs in Haringey
- f) A growing private rented sector with increasing concern about its quality, management and affordability

5. The draft strategy

5.1 Making Haringey's homes – of all tenures – fit to live in; affordable for residents and sufficient in volume to meet demand are some of the borough's greatest challenges and a top priority for the council. However, housing is also about enhancing the lives of the people who live in those homes, providing support and assistance to those who don't have a place to live and ensuring that the right infrastructure is in place to support local communities, growth and jobs.

5.2 Having a housing strategy will enable the council, and its partners, to achieve this by identifying key priorities, actions and interventions that are needed. Haringey's housing strategy:

- Sets out a robust analysis of the housing needs and aspirations of all members of its local communities
- Analyses the demographic projections and the likely implications in terms of health, social care, community safety and other needs
- Provides an understanding and awareness of the nature and condition of all housing stock in the area and how it addresses or falls short of meeting the needs and aspirations of local people, and links to better health, wellbeing etc
- Will help the council plan, with businesses, local communities etc, how to address the gaps and shortfalls

5.3 Haringey's new strategy describes how the council, together with its partners, will rise to these challenges. It proposes a clear and simple vision for housing in Haringey:

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.

5.4 It then summarises the proposed approach with four simple objectives:

- i. Improve help for those in housing crisis



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- ii. Ensure that housing delivers a clear social dividend
 - iii. Drive up the quality of housing for all residents
 - iv. Achieve a step change in the number of new homes being built
- 5.8 Under these objectives, the draft Housing Strategy (Appendix A) sets out how the council and our partners (the organisations we work with) can best use increasingly scarce resources over the next five years to bring about maximum benefit to the borough's residents. It highlights some of the key policy decisions, initiatives and investments which the council is already pursuing, as well as those areas which need further work, including through the policies and sub-strategies that will together set out Haringey's detailed approach to housing.
- 5.9 The council commissioned a Strategic Housing Market Assessment (SHMA) in 2013/14 to help it understand the extent of the need for housing in the borough and how the local housing market operates. Through a desktop review and a resident household survey, the SHMA looked at the current housing stock, as well as demographic, economic and housing trends. It highlighted a number of issues and made recommendations:
- a) **A clear affordability gap for many Haringey residents:** the supply of affordable housing should be increased; those on lower incomes should be helped to access home ownership; enable access to London's better paying jobs as well as local economic development.
 - b) **A continued need to maintain housing supply of all tenures to address demand:** the council should encourage all sources of delivery of new homes including building its own new homes. There should be a balance of affordable and market homes to meet demand across the borough whilst recognising the significant East/West difference in land values; the council should continue its estate regeneration and intensification ambitions, particularly in Tottenham and Northumberland Park to achieve a mix of housing sizes, types and tenures.
 - c) **Over the long term, delivery of new homes for sale, including low cost home ownership, should focus on the east of the borough**
 - d) **The private rented sector had a key role:** the current PRS stock should be fit for purpose and there was much scope for increasing the PRS particularly in the east of the borough
- 5.10 Given the importance of the housing strategy, and its relationship to planning policy, the council is conducting two separate consultation exercises to get input from residents, partners and stakeholders to help shape the content of the document. The first exercise was carried out between 20 October and 12 December 2014 and sought opinion on the draft vision, priorities and principles



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that could be included in a new Housing Strategy. A large majority of stakeholders expressed support for the proposals.

- 5.11 The council received a large number of comments from respondents highlighting a wide range of issues and concerns. The most important of these were:
- Affordability of homes in the borough
 - Scepticism that the Council will deliver its housing ambitions
 - More homes should be built in the borough
 - Quality and management in the private rented sector
 - Homes should be set in a good quality environments (internal and external)
- 5.12 A full consultation report including a list of stakeholders consulted and feedback from respondents is contained in Appendix B.
- 5.13 The results from this consultation exercise were used to inform the development of the draft housing strategy presented to this Committee.
- 5.14 The comments of the Committee will be passed to Cabinet for consideration in their decision to approve the draft Housing Strategy for consultation. If Cabinet approves the draft document, the council will begin a second, six week period of consultation on the draft strategy. Due to the General Election and Purdah period, consultation on the draft strategy will not begin until mid-May 2015 and will run for six weeks until the end of June 2015. A consultation report will be prepared and presented to Cabinet alongside the final version of the Housing Strategy in July 2015.

6 Links between the draft housing strategy and planning policy

- 6.1 The evidence base used to support the development of the housing strategy will also inform planning policy in relation to housing activity in the borough. For this reason, the draft housing strategy is designed to provide guidance for developers and landowners in respect of how they should approach new developments in the borough.
- 6.2 The key planning related issues that the housing strategy considers are contained in Objective 4 '*Achieve a step change in the number of new homes being built*'. These include:
- a) **Maximising the number of new homes:** Commits us to meeting the Mayor of London's target of building 1,502 new homes every year between 2015/16 and 2025/26 as our contribution to meeting London's overall needs, and acknowledges that we have allocated sufficient sites, through our draft Local Plan, with capacity to meet the London Plan target.
 - b) **Promoting affordable housing:** Establishes that we need to provide 40% on-site affordable housing on schemes of ten units or more, with that



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affordable housing split between 60% affordable social rent and 40% intermediate. The Cabinet endorsed the 40% figure at its meeting on 20th January 2015 notwithstanding the earlier recommendation of this Committee on 15th January 2015. The strategy also recognises that in Tottenham, where the level of social stock is already high, we will take a different approach, promoting affordable home ownership by requiring an affordable housing mix of 60% intermediate and 40% affordable rent.

- c) **Supporting the development of strong mixed communities:** Recognises that in order to achieve this, and improve the overall balance across Haringey, the council will prioritise the delivery of new affordable rented homes in the centre and west of the borough while promoting more market and intermediate homes, including for affordable home ownership and private renting, in Tottenham.

Evidence from the housing register and Strategic Housing Market Assessment (SHMA)(May 2014) shows that the greatest need across all sectors of the housing market is for two and three bedroom properties.

The draft housing strategy establishes that new affordable housing for rent throughout the borough should be provided to meet local housing need. For affordable rented homes, the council therefore expects a (borough wide) bedroom size mix, which provides:

- 15% one bedroom units;
- 43% two bedroom units;
- 32% three bedroom units;
- 10% four (or more) bedroom units.

We generally expect homes for affordable home ownership, market sale and private rent to focus primarily on delivering smaller – one and two bedroom – units. Based on the findings in the Strategic Housing Market Assessment (SHMA)(May 2014), the council expects a (borough wide) bedroom size mix for new private housing (including low cost home ownership) which provides:

- 20% one bedroom units;
- 50% two bedroom units;
- 25% three bedroom units;
- 5% four (or more) bedroom units.

The bedroom size mixes shown above are borough wide targets. Tenure and bedroom size mix on individual sites may differ according to local characteristics and localised housing demand. For example, in some areas we may require a different mix, with more larger or smaller homes, to correct local imbalances and meet particular local needs.



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- d) **Housing estate renewal:** establishes that estate renewal schemes will not be subject to normal planning policy guidelines in relation to affordable housing provision. The strategy commits us to re-provide the number of habitable rooms in council homes lost through demolition, with an emphasis on providing family accommodation, recognising that this will sometimes mean a reduction in the overall number of social rented homes on some estates.

7 Comments of the Chief Finance Officer and financial implications

- 7.1 The costs of producing this strategy document and the related consultation process can be contained within existing budgets.
- 7.2 The Strategy in itself does not make any recommendations to change policy and hence has no direct financial implications, however, where the strategy leads to policy decisions at a later date, then the Financial Implications and budget requirements of those decisions will be included within the relevant Cabinet reports. Existing revenue budgets already exist to prevent homelessness and capital budgets are identified to improve the quality of housing and funding related to these areas are included in the budget proposals presented to Cabinet and Full Council in February 2015.
- 7.3 Due to changes in the funding arrangements for Local Government, the Council is becoming increasingly dependent on Council Tax and Business Rates as a source of funding, and thus Housing growth is necessary to ensure the Council's funding position does not worsen.

8 Comments of the Assistant Director of Corporate Governance and legal implications

- 8.1 The Assistant Director of Corporate Governance has been consulted in the preparation of this report.
- 8.2 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,
- 8.3 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.
- 8.4 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



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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."

- 8.5 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"*

- 8.6 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.

- 8.7 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;



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- 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”

8.8 The Housing Strategy document itself is not a formal Planning document and consequently will not form part of the statutory Development Plan. While it will be a material consideration, it will not carry significant weight in the development management process.

8.9 The Supreme Court has recently endorsed the following general principles of consultation:

- That consultation must be at a time when proposals are still at a formative stage;
- That the proposer must give sufficient reasons for any proposal to permit intelligent consideration and response;
- That adequate time must be given for consideration and response; and
- That the product of consultation must be conscientiously taken into account in finalising any statutory proposals.

8.10 In short, in order to achieve the necessary degree of fairness, the obligation is to let those who have a potential interest in the subject matter know in clear terms what the proposal is and exactly why it is under positive consideration, telling them enough (which may be a good deal) to enable them to make an intelligent response. The obligation, although it may be quite onerous, goes no further than this.

9 Equalities and Community Cohesion Comments

9.1 A detailed Equalities Impact Assessment of the draft Housing Strategy was undertaken which is set out in Appendix C. Recommendations arising from the assessment are shown in the table below.

Objective	Recommendations
Objective 1, Improve help for those in housing crisis	<ul style="list-style-type: none"> • Introduce regular monitoring and analysis of lettings of social rented homes in terms of protected characteristics • The housing circumstances and needs of households aged 18-24 and 25-44 which are the biggest age groups accepted as homeless, in TA and on the Housing Register need to be understood and an appropriate response put in place. • Examine the housing circumstances of Black and White female headed households on the



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	Housing Register and in temporary accommodation with a view to addressing their particular housing needs
Objective 2, Ensure that housing delivers a clear social dividend	<ul style="list-style-type: none"> • Put in place equalities monitoring for all projects and activities which deliver new homes and jobs to ensure that all Haringey residents benefit proportionately • Where monitoring shows that residents with particular protected characteristics are not benefiting the reasons should be assessed and mitigating action put in place
Objective 3, Drive up the quality of housing for all residents	<ul style="list-style-type: none"> • Introduce regular monitoring of new developments to ensure they meet the needs of local people
Objective 4, Achieve a step change in the number of new homes being built	<ul style="list-style-type: none"> • Explore ways of ensuring Black households in Haringey have access to, and can benefit from, this objective, particularly the focus on low cost home ownership in the east of the borough.

10 Head of Procurement Comments

10.1 The draft Housing Strategy for 2015-2020 sets out a vast range of activities, which are summarised as four key outcomes:

- A. Improve help for those in housing crisis*
- B. Ensure that housing delivers a clear social dividend*
- C. Drive up the quality of housing for all residents*
- D. Achieve a step change in the number of new homes being built*

10.2 After consultation and following the release of the Final Strategy, the Corporate Procurement Unit will engage with commissioners, providers and suppliers to ensure apprenticeships and vocational training opportunities will come from the Housing Strategy, its investment in new building works, estate renewals and Decent Homes improvements.

10.3 The Corporate Procurement Unit will use contracting processes to help residents benefit from employment opportunities by designing Council contracts to address the desired outcomes and achieve social value objectives that the Council wants from the Housing Strategy.

11 Policy Implication



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11.1 The draft housing strategy is a document for public consultation and does not of itself have any policy implications. Once adopted by Full Council the housing strategy will inform all housing service provision by the council, and Homes for Haringey, for the period 2015 to 2020. All future housing policies during this period will adhere to the vision, objectives and principles set out in the strategy. It will also inform the provision of housing, and housing related, services by the council's partners and the development of new housing in the borough.

12 Reasons for Decision

12.1 Producing a housing strategy is considered best practice. It summarises the key housing challenges facing the borough and sets out how both the council and its partners can work together to tackle them.

12.2 The strategy will help the council, in partnership with others, to make sure that:

- Our existing housing is in a good, safe condition;
- New housing meets the needs of our community and is built to good quality standards;
- We target limited resources to those who need them the most; and
- Our partners know what is expected of them when providing housing and housing related services.

12.3 The council is proposing a revised housing strategy for the period 2015 to 2020, as its current housing strategy is considered out of date. Since the current Housing Strategy was published in 2009, there have been significant changes at a local, regional and national level. These include:

- a) Changes in government policy on local government, housing and welfare with Haringey facing a greater challenge than ever in meeting the housing needs of its residents but with less money and fewer staff
- b) A significant reduction in public subsidy for affordable housing with the introduction of affordable rents at up to 80% of local market rents
- c) A growing population; Haringey's population has grown from 216,510 in 2001 to a projected 293,749 by 2026 with particular growth in working age and older residents
- d) Further Alterations to the London Plan (FALP) – has set Haringey an increased target of building 1,502 new homes in the borough per year for the period between 2015/16 and 2025/26
- e) A growing gap between incomes and housing costs in Haringey
- f) A growing private rented sector with increasing concern about its quality, management and affordability



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13 Use of Appendices

Appendix A: Draft Housing Strategy 2015 - 2020

Appendix B: Full report on responses from the consultation on the vision, objectives and principles carried out between October and December 2014

Appendix C: Equalities Impact Assessment of the draft Housing Strategy 2015 - 2020

14 Local Government (Access to Information) Act 1985

Haringey Council Corporate Plan 2015– 2018

Haringey Council Strategic Housing Market Assessment 2014

Haringey Council Local Plan 2013

Tottenham Strategic Regeneration Framework

Haringey Council Tenancy Strategy 2014

Haringey Council Allocation Scheme 2014

Haringey Council Housing Investment and Estate Renewal Strategy 2013

Haringey Council Local Plan Making - Review of Haringey's Local Plan: Strategic Policies, "Preferred Options" for Tottenham Area Action Plan, "Preferred Options" for Site Allocations Development Plan Document, and "Preferred Options" for Development Management Development Plan Document, and the Local Development Scheme

GLA Further Alterations to the London Plan 2014

Mayor of London, London Housing Strategy, 2014

National Planning Policy Framework

Haringey Housing Strategy 2015-2020
Draft for consultation

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Foreword: Councillor Alan Strickland, Cabinet Member for Regeneration & Housing

We believe that housing is fundamentally about people and communities, not just bricks and mortar. We want to make sure that our residents have access to high quality homes that will support them in leading happy and fulfilling lives. Whether renting or buying, there is clear evidence that the quality of your home affects your health, children's attainment at school and the quality of family relationships. So, to help ensure that our children have the best start in life and that adults can fulfil their ambitions, it is crucial that our residents have access to high quality homes at prices they can afford.

To achieve this ambition, we need to see a step change in the number of homes being built in our borough to tackle the housing crisis head on and provide more homes. We also need to do much more to drive up the quality of homes – whether newly built private homes, privately rented homes, or affordable housing.

We also want this new approach to homes in Haringey to help build strong, mixed communities. Too often in London, housing is an issue that divides communities and physically separates rich from poor. We want our neighbourhoods to reflect the full diversity of our vibrant borough, with people of all ages, ethnicities, incomes and backgrounds living together in strong, successful and cohesive communities.

To build more mixed communities, we will push hard to see more affordable homes built in more expensive areas of our borough and encourage more genuinely affordable home ownership in the middle and East of the borough. We will ensure that new developments are genuinely mixed, with a range of homes of all types. In seeking to build successful mixed communities, we want to tackle not just income inequality, but asset inequality. We will work hard to create new affordable homes that help people to put down roots and get onto the housing ladder. We must also do more to provide wrap-around support to those in housing crisis, providing not just homes, but better life chances for families left behind by the market.

This is a strategy that sets direction for everyone involved in housing – residents, developers, investors, builders, housing associations and the local authority. Together we must resolve to do everything we can to provide the homes needed to build strong and successful mixed communities, where our residents can lead happy and fulfilling lives. We must make sure that housing delivers a clear social dividend, rather than just bricks and mortar. Together, I am confident that with determination, creativity and innovation, we can tackle the housing crisis in London head-on and deliver this new approach to housing in a way that makes a real difference for our residents.

Councillor Alan Strickland
Cabinet Member for Housing and Regeneration

2. Executive Summary

2.1 Context

Like many parts of London, Haringey faces a large and growing housing challenge: demand for homes continues to grow across the capital, with housing becoming increasingly unaffordable for many people, while government funding decisions mean that support for councils to meet this demand is shrinking at the same time as support for individuals. Meanwhile the quality of existing homes is often not high enough, and inequalities are reinforced by the way different kinds of housing are distributed across the borough.

This changing environment demands a new response. This strategy describes what we think that new response should look like – for the council, and for others too. It is clear that Haringey can learn from the experiences of other places – particularly in London – many of which are facing the same challenges, and a number of which are further advanced than Haringey in addressing some of these issues. But Haringey must also innovate – leading the way where other councils have not yet established a precedent – if we are to face up to the particular combination of issues we face, and to tackle some of the most stubborn challenges which we and many other places continue to face.

2.2 Our vision

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.

2.3 Our objectives

Our approach can be summarised in four simple objectives. We propose to:

1. *Improve help for those in housing crisis*
2. *Ensure that housing delivers a clear social dividend*
3. *Drive up the quality of housing for all residents*
4. *Achieve a step change in the number of new homes being built*

These objectives are the building blocks (and chapter headings) of this strategy; they will underpin not only all of Haringey's work on housing, but also the contribution we'd like to see from our partners.

2.4 Our principles

This strategy sets out not only *what* we want to do, but *how* we plan to do it. In the council's vision for housing in Haringey, from which everything in this strategy stems, you can find the key principles that have informed everything else that follows:

Housing is about people and communities. Homes and housing services are not ends in themselves. They only succeed if they help people to meet their wider needs and aspirations: for economic security, for health and wellbeing, for safety and security, and for links to their family and community. The 'People' element of our Tottenham regeneration programme is already starting to put some of these principles into practice; we want to see the same approach used right across the borough, by the council and our partners.

We want mixed and inclusive neighbourhoods. We can only make Haringey a more equal, resilient and stable community if we improve the mix of homes in each of its communities. And in reality the main way to change the mix of homes – in terms of type and size of home, tenure and value – is by building new homes. This means our aim of building thousands of new homes isn't just a numbers game; we need to build the right homes in the right places too.

We want to work together with residents so they can lead happy and fulfilling lives. There is very little in this strategy that the council can achieve on its own. Residents themselves, in particular, are central to the effort, and must take primary responsibility for the improvements they want to see in their own lives and in their wider communities. This is more true than ever as the council strives to provide excellent services with ever-decreasing resources. But this collaborative approach is not just driven by our need to save money: we also think it's the right thing to do, moving towards a more resilient and independent community which is able to prevent problems wherever possible.

2.5 Our headline proposals

This strategy can't cover every detail of what we plan to do. But it does set out some of the more significant decisions we've taken about the council's own approach to some of the biggest and most difficult issues.

Objective 1. To improve help for those in housing crisis, we will:

- Do everything we can to **prevent people becoming homeless**, or spending a long time on our register or in temporary accommodation. This will include helping people to help themselves, either to avoid being evicted, or to find a good-quality private rented home in Haringey or elsewhere – taking a new approach which focuses on providing the right information and advice early on, preventing avoidable distress and intervention later.
- Take a new approach which is clear about prioritising **the allocation of social housing** for those in the greatest need – and clear about how we define that need. For example, we have already said that people who've been in Haringey for three years or more will be given priority, and removed bands D and E from our housing register, on the grounds that people in those categories no longer stood any realistic chance of ever being allocated a home.

Objective 2. To ensure that housing delivers a clear social dividend, we will:

- Continue to provide **lifetime tenancies for council tenants**, to help provide the secure and stable homes that families and individuals need to thrive.
- Ensure that the council's **housing services** are of a measurably high standard and open to scrutiny and continuous improvement, and that residents are engaged in shaping them.
- Promote housing as a springboard for **stability, independence, health and well-being**. This means the council and registered providers being more than a landlord: not only taking a new, more active and tailored approach to helping residents to find and keep a home, but also working together with them to improve their health, education, skills and employment prospects and to maintain their independence. We take the working together part particularly seriously: we will not impose one-size-fits-all requirements on our enormously diverse community, instead taking time to understand their particular needs and aspirations. In return, we expect residents to take responsibility for their housing, and their wider lives.
- Place a high priority on **affordable home ownership**, giving as many families as possible a realistic chance of getting onto the housing ladder, and enjoying the stability that owning your own home provides. We will do what we can to make shared ownership an easy-to-understand and easy-to-access product for as many people as possible, and to help families save for their investment in a home.
- Look for pioneering new ways that residents can have **a direct stake in Haringey's growth** and regeneration – particularly in Tottenham and Wood Green, where the change will be

greatest – including by offering clear guarantees to residents of estates where the greatest change is happening.

Objective 3. To drive up the quality of housing for all residents, we will:

- **Tackle poor quality private rented housing**, by looking at setting up both a new lettings and management agency and a new licensing scheme for private rented homes.
- Take active steps to bring **purpose-built private rented homes** to the borough, as a new way of driving up quality in the private rented sector.
- **Invest in improvements to council homes** through the final stages of the Decent Homes programme.
- Set new standards for homes built and managed by **housing associations**, and reduce the number of estates managed by more than one social landlord.
- Drive up standards in the **design of new homes**, by challenging housebuilders through the planning process and working as early as possible with major developers to shape their plans.

Objective 4. To achieve a step change in the number of new homes being built, we will:

- **Maximise the number of new homes** being built, by working closely with private developers as well as with our preferred registered provider partners, and embracing higher density development by using the planning system to get the largest number of homes possible onto each site.
- Build the **first new council homes** for a generation, completing at least 250 by 2018.
- Put **mixed communities** at the heart of our approach. This can't just be a mix of homes across the borough; it needs to be mixed within each neighbourhood, in the type and size of home, the tenure and the value. The right approach to housing can help to make Haringey a fairer borough and more stable community, by giving everyone access to a range of experience, people, facilities and opportunities, and enabling people to move through the housing market without having to leave the communities where they have ties. In reality, new housing is the main way to change the current mix: in Haringey this means focusing new affordable rented housing as much as possible in places where it is currently scarce, while deliberately prioritising more private rented homes and homes for sale in the areas which are now dominated by affordable rented housing.
- **Promote 'affordable' housing** (whether rented or part-owned) that meets the full range of need, and be clearer than ever before about the definition of 'affordable'. As a maximum, we expect that no-one should have to spend more than 45% of their net household income on housing costs – but for many it will need to be lower than this. By keeping rents low in this way, we accept that we and our partners may be able to build fewer homes overall than if we set rents higher.
- Push ahead with **housing estate renewal**, rebuilding council homes alongside new homes of other tenures including for private sale. This is essential in increasing the number of homes in Haringey and achieving a better mix of housing across the borough, while tackling the poor quality homes where Decent Homes investment cannot deliver the necessary change. We acknowledge the particular challenges in making renewal work on estates like Broadwater Farm and Noel Park. We will prioritise the building of larger family homes in the replacement affordable rented stock, accepting that this will sometimes result in fewer affordable rented homes overall.

- Promote **innovation** and be prepared to experiment with new kinds of homes, including subsidy-free affordable housing models, new approaches to shared ownership and purpose-built private rented homes.

We know that some of these approaches will be unpopular, or difficult to implement, or both. Others will feel long overdue. Many, while new to Haringey, are already well established in other London boroughs and other parts of the UK.

Overall, given the current climate, and the vision we have for our borough's future, we think that together they represent the best possible future for housing in Haringey, and more importantly for the people of Haringey.

We now want to know whether you agree.

3. The context for Haringey's Housing Strategy

3.1 Haringey

Haringey is a place of great opportunity. We are part of one of the greatest world cities and benefit hugely from that. With our potential for growth, we believe that we are the future of London.

Haringey is building on a great base. We are already home to institutions of national and international significance including Tottenham Hotspur and Alexandra Palace. There are many great businesses, with more arriving all the time, and fast transport links Haringey residents to many thousands more jobs in central London. Our residents come from many different cultures and we are proud of our diverse communities that are comfortable with one another. We are home to some of London's most desirable neighbourhoods, while at the same time the variety of housing means that people who cannot afford other parts of the city have been able to make Haringey their home without having to compromise on connections to central London.

But to realise our full potential, Haringey needs to meet some major challenges. Haringey is more affordable than some London boroughs, but home ownership is still out of reach for a large and growing number of our current and potential future residents. Meanwhile, much of our social housing needs substantial improvement and there are still many people who live in overcrowded and poor quality homes, while too often dealing with poor health and a low income at the same time. And, like every part of London, we simply need more homes to meet unprecedented demand.

3.2 This strategy

Haringey Council has a clear strategic plan. Our new Corporate Plan - *Building a Stronger Haringey Together* - sets out our priorities for 2015-18. These priorities include a strong focus on sustainable housing, growth and employment. Particularly relevant for this strategy is the Corporate Plan's Priority 5, which commits us to '*Create homes and communities where people choose to live and are able to thrive*' and sets out the council's vision for housing. This strategy builds directly on the Corporate Plan, adopting its vision and expanding on the aims it sets out, and on the case for sustainable growth set out in the council's Development Plan. Crucially, it says more about the outcomes we want to see and some of the ways we propose to achieve them.

Consultation is central to this strategy. In late 2014, the council published the vision, priorities and principles which we proposed should underpin our strategy for housing in Haringey, and asked residents and other stakeholders for their views. Around the same time, we carried out two separate consultations linked to the development of the wider Corporate Plan, including on the detailed draft published in December 2014. Respondents to these consultations expressed strong support for our approach, while asking some challenging and helpful questions, asking us to be clearer about what we mean – for example in defining 'affordable' in relation to housing – and to be clear and realistic about what was actually going to happen. This draft strategy tries to answer as many of those questions as it can, putting forward a more detailed set of proposals for further consultation.

This is a strategy for the whole borough, not just the council. One of the reasons for consulting so carefully in preparing this strategy is that the council acknowledges that it cannot deliver its objectives on its own. Following consultation, we hope that the objectives set out here are as much as possible shared by our residents and other partners, with whom we will work closely to deliver what Haringey needs: more affordable housing, better quality housing across all tenures and – perhaps most importantly of all – an approach which puts people at its heart.

4. About this strategy

4.1 What's this strategy for?

Councils are not required by law to have a Housing Strategy, though it generally accepted as good practice as a way to build on their corporate plan and statutory development in setting out how they will lead the work to plan and deliver new homes, and provide housing services, in a way that meets local needs.

A development of the Corporate Plan

Haringey Council's new Corporate Plan sets out the council's overall priorities and programme of work for the period for 2015-18. It identifies housing as one of its five priorities, committing us over that period to '*Create homes and communities where people choose to live and are able to thrive*'. The role of this strategy is to flesh out the Corporate Plan's high level objectives: to say more clearly what success looks like, to say what the council will do itself and what it expects others to do; and to demonstrate clearly how housing can play a role in meeting our objectives right across every element of the Corporate Plan. In that way, this strategy provides a framework for the Corporate Plan's delivery, by the council and its partners.

Sitting alongside Planning Policy

This strategy has been written in conjunction with the council's key local development plan documents, and will help to define the council's requirements for the kind of housing – and in particular affordable housing – that must be built as part of new developments in the borough.

The planning process is one of the most important tools that the council has in making sure that new homes in the borough are the homes we need: affordable to the borough's current and future residents, in an appropriate mixture of different tenures, and designed in a way that meets people's actual needs including in terms of accessibility and the number of bedrooms. The strategy will support the council in making its planning decisions, which is one of the most direct and important ways in which it will achieve its aims.

4.2 Who is this strategy for?

This strategy is a public document, written and presented in a way that aims to be accessible to everyone. However, there are some groups of people that we expect will be particularly interested in some or all of it, and may need to use it in their work. These include:

- Existing Haringey residents (especially those who rent their home from the council, a registered provider or a private landlord), so they know what they have a right to expect, and what is expected of them.
- People looking for a new home in Haringey (whether they currently live here or not, and especially if they want to rent that home or buy some or all of it through an affordable home ownership scheme), so they can understand what their options are and what support they might expect.
- Private developers and registered providers proposing to build new homes in Haringey, so they know what is expected in their proposals.
- Private landlords and registered providers who rent out homes in Haringey, so they know what standards are expected and how those standards might be enforced.
- Regional and central government agencies such as the Greater London Authority (GLA) and the Department for Communities and Local Government (DCLG), to help inform their funding decisions.

- Public bodies and voluntary sector organisations that provide services or advice to current or future Haringey residents, so they can make sure their own work with residents is consistent with the council's approach and links properly to the work being done by housing providers.
- The council itself, and its partner Homes for Haringey, to ensure that our approach to future challenges is consistent with the overall strategic approach set out here.

4.3 Why a new strategy now?

The council's new Corporate Plan – and in particular the objectives it sets out on housing and growth – makes this a good time to update our particular approach to housing. But there are many other recent changes – many of them completely outside the council's control – which mean that our previous Housing Strategy needs updating. They include:

- i. The Mayor of London – through his London Plan – has set Haringey an increased target of 1,502 new homes per year for the period between 2015/16 and 2025/26.
- ii. Changes in the national government's policy on local government, housing and welfare mean that Haringey – like pretty much every local authority – is facing a greater challenge than ever to meet the housing needs of its community, but with less money and fewer staff of its own.
- iii. Haringey's population is growing, from 216,510 in 2001 to a projected 293,749¹ by 2026, with particular growth in working age and older residents.
- iv. The ratio between house prices and earnings in Haringey has increased from 4.31 in 1997 to 11.15 in 2013. The higher the ratio the more unaffordable it is for households to access home ownership.
- v. Private renting has increased substantially in Haringey since 2001, but there is increasing concern about its quality and management and that as rents increase, even this is an unaffordable option for many people.

4.4 How was the strategy developed?

Consultation

The council has already conducted the first of two consultation exercises to get input from residents, partners and stakeholders to help shape the content of Haringey's Housing Strategy.

The first consultation exercise was carried out between 20 October and 12 December 2014 and sought opinion on the draft vision, priorities and principles that could be included in a new Housing Strategy. While a large majority of stakeholders expressed support for the proposals, respondents also highlighted a range of issues and concerns. This draft strategy addresses the most significant of these in the following ways:

- To address concerns about the affordability of homes in the borough, this draft strategy proposes a definition of affordability, that no more than 35% of net income should be spent housing costs by someone living on Haringey's median income (£33,140 as at 2012/13). See section 9.2 for more information.
- To address the need to build more homes in the borough, this draft strategy sets out the housing targets Haringey is proposing to work to over the next 10 years. See section 9.1 for more information.
- To address concerns about quality of and management of homes in the private rented sector, this draft strategy sets out proposals to set up a new lettings and management agency and a licensing scheme for private rented homes in the borough. See section 8.3 for more information.

¹ GVA, (2014) *Haringey Strategic Housing Market Assessment*, Pg 7

- To address the need for homes to be set in good quality environments, internal and external, this draft strategy sets out its plans for:
 - Tackling the blight of empty homes and bringing them back into use (section 8.4)
 - Completing the Decent Homes programme for council-owned homes (8.1)
 - Setting new design standards for homes built and managed by a range of providers (section 8.5)
 - Working with the providers of multi-landlord estates to improve service standards on these estates (section 8.2)
- To address concerns about whether the council could achieve its stated objectives, the following section of the strategy (section 4.5) sets out how it will be delivered and monitored.

A full consultation report including a list of stakeholders consulted and feedback from respondents is available online at www.haringey.gov.uk.

This full draft strategy is the basis for the second round of consultation.

4.5 Equalities impact assessment

A detailed Equalities Impact Assessment of the draft Housing Strategy was undertaken. Recommendations arising from the assessment are:

Under Objective 1, Improve help for those in housing crisis:

- Introduce regular monitoring and analysis of lettings of social rented homes in terms of protected characteristics
- Because of their over-representation, an examination of the housing circumstances of Black and White female headed households on the Housing Register and in temporary accommodation with a view to addressing their particular housing needs

Under Objective 2, Ensure that housing delivers a clear social dividend:

- To put in place equalities monitoring for all projects and activities which deliver new homes and jobs to ensure that all Haringey residents benefit proportionately
- Where monitoring shows that residents with particular protected characteristics are not benefiting an examination of why this is happening should take place and mitigating action put in place

Under Objective 3, Drive up the quality of housing for all residents:

- Noted that activities proposed under this objective were already covered by equalities impact assessments.

Under Objective 4, Achieve a step change in the number of new homes being built:

- To support existing communities while enabling a greater mix of tenure, ways of ensuring Black households in Haringey have access to and benefit from the focus on low cost home ownership in the east of the borough should be explored.

4.6 How will it be delivered?

This strategy describes what Haringey council wants to achieve on housing, and focuses in particular on the big changes we think are necessary to our approach. While it describes a number of specific initiatives that are already underway or in development, it deliberately doesn't describe every detail of how our objectives will be achieved. In some cases we'll admit that we don't yet have the answers. In others, there isn't space here for all the detail. And in a lot of cases, we'll want to consult further with residents and our partners before finalising our plans and putting them into action.

Crucially, the council cannot and will not do everything itself. There is of course a central role for Homes for Haringey, the 'arms length management organisation' (ALMO) which manages the

council's homes. But it goes further still: while we are clear that the council is responsible for showing leadership on housing in Haringey, this leadership extends beyond the council to the whole borough. The approach set out in this strategy should apply to all homes in Haringey, which means everyone involved in building and managing homes and supporting the people who live in them has a role to play in delivering it. And this strategy also describes how and why we would like residents and communities to take a greater share of responsibility for their own housing situation and wider lives.

We are however determined to be transparent about our own detailed plans for delivery, and to involve residents and partners in their development and implementation. With that in mind, we will:

- Involve residents and other partners in developing detailed proposals to deliver those objectives described in the Housing Strategy where plans don't already exist
- Publish on the council's website a comprehensive collection of detailed policies and sub-strategies that set out our approach to delivering the strategy, such as our updated Allocations Policy, refreshed Homelessness Strategy and forthcoming Private Sector Housing Strategy. Many of these are mentioned in the relevant parts of this strategy.
- Publish details of our progress, as part of our transparent monitoring of performance against the council's wider Corporate Plan.

5. Key challenges and opportunities

5.1 Haringey's housing challenge

Since the last Housing Strategy for Haringey was published in 2009, there have been two local elections, one general election and a London Mayoral election. The economy, at both a macro and micro level, has changed beyond all recognition. And all the while, the population of London continues to grow.

The current Government and all major national political parties have continued to re-affirm their commitment to reducing the national deficit, with local government bearing the brunt. With cuts to the council's annual budget of £117m since 2010 already achieved, and a further £70m earmarked for the period through to 2017/18, Haringey is no longer able to provide the range of services it once did. Additional cuts to welfare benefits that have affected many of the most vulnerable in the borough mean that the council has to make difficult decisions about how it can best help and protect those that need its help most.

With less money available and fewer staff to deliver services, the council needs to take particular care in how and where it targets its resources to have the greatest effect. The council's role in delivering its housing strategy is increasingly one of commissioner and enabler, working with its partners to maximise investment in new housing and better services, and supporting residents to help themselves as much as possible by making sure they have all of the information they need to make informed choices and are supported to take responsibility for their own futures.

In housing terms, crucially, this means we can no longer house everyone. There has been a 65% reduction in the amount of subsidy available to build new affordable homes as well as substantial changes to the national and regional picture which have made the challenge even more significant. Demand for council and registered provider homes in the borough far outstrips the number available for letting. Within London, Haringey has the second highest number of households in temporary accommodation because they are homeless. In reality, social housing is only open to those in extreme need and supply will never meet demand.

Meanwhile, London as a whole is experiencing a housing crisis. The capital's population is booming and this year will pass its historic peak of 8.4 million, but housebuilding is not keeping pace and homes in the capital are becoming ever more unaffordable. London Councils estimates that 800,000 new homes will be needed in the capital over the next decade, whilst recent annual completions have averaged less than 25,000 a year.

Haringey can be part of the solution - but only if we can address the challenges head-on, and in a way that puts people first: by going as far as we can to meet demand for more housing, by ensuring we have the right mix of housing options across the borough and by driving up the quality of all housing. We need to accommodate households that are large and small, people who are elderly and need more support and those who need high specification accommodation to allow people with physical and learning difficulties to live as independently as possible.

And the challenges aren't just about the people and families in greatest need. Getting on the housing ladder is increasingly unaffordable for many people, denying families the stability of ownership and reducing the number of financially resilient residents who have assets to fall back on in the future. New homes are not affordable to most residents, and of those who can buy a first home, many can only afford to do so because of financial help from their parents.

We will insert some infographics here to illustrate some of the key contextual information.

5.2 Harnessing regeneration and growth to deliver our ambition for housing

Haringey's drive for new housing forms part of its overall ambitions for regeneration and growth, as set out in both the council's Corporate Plan for 2015/18 and its emerging Local Plan. Over the coming years, the council's regeneration efforts will be targeted in its priority areas of Tottenham and Wood Green. The council's vision for regeneration includes new and improved housing alongside other measures including those relating to local town centres; enterprise, employment and training; transport; health; education; community safety; and environmental improvements. Even where some or all of these elements are not primarily being led by the council, the council sees its role as coordinating the overall effort and brokering the involvement of all relevant parties.

The **Tottenham** Regeneration Programme has an ambitious 20 year delivery plan focussing on both physical and socio-economic renewal, as set out in the council's Strategic Regeneration Framework adopted in 2014. Tottenham was one of the last great Victorian suburbs, and already has a mix of housing, though that mix is not good enough and in some areas the housing quality is not what it should be. Regeneration work in Tottenham is already well underway: the council has committed to an estate renewal programme at High Road West (Love Lane) and Northumberland Park, together with the delivery of a significant number of new homes – and in particular affordable homes – at Tottenham Hale as part of the Housing Zone strategy promoted by the Mayor of London.

In **Wood Green**, the basic challenge is clear: how can the area take advantage of its excellent transport connections (which we hope will soon be improved by Crossrail 2) and a number of large development sites (including on council land) to drive major housing growth while simultaneously rejuvenating an economically flagging and poorly laid-out town centre. Overall, Wood Green has the capacity for around 5,000 new homes over the next fifteen years, making a major contribution to Haringey's overall target. Like Tottenham, Wood Green also has a range of existing homes which will form part of the area's long-term housing offer, and whose character will need taking into account when the mix of new homes is being determined. The council will be developing its plans for Wood Green throughout 2015 and 2016.

To fit with our wider regeneration aims, new homes and housing programmes – including estate renewal projects – in Haringey must:

- be fully aligned with the wider vision for the place, as set out in planning policy and regeneration frameworks;
- be in keeping with their surroundings, preserving the best and the unique, while contributing an appropriate supply of good quality homes for current and future residents of the borough and helping to create the optimum conditions for economic growth;
- help to link physical change to improved social and economic outcomes, using the links between resident and landlord to connect people with opportunities to improve their safety, health, skills and employment opportunities, as described elsewhere in this strategy;
- be sustainably supported by the necessary infrastructure, whether utilities and services directly serving homes; social infrastructure like schools and health facilities; or transport services linking housing areas to employment opportunities, local services and neighbouring communities. Investment in homes should support investment in infrastructure, especially in areas where we know need already exists such as primary health care in Tottenham.

Maximising the potential of council land: a new development vehicle

It is clear that public land, owned by the council, has a major role to play in delivering housing growth and wider regeneration, including through major housing estate renewal and development of sites that are now simply surplus to the council's requirements. However, the council's land assets are matched by neither the capital funding (or borrowing capacity) nor the commercial and development expertise required to build the number of homes of the quality we'd like at the speed that our residents need them.

To make best use of public land in delivering its regeneration and growth ambitions, the council is therefore exploring whether and how it might establish a new development vehicle: a dedicated company that brings together its land assets with investment and expertise from one or more private partners, in a joint venture. This would enable the council to realise its ambitions for housing on its land, while retaining an appropriate long-term stake in the proceeds of development, enabling it to reinvest in regeneration including through the Community Fund described elsewhere in the strategy. It would also allow the council to retain influence over the pace and quality of development, which would not be possible with more traditional land deals or development agreements. This would be a major commitment on the council's part: the proposal will be developed further through 2015, with 2016 the earliest that a vehicle could be established.

HARINGEY'S HOUSING STRATEGY

6. Objective 1: Improve help for those in housing crisis

The vision that underpins this strategy has people and communities, rather than bricks and mortar, at its heart. Haringey residents should be able to expect a reasonable standard of housing that enables them to stay safe and warm, and which provides the basis for them to meet their own needs and aspirations.

The first two sections of Haringey's Housing Strategy describe how we will put people at the heart of our approach. This section describes how we will respond to the range of particular needs that people and families have: giving advice and offering options with the aim of preventing homelessness, while being clearer than ever before that responsibility for defining and meeting those needs should almost always lie with residents, rather than with the council or anyone else. This is particularly important because, while the council is redoubling its effort to boost housing opportunities for residents by building new homes, and particularly new affordable homes, supply will never fully meet demand.

6.1 Preventing homelessness

Where households face actual or threatened homelessness, councils have a legal duty to provide advice and assistance, and - in some cases - accommodation. Due to the increasing difficulties that many people are facing in sustaining their homes, we can expect to see an increase in demand for services to help people threatened with homelessness in future. We will work with each person or family to help them identify the best way for them to get and keep a home.

- We will always start by trying to prevent homelessness where possible. The number one reason for homelessness in Haringey is loss of a private rented sector tenancy, usually because of a landlord's wish to charge increased rents which aren't affordable for the current tenant. Many other households will experience financial difficulties and get into rent arrears. Whatever the circumstances, we will work with the tenants – and in partnership with private landlords, registered providers and the voluntary sector – to provide advice and support, and to try and sustain their tenancies whenever possible.
- Where it's not possible to avoid a person or family becoming homeless, we will help people to access the widest possible range of options, including a good quality affordable home in the private rented sector and sometimes the option of a home outside Haringey. We particularly want to reduce the number of homeless households living in temporary accommodation, and will work with landlords of private rented homes to provide a greater supply of good quality, safe and well-managed homes for people who are homeless.
- Whatever the circumstances, we will almost always expect people who are homeless, or at risk of becoming homeless, to take an active role in the process, taking responsibility for their situation and the options for dealing with it, and being realistic about the range of possible outcomes. We are absolutely committed to supporting people in this situation, but will expect them to take primary responsibility for addressing it. This new, more collaborative approach is not just driven by our reduced resources: we also think it's the right thing to do, moving towards a more resilient and independent community which is able to prevent problems wherever possible.

Haringey will be refreshing its Homelessness Strategy over 2015/16, with the first step being to carry out a homelessness review.

6.2 Taking new approaches to temporary accommodation

Like many other boroughs, Haringey finds it increasingly difficult to secure good quality, sustainable and affordable temporary accommodation of all types in London. Competition for private rented homes has driven up prices, sometimes further fuelled by suppliers who actively inflate the market. Meanwhile, the council is dealing with rising levels of homelessness, and households often spending longer in temporary accommodation. To meet the challenge on demand, and to contain costs, the council needs to work differently. We are now:

- Forging new partnerships with investors offering long term investment to provide affordable, good quality, secure homes to help homeless households as well as additional, cheaper temporary accommodation.
- Supporting homeless households who cannot afford Haringey or London private rental prices, to enable them to take up homes out of London with landlords the council has vetted and trusts.
- Using a wider range of council assets, including homes we own, for temporary accommodation.

6.3 Allocating social housing

Social housing is a scarce resource and we have far more people wanting it than we can provide for: we have to be honest and be clear, perhaps in a way that we haven't before, that we cannot house everyone. We have recently updated our Allocations Policy, which describes how we are now forced to prioritise the allocation of social rented homes across the borough, whether the council or a registered provider is the landlord, for those people with the highest level of housing need and/or an urgent need to move. These recent changes include:

- A commitment that people who have been in Haringey for three years or more will be given priority.
- Measures to help the council achieve its estate regeneration ambitions by ensuring that residents in those estates can be appropriately rehoused.
- Allowing the council and its partners to make the best use of their stock by enabling people who are under-occupying their home to move to a smaller property.
- Removing housing need bands D and E from our housing register altogether, on the grounds that people in those categories no longer stand any realistic chance of ever being allocated a home.

The council will also continue to quickly let empty council properties and take up nomination rights to registered provider vacancies.

And while we are committed to providing lifetime tenancies for council tenants - to help provide the secure and stable homes that families and individuals need to thrive - we will never assume that social housing will meet every family's long term aspirations. Some residents will aspire to own a home, or privately rent a home in the future. We will always seek to understand these aspirations, and support our residents to work towards them.

7. Objective 2: Ensure that housing delivers a clear social dividend

It is impossible to separate a person's housing situation from some of the other challenges they may face, including in health, education, employment or community safety, or to ignore the role that housing can play either in helping to meet those challenges, or in making them worse. We also think that new homes and wider regeneration programmes can – and must – have a transformative effect not just on the physical place, but on the lives of people who live in that place. We are particularly keen to make sure that people who have lived in regeneration areas for a while can get the greatest possible benefit from the change in their neighbourhoods.

7.1 Using housing to improve life chances: promoting stability, independence, health and well-being

A safe, stable good quality home is not the only essential building block for a healthy, independent life. But it is often the first block – and can be a good basis for putting the other blocks in place. Haringey council is determined to work in an integrated way with health, housing and voluntary sector partners to make sure that each Haringey resident has a home that helps to support their stability, independence, health and well-being.

The aim is to provide a comprehensive response to the sometimes complex needs of its residents, and in particular the most vulnerable households whose needs will often be amplified by recent and possible future changes to the welfare system. We also know that some parts of Haringey's increasingly diverse population will need particular kinds of support, and that some of those groups – especially older people – will grow in the years to come. In all cases, wherever possible, our approach will be based on three important principles:

- We think it's better to prevent problems before they arise.
- We expect residents to take primary responsibility for their own situation wherever possible.
- We want communities increasingly to support each other, rather than rely on public services.

Inevitably, this approach is partly driven by the need to reduce dependence on a council – and wider public services - with ever-decreasing resources. But this collaborative approach is not just driven by our need to save money: we also think it's the right thing to do. A more resilient and independent community is more likely to succeed in the long-term.

The 'People' element of our Tottenham regeneration programme is already showing how this can work in practice. On the Love Lane estate, for example, the council and residents have worked together not just on the changes to people's homes and the wider built environment, but on issues of health, employment, education and crime and in a co-productive way, led by residents themselves. This is a template we want to use elsewhere in Tottenham and across the borough but - crucially - always adapting it to meet the particular priorities which local people have themselves identified.

A stable home

Evidence shows that children's life chances are enhanced by living in stable homes while being forced to move home frequently can have a detrimental effect on educational attainment. Frequent moves can also disrupt vital family connections and access to a stable job or training. To help provide the secure and stable homes that families and individuals need to thrive we will:

- work to sustain people's tenancies no matter who their landlord is;
- provide lifetime tenancies for council tenants; and
- start working with institutional investors to develop affordable private rented homes in Haringey which offer longer tenancies than is typical in the private rented sector.

Employment and training

Housing can also help residents to secure employment and access training opportunities – with the long-term aim of achieving a fully-employed Haringey, a central aim of Haringey's Economic Development and Growth Strategy. We can only achieve this by working closely with our partners, including Job Centre Plus, local colleges, third sector organisations and employers. Together, we will:

- ensure that housing advice and homelessness services are closely linked with employment and skills support, particularly in relation to housing for young people;
- use our buying power to help residents benefit from jobs working to deliver council contracts;
- encourage our providers and suppliers to provide apprenticeships and vocational training opportunities like those offered by the council itself; and
- secure training and employment for Haringey residents in construction and related trades, which is a particular opportunity now given the scale of investment in new building, estate renewal and Decent Homes improvements. Homes for Haringey's *Building Lives* programme shows what can be achieved in this field, supporting unemployed people of all ages and backgrounds into sustainable construction careers as part of the Decent Homes programme, including by creating 50 apprenticeships over two years; we hope to extend this initiative to the council's new build and estate renewal programmes. We will also use section 106 agreements attached to planning permissions to cement commitments from housing developers to training and employment.

Helping people to live independently

We believe that independence is fundamental to wellbeing for everyone. Independent living for the widest range of people also helps to achieve our aim for mixed and balanced communities. We also recognise that this can be particularly challenging for some people, and that support will sometimes need to be tailored to the needs of particular groups. We have changed our approach to place a higher priority on helping people to live independently. For example:

- To help young people, including care leavers, to secure and maintain independent housing away from the family home, we will work with our partners to help them engage effectively in society, combat financial exclusion and make the most of training and employment opportunities.
- We will seek to increase the number of people with learning disabilities who have their own home; increase the quality of housing and support for people with learning disabilities; and ensure that this housing and support is affordable.
- We will provide suitable housing and neighbourhoods for older people, close to local services, community facilities and opportunities for outdoor activity and recreation, which is essential if they are to maintain the highest possible level of activity, independence and quality of life throughout their lives.

Whenever we are trying to help people live independently, our housing-related support programme will apply the same set of core principles:

- We will seek to prevent homelessness and reduce the need for temporary accommodation by commissioning early intervention and support services that sustain independence and provide alternative accommodation pathways.
- We have changed our approach to ensure that our housing-related support provides these clear pathways so people can access and leave support services in a planned way.
- We will intervene early to prevent loss of independence, by understanding the greatest risks threatening residents' capacity to continue living safely and comfortably in their own homes, and by seeking to minimise escalating needs and reduce the long term cost to public health, social care and support services. This will include providing housing services and support at

home if possible, and working with our partners to provide wider and more innovative opportunities for support at an earlier stage to avoid institutional forms of support and care.

- We will explore options for developing more tailored services for individual older and vulnerable people, including extending services that are part of any purpose-built supported accommodation to provide support services to people living in the wider community.
- We will ensure that the supported housing we commission and provide meets current and projected needs for all age groups and types of need. We will undertake a review to ensure that the available accommodation is modern and fit for purpose with appropriate support available, including in residents' own homes.

In all cases, our approach will focus on helping people to help themselves. This will include exploring ways to make it easier for residents to find appropriate homes that better meet their needs.

Improving health and well-being

Housing and housing services can help – or harm – people's health in a number of different ways. We are determined to take every opportunity to use housing as a way to improve people's long term physical and mental health, while reducing the health risks that people's housing and wider environment may create. For example:

- Our Decent Homes investment in council-owned homes will make an important contribution to the health and well-being of council tenants and leaseholders.
- We can also improve health by tackling poor quality homes in the private sector and especially the private rented sector, where the highest levels of serious repairs and hazards occur.
- Through the planning process, we will ensure that new housing supports residents' physical and mental health by enabling activity (for example with communal gardens), providing play areas for children with a wide range of needs, and enabling older and more vulnerable adults to remain independent for as long as possible.
- We will work with Homes for Haringey and the private and voluntary sectors to revise Haringey's Affordable Warmth Strategy, identifying ways of helping people out of fuel poverty and reducing the risk of cold-related illnesses and excess seasonal deaths.

As with much else in this strategy, our approach will be rooted in prevention: ensuring that efforts to support better health and wellbeing through housing will focus on tackling the main reasons why people become ill or suffer health inequalities in the first place. We will also support – and expect – people to help themselves wherever possible, including by providing the information people need to make informed choices.

Safety and security

People must feel safe and secure in their home and neighbourhood. We will:

- continue to work with statutory and voluntary sector organisations to provide a holistic package of emotional and practical support for survivors of domestic violence in Haringey. This includes legal advice, housing advice, safety planning, access to counselling and, where needed, access to refuge accommodation or the Sanctuary home security improvement scheme.
- Tackle anti-social behaviour (ASB), ensuring that repeat vulnerable victims of ASB see a joined-up and consistent approach to their problem, regardless of where they live in the borough. We will identify the areas and individuals that are most at risk of experiencing ASB and develop more coordinated tactical plans for tenants and homeowners to prevent ASB from occurring in the future. An early priority will be to work with partners in mental health and drug and alcohol misuse services to improve sustained support to both victims and offenders.
- promote high quality design, to maximise safe living conditions, in the council's estate redevelopment plans and planning policies.

7.2 Giving residents a stake in growth

Too often, existing communities can feel like higher rents and house prices and more desirable neighbourhoods bring a lot of headaches and not much benefit, most obviously for those people who don't own some or all of their own home. Years of construction upheaval can threaten to make this worse, especially in areas like Tottenham and Wood Green where the change will be significant and take place over many years. It sounds obvious to say that regeneration must have the support of local people, and make a genuine positive difference to those people's lives – but too often this doesn't seem to happen.

We want to make a real change to the way regeneration works, finding ways that residents can have a direct stake in growth and regeneration. This means giving everyone a share in the benefits and helping the community, the council and a range of other partners unite behind a shared ambition for growth and progressive change. This isn't easy – if we did everything on the list below we'd be the first council in the country to do so – but we are clear that it is the right thing to do. For example:

- We are already working on proposals for a Community Fund, where funds are set aside for residents to lead the decision-making on investment in their neighbourhood.
- We'd like to explore giving residents a more direct, personal, financial stake – whether through shares in development companies, or a kind of social investment bond where the long-term return is driven by reduced costs to public services.
- We will be clearer with communities about the benefits they can expect to see over time: priority access to new homes; better public spaces; new jobs and apprenticeships; investment in local services and infrastructure.
- We will consider the best way to recognise the disruption experienced by those living closest to major development sites.

As we pursue these and other initiatives, we will work with residents at all times to make sure we're offering something that people genuinely want and that will make a real difference.

8. Objective 3: Drive up the quality of housing for all residents

Haringey's existing housing stock is increasing by less than 1% each year. Even if we accelerate to the pace necessary, this wouldn't change the fact that – to meet the need for good quality housing in Haringey - we need to focus a large part of our effort on ensuring that the borough's existing homes are up to maintained and managed to the highest standard.

While the council has most direct control over the quality and management of its own homes, it is also committed to doing all it can to promote and enforce higher standards in all homes, and in the areas around homes. This section of Haringey's Housing Strategy describes how it will do that, working alongside the other key partners including private landlords.

8.1 Improving the quality and management of homes owned by the council

The council owns 16,000 rented properties and a further 4,500 leasehold properties. These homes are managed on the council's behalf by its arms-length management organisation (ALMO), Homes for Haringey. The council, in partnership with Homes for Haringey, has made significant investment in its stock to achieve the Decent Homes Standard, which is the Government's minimum standard for the quality and state of repair of a home. By March 2015, 73% of the council's stock will meet the Decent Homes Standard.

The priorities for our housing stock over the next five years include reducing the maintenance backlog and achieving efficiencies where possible to allow greater investment in the future. Between 2014 and 2016, supported by funding from the Mayor of London, we have committed a further £71m to bring properties up to the Decent Homes Standard.

For the longer term, the council is working with Homes for Haringey to revise its Asset Management Strategy for its own housing stock, in the context of the council's wider asset management approach. As well as addressing the remaining Decent Homes challenge, it will set out the issues and options for refurbishing communal areas, making environmental improvements, investing in building new council-owned social homes and driving the estate renewal programme while ensuring that the council can repay the necessary debt over the course of a 30-year business plan.

Under the umbrella of the council's Housing Unification and Improvement Programme (one of nine transformation programmes currently underway across the council), the council is also making a number of changes to the way its housing services are organised in order to improve efficiency and the quality of services to residents. These include:

- bringing together all operational housing services within Homes for Haringey (completed September 2014);
- transforming the council's housing services, to provide customer focussed, efficient services based on the principles of early intervention and prevention, support towards self-help, and enforcement (due for completion by March 2016); and
- exploring options for the future management structure for housing, including the future of Homes for Haringey, on which a decision will be made in September 2015.

8.2 Improving the quality and management of homes owned by registered providers

Registered providers – often known as housing associations – own and manage a range of homes in Haringey, located both in street properties and in estates. While the council has established a list of Preferred Partners with which it is focusing its work on building new homes, we will continue to work with all registered providers to drive a shared set of high standards for managing homes.

Several estates in Haringey are made up of homes owned and managed by more than one registered provider. The quality and management of these multi-landlord estates, including the public space between homes, is a particular concern for the council. The providers themselves often recognise these problems too, and we are working with providers to reduce the number of landlords on an estate through transfers of ownership to provide better and more efficient housing management services.

8.3 Improving the quality and management of privately rented homes

The private rented sector is growing: a third of Haringey residents already rent privately. Lettings of private rented homes in Haringey now outnumber lettings becoming available through the council or registered providers, which means there are already more homes provided through the private sector than there social housing in the borough. The council accepts and welcomes the role of this sector in meeting the borough's housing needs.

Given its growing role and popularity in Haringey, any attempt to improve standards cannot ignore privately rented homes. The council takes very seriously its responsibility to ensure that current and future residents have confidence in the borough's private rented sector to provide good quality, affordable and sustainable homes for the wide range of households that need and want to live in them. Landlords must be partners in the effort to build this confidence.

The council does not have its own accredited landlord scheme but encourages Haringey based private rented landlords and lettings and managing agents to sign up with the London Landlord Accredited Scheme (LLAS). As at December 2014 there were 597 Haringey members of LLAS. To become a LLAS member, private landlords and agents need to attend a one-day development course, agree to follow a code of conduct, and be a fit and proper person. LLAS Members use the LLAS logo to indicate to prospective tenants their status as a landlord verified to provide good standards of quality and management. The council wants to go beyond this, though, to find ways of working with private landlords who are not members of LLAS and in particular where interventions may be needed to bring the standard of their homes and their management practices into line with the accredited landlord standards.

The expectations we have for existing and future private landlords are high and our ambition is that the council will become one of the most innovative local authorities for managing this sector. The council will commission a comprehensive Private Rented Sector strategy in 2015/16 that will set out its ambitions, including its approach to bringing empty homes back into use as rented properties. In the immediate future, the council will focus on two new headline initiatives:

- The council will consider introducing a selective licensing scheme for all private landlords with homes in Haringey, along the lines of those already operating in other London boroughs. Any landlord wishing to rent privately in Haringey will need to register with the scheme, and be subject to an assessment, or face enforcement action. We think this is the best way to ensure good quality homes and management standards in the private rented sector are maintained in the long term.
- The council will work with private landlords and local registered providers to establish a Lettings Agency through which residents can be confident of accessing good quality, accredited, private sector accommodation. This will also provide a value-for-money management service, offered initially to smaller landlords who have perhaps between one and ten homes they rent out.

For the longer term, we also want to increase the amount of purpose-built, professionally-managed private rented housing in the borough, which will not only improve the overall range, mix and quantity of homes but will also help to set new standards in the quality and management of private rented housing, in a borough where a large and growing number of residents live in a private rented home. We are also embedding quality requirements in our development plan policy, with a

commitment to reducing unsuitable conversions of small homes through family housing protection areas.

8.4 Doing more to bring empty homes back into use

It can be very frustrating for those in need of a home to know that there are empty houses and flats all over London that could be housing someone. We are committed to reducing the number of homes in Haringey which have been empty for more than six months, using our compulsory purchase powers where necessary to bring them back into use. We will prioritise the targeting and use of empty properties, to make sure for example that they are increasing the supply of affordable homes of the size and type that we most need, or are contributing to our regeneration plans in certain parts of the borough.

We will also continue to drive down the number of empty homes which are owned by the council and registered providers operating in the borough, and work with our partners to keep the time for which a social home is vacant between lettings to a minimum.

8.5 Securing better quality design across all new homes

Too often, the buyer or renter of a new home – whatever the tenure – feels like they have to accept a lower standard of design than someone living in a Victorian terrace or Edwardian mansion block. Every balanced, stable community needs homes and public spaces which people are proud to live in and proud to live near. We haven't always achieved this in Haringey, but our planning service is now promoting higher design standards in new housing, with a new Haringey Quality Charter embedded in planning policy, and a new Quality Review Panel to support the council and its Planning Committee in ensuring robust scrutiny of major new developments. We will also lead by example in the homes and places we build ourselves on council land, and by ensuring that we only fund homes and places that achieve our quality aspirations.

Our planning policies also require and promote community participation in shaping new development, but we will be reviewing our approach to planning consultations to see how they can be improved. Meanwhile, in Tottenham Hale and North Tottenham the council has already started engaging users and residents in the design of those places.

8.6 Reducing carbon emissions

Emissions from Haringey's homes account for approximately 50% of total emissions in the borough. To meet the council's pioneering 40:20 commitment – to reduce carbon dioxide emissions across Haringey by 40% by 2020 – we know that a fundamental shift in emission levels will require different thinking, and that the borough's homes must be central to that. The Council's 40:20 programme brings together residents, businesses, social enterprises, charities and community groups across Haringey to combine carbon reduction with a drive for green growth through the creation of a low carbon economy in the borough. Current work includes:

- making new homes as low carbon as possible, enforcing the requirement for new homes to be level 4 or above on the Code for Sustainable Homes, and encouraging developers to provide a local, low carbon decentralised energy source that offers competitively priced energy and warmth, and which could be connected to a wider network if and when that emerges.
- a focus on retrofitting homes, in recognition that only by tackling existing homes can we hope to meet our 40:20 target - while also tackling rising energy costs and supporting the emerging building 'retrofit' sector.
- driving innovation more widely in carbon reduction, including through our strategic partnership with Durham University, using Haringey as a testing ground for new approaches to low carbon development.

9. Objective 4: Achieve a step change in the number of new homes being built

Haringey is growing, a fact which the council not only accepts but embraces. By building new homes, creating new jobs and investing in the infrastructure that supports both, the council and its partners will have the best possible chance of meeting the needs of its residents, helping to accommodate London's wider needs, and putting the council itself on a sustainable footing for the long term.

This section of Haringey's Housing Strategy describes how new homes must be the basis of this growth: how new private homes are key to meeting our need for affordable homes; how those new homes will help to create more mixed communities; and how the council's particular focus on housing estate renewal will contribute.

9.1 Maximising the number of new homes

The council is currently preparing its Local Plan, which sets out the council's long term vision for growth and how this can enable a continued supply of housing, including affordable housing. It represents a new and proactive approach by which the council will promote and manage the development of housing, particularly in areas identified for regeneration such as Tottenham and Wood Green.

The minimum capacity of the Borough to provide new homes has been assessed as part of a London wide study informing the latest version of the London Plan. This establishes a new housing target for the borough of 1,502 new homes per annum. This equates to a total planned delivery of 19,800 net new homes across the borough by 2026 of which, at least 40% are expected to be affordable housing (equivalent to a numerical target of 7,920 affordable homes).

These targets are ambitious but are achievable. In particular, the council will:

- work with landowners, the local community, and developers, to identify and allocate (within our Site Allocations DPD), sufficient sites across the borough with capacity to accommodate 19,800 new homes;
- advance planning policies that create the right planning conditions for new housing alongside provision for new infrastructure and jobs;
- work with public and private landowners and developers, including our RP partners, to maintain a pipeline of sites and new development - noting that private house-builders will have to build the vast majority of the new homes, and are therefore absolutely central to these plans;
- lead by example, using our own land and assets to deliver the quality, volume and density of housing growth we want to see everywhere, as well as to drive wider regeneration. The council will in particular aim to unlock the value in its own land to improve the viability of affordable housing. We will also do what we can to drive similar use of other public land.
- work with the GLA, Government and the private sector to accelerate housing delivery, for example by encouraging mixed and new tenures such as institutionalised private rented, shared ownership and custom/self build; by securing the best outcomes possible for each site within the constraints of viability; and by exploiting Government and GLA initiatives aimed at providing financial incentives to bring forward housing growth, such as our Housing Zone proposals for Tottenham Hale, being developed with the Mayor of London, and by working with Registered Providers to deliver the maximum number of affordable homes through the Mayor of London's funding programme.
- make use of the additional resources available through HRA self financing, and will continue to lobby the Government to increase the currently restrictive borrowing cap;

- start building new council homes ourselves for the first time in a generation, on under-used land in its existing estates. The first batch of homes will start on site in spring 2015, and we aim to have built at least 250 by 2018.

9.2 Promoting affordable housing

Haringey is an expensive place to live. An average home in the most affordable part of Haringey - Tottenham N17 – cost £286,000 to buy in 2014² and private sector rents for three bedroom homes in Highgate are more than £500 per week³. Haringey is one of 17 boroughs across the Capital where households in the private sector are, on average, spending more than 50% of their net income on housing costs. Home ownership in particular is beyond the reach of many who currently live in the borough, or would like to move here, with the biggest barrier being the level of deposit required to secure a mortgage. As well as entry level affordability being an issue in Haringey, moving up the property ladder once you are on it can also prove difficult. Overall, affordability is a major barrier to the local housing market, both for prospective renters and prospective buyers.

Keeping rents affordable

The term ‘affordable housing’ is used a lot. But of course the definition of ‘affordable’ varies from household to household. To avoid any doubt or confusion, this strategy takes a new approach by setting out here how the council defines affordable and the approach it will take to maintaining genuine affordability for as many people as possible.

Rent must be reasonable in relation to someone’s income. Affordable rented housing should be genuinely affordable, to those most in need. For the existing 16,000 council homes and 12,000 registered provider homes in Haringey, we believe this means families should not have to pay more than 35% of their net income on housing costs. This is why the council will continue to provide homes at ‘target’ rent levels, to ensure that homes are available that local people in housing need can afford. We will encourage local registered providers to do the same. Even if we meet our targets for building new affordable homes, these existing homes are likely to form the majority of affordable rented housing in the borough – which means target rents will remain the most common kind of affordable rent in Haringey.

There is more of a challenge in setting rents for the new affordable rented homes which Haringey so desperately needs, and the homes for which registered providers are able to change the rent. Government has reduced investment in new affordable housing by around 65% since 2010, which simply means that anyone wanting to build new affordable rented homes – whether council or registered provider - needs to set higher rents to secure the necessary investment. The government’s affordable rent model is therefore pushing rents well above target rent levels, but we have to accept that without being able to charge these rents, the much-needed new homes simply cannot be built. In any case, though, we are clear that a household should never be expected to spend more than 45% of its net income on housing costs.

Affordable rents should be set as a proportion of private rents. Where rents are set above target rent level, we are clear that providers should aim for average rents to be no more than 65% of local market rents - at the time of writing this strategy this would give an average affordable rent of £187 per week, or 39% of the median income in Haringey (£33,140 as at 2012/13).

Where providers do set rents above 65% of local market rents they should target those homes at working households who are not affected by the benefit cap, and in particular those who are

² Figures from Land Registry, based on actual sales Jan – Dec 2014

³ Rightmove, December 2014

seeking to downsize from existing council or registered provider homes. Homes where rents are below 65% of local market rents should be targeted at those in greatest need and who are affected by the benefit cap. The table below provides a guide to maximum rents in Haringey.

Bedroom Size	Affordable rents as % of local market rents
1	Up to 80%
2	Up to 65%
3	Up to 55%
4 or more	Up to 45%

In recognition of the higher market rents in the west of the borough, affordable rents in this part of the borough should be assessed against lower quartile market rents.

Using the planning system to secure affordable housing

The Council’s Local Plan requires developers to provide 40% on-site affordable housing on schemes of ten units or more, with that affordable housing split between 60% affordable social rent and 40% intermediate. On a site by site basis we will seek the maximum reasonable proportion of affordable housing on all sites with a capacity of ten homes or more, and will accord priority to the provision of family affordable housing. This is always subject to financial viability; the council works with developers on a site-by-site basis to revisit and if necessary renegotiate contributions towards affordable housing and other community benefits to maximise the benefit for the community while ensuring that developer contributions are not creating financial barriers to the homes actually being built.

To aid discussions with developers, the council has recently adopted its Planning Obligations Supplementary Planning Document, which sets out our expectations and procedures for securing affordable housing provision, including the assessment of development viability, affordable housing mix and tenure, and the use of Section 106 agreements.

Through our emerging planning policies, we are also seeking to create more mixed communities. This will involve seeking different types of affordable housing in different parts the borough. For example, in the west of the borough where property prices and land values are highest, we will encourage developers to exceed the minimum target of affordable housing by pooling resources with our registered provider partners to provide good quality affordable rented accommodation. To help enable this approach, the council has established a Preferred Partner scheme, working with six specific registered providers to increase investment and improve efficiency in the delivery of affordable housing.

In Tottenham, where the level of social stock is already high, our planning policies take a different approach, promoting affordable home ownership by requiring an affordable housing mix of 60% intermediate and 40% affordable rent.

A strong priority to increase intermediate housing and affordable home ownership

Home ownership is increasingly unaffordable for many Haringey residents, with the large deposit now needed to secure a mortgage a particularly significant challenge for first time buyers. And there is little prospect of this changing soon. At the same time, rapidly increasing private rents in Haringey and across London make it increasingly difficult for households who will never be allocated a social rented home to find a good quality home that is affordable in relation to their

income. Recent research suggests 1 in 5 London households are earning below-average wages, with no savings or entitlement to benefits, and struggling to find housing that works⁴.

This is in large part a simple problem of supply and demand: there are not enough homes available to buy in London, and many new homes never reach the mainstream housing market: 70% of central London property in the last year was bought by investors, and a significant proportion bought by buy-to-let investors⁵. But people's aspiration to own a home has not changed: 86% of people would buy their own home if they had chance⁶.

As well as frustrating people's ambitions, this squeeze can cause other problems, driving more overcrowding and creating polarised, poorly mixed communities. It can also cause poor mobility in the labour market as people find it hard to move into Haringey when they find work, which is a particular issue when it comes to key workers in the health, education and community safety sectors.

Haringey council is determined to tackle this problem 'in the middle' of the housing market, by improving access to homes for intermediate rent and in particular low cost home ownership (often known as shared ownership), which offers the most realistic chance for low and middle income families to get on the housing ladder. Shared ownership homes are not attractive to foreign investors, can't be purchased for buy-to-let and offer the opportunity to prioritise certain groups of residents. Promoting this kind of housing helps both to address these wider social problems and to give as many families as possible a realistic chance of owning their home and enjoying the stability that provides.

We are taking a range of steps to promote the supply of – and access to – this increasingly important kind of housing. For example:

- The council will, for the first time ever, build and manage its own intermediate homes.
- We will work with our housing delivery partners to provide more of these homes, particularly in areas with high levels of social housing or in areas with overheated house prices, supported by our affordable housing planning policies.
- We will promote innovation in this emerging sector, by exploring new delivery models. We will use Council-owned land to accelerate provision of these homes, including by allowing developers to build now and pay the land receipt later. We will also explore the appetite and ability of local people to take up custom build opportunities as part of community led construction.
- We will make it easier to accept innovative schemes based on a single tenure or a single size, where a good affordable housing mix can still be achieved within the wider area, and is appropriate for the specific site in question.
- We will set up a new Low Cost Home Ownership register, offering a dedicated advice and support service to help people understand this sometimes complicated market, and locate a home that is right for them.

9.3 Supporting the development of strong mixed communities

We are clear that Haringey needs a wide range of homes, to meet the diversity of current and future needs and to obtain the mix in our communities that lies at the heart of our vision for housing in the borough. This can't just be a mix of homes across the borough; it needs to be mixed as

⁴ *Hollow Promise: How London fails people on modest incomes and what should be done about it*, Centre for London (2014)

⁵ *Who buys new homes in London and why*, British Property Federation (2014)

⁶ *Public attitudes to housing in England*, Report based on the results from the British Social Attitudes survey, Department for Communities and Local Government (2011)

much as possible within each neighbourhood, offering diversity in the type and size of home, the tenure and the value. Neighbourhoods should be places of inclusion, not segregation: we want children to grow up with an appreciation of diversity and an understanding of different cultures and communities, which we believe is central to their successful adult life. Neighbourhoods should also be stable: we also want to enable people to move through the housing market without having to leave the communities where they have established ties.

Given the existing character of our neighbourhoods – many of which do not currently provide a balanced mix of housing – we must ensure that the range of new homes provided by the council and others is helping to achieve that. There are a number of ways to do this, many of them through our role as planning authority which allows us to set clear expectations and standards for new development, in terms of housing tenures, the type and size of homes and the way they are designed. For example:

- There is currently a particular imbalance in the housing market in Haringey between Tottenham, where 62% of the borough's social housing (council and registered provider) is located, and the west of the borough in places like Highgate and Muswell Hill which provide less than 20% of the social housing stock. As part of the council's ambition for mixed communities, we need to ensure a better balance of housing tenures across the borough, not least to support people on low and middle incomes to access the housing market in the right location for them. To achieve this, and improve the overall balance across Haringey, the council will prioritise the delivery of new affordable rented homes in the centre and west of the borough while promoting more market and intermediate homes, including for affordable home ownership and private renting, in Tottenham.
- As part of our work to correct this current imbalance, we are developing an Area Action Plan to establish clear planning policies for Tottenham's regeneration, including for housing in the area. This will include provision for private rented accommodation on specific sites, and an amended affordable housing requirement with a priority on providing more intermediate housing.
- New affordable housing throughout the borough should be provided to meet local housing need. The council has therefore established a target mix for both rented affordable housing and intermediate housing in Haringey. These are set out in Appendix A and have been formulated using evidence from Haringey's Strategic Housing Market Assessment Study (2014), current local housing register information, and through profiling of the low cost home ownership register applicants.
- While we generally expect homes for affordable home ownership, market sale and private rent to primarily focus on delivering smaller, one and two bedroom units.
- The bedroom size mixes set out in Appendix A are borough wide targets. The mix will be updated as necessary to reflect new or emerging evidence. Tenure and bedroom size mix on individual sites may differ according to local characteristics and localised housing demand. For example, in some areas we may require a different mix, with more larger or smaller homes, to correct local imbalances and meet particular local needs.

9.4 Housing estate renewal

Principles of estate renewal

Haringey's own existing housing stock needs a considerable amount of investment to bring it up to the standards that our tenants have a right to expect. While Decent Homes investment has made, and will continue to make, the necessary improvements to a large number of council homes, there are other homes – and wider estates – where improvements are needed on such a scale that they are simply uneconomical, and others which simply cannot be brought up to the required standard

with improvements. Our Housing Investment and Estate Renewal Strategy commits us to taking alternative approaches to investment, including estate renewal, which will allow the council to target areas of greatest investment need while also seizing the opportunity to increase density - providing much needed additional housing - and achieve a better mix of tenure in places which have traditionally been dominated by high levels of social housing.

The council's emerging local plan explicitly supports a move towards more mixed and balanced communities in areas of estate renewal. While the council has lost stock through Right to Buy, many of the council's housing estates remain predominately single tenure, often with a proliferation of smaller homes. Through the estate renewal programme, the council's local plan sets out how we will seek to redress this imbalance by providing genuinely affordable homes for people on all incomes and create balanced and neighbourhoods where people can thrive. In particular, the council will:

- Aim to re-provide the number of habitable rooms in council homes lost through demolition, with an emphasis on providing family accommodation, recognising that this will sometimes mean a reduction in the overall number of social rented homes on some estates.
- Provide new affordable home ownership properties as well as market housing, both for sale and rent.

We know that making plans for estate renewal, and then doing the work itself, will have a major impact on the people currently living in those estates. In recognition of this, we will:

- Always work with residents to find an appropriate solution for their particular needs and the needs of the neighbourhood.
- Produce – and stick to – fair and transparent guidelines which set out residents' rights when a renewal project gets underway.

An estate-by-estate approach

Haringey estates are not all the same. The approach to estate renewal, and the sequence in which estates are prioritised, will depend a great deal on the individual characteristics of each estate:

- The High Road West (Love Lane) and Northumberland Park estates in North Tottenham have high proportions of one- and two-bedroom homes, which has led to a disproportionate number of single vulnerable residents and serious over-crowding. Residents of these estates have also typically experienced low levels of employment, educational attainment, household income and life expectancy, and high levels of crime and benefit dependency. Renewal of these estates is a central part of the Council's wider approach to both people and place, and the balancing of housing markets, in the overall Tottenham regeneration programme.
- The Broadwater Farm estate faces a number of issues such as the mix and condition of homes and social and economic challenges, which we are keen to address in the best interests of local residents. The estate, and the wider area in which it sits, are identified in the emerging planning policy as a longer-term priority for renewal, partly because of significant challenges in the economics of redevelopment, with change likely to begin after 2020."
- On the Noel Park estate, many of the houses fail basic decency and health and safety requirements as they do not have adequate space or appropriate layouts in kitchens and bathrooms. Considerable work is also required across the estate to protect the conservation standards and correct breaches of planning rules. There is also overcrowding and high levels of unemployment, while high crime rates along neighbouring Wood Green High Road also have a negative impact. The council plans to consider its options for Noel Park later during 2015.
- Alongside these big estates, the council's is working on renewal plans for ten medium-sized estates. The challenges on these estates include old-fashioned and poor quality buildings and a lack of internal or external space; in each case, the council needs to intervene to improve the

living conditions and life chances of residents. The council will start by engaging local residents, and appointing independent advisors for them, to help us explore investment opportunities and look at the potential for additional homes on each estate to make best use of the land. This will include improving the mix on each estate by introducing a wider range of different tenures. We will also identify how the cost of redeveloping each estate could be met.

Appendix A – Affordable and Intermediate Housing Mix (2015/16)

Mix for Affordable Housing

15% one bedroom units
43% two bedroom units
32% three bedroom units
10% four (or more) bedroom units

Mix for Intermediate Housing (for private rented and low cost home ownership homes)

20% one bed
50% two bed
25% three bed
5% four (or more) bed

Regulatory Committee – 3 March 2015

Appendix B - Developing Haringey's Housing Strategy – Report back on the survey response in the first round of consultation

Introduction

This paper provides feedback on **the survey** undertaken as part of the consultation on the proposed Vision, Priorities and Principles that could be included in Haringey's new Housing Strategy.

Engagement took place with a wide range of stakeholders for a 6 week period between 20 October and 12 December 2014. Stakeholders expressed their views through the survey (online and paper versions), by email, by phone and through meetings to talk about the proposals.

Appendix 1 provides a list of all the stakeholders contacted and how we consulted with them.

A further report will outline the outcomes from meetings, emails and phone calls from stakeholders.

Outcomes from the survey

There were 330 responses to our survey which was available in online and in paper format. We received 58 paper surveys. The rest of the responses received were online. The tables below set out the responses to the quantitative questions (closed answer type questions) followed by an analysis of the qualitative responses (where people were asked for their opinions and views).

Views on the proposed Vision

The council proposed this vision: "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."

Responses to the quantitative question were as follows:

Proposed Vision	
Strongly agree	164
Agree	113
Neither agree or disagree	28
Disagree	11
Strongly disagree	9
Grand Total	325

Outcome: There was overwhelming agreement with the proposed vision.

Some 202 comments were received in responses to the follow-up question asking respondents to say why they supported or not the proposed vision. The main issues raised have been summarised as follows:

No. of responses	Proposed Vision – qualitative responses summarised
110	Statements explaining why respondents supported the vision, with many talking about the need for safety, security, diversity and pride in the locality. A statement made that sums up many of the contributions said "You've got to feel happy outside your house as well as in and that only happens when there's a community feel."
27	Statements explaining why respondents did not support the vision. These included concerns about existing communities being broken up because of the council's regeneration plans and that the vision needed to focus very clearly on "bricks and mortar" rather than downplay this as it appears to in the proposed vision. This was especially so in the face of lack of affordable homes, poor quality and management of private rented homes and high house prices in the borough.
23	Felt affordable housing needed to be addressed in the vision
9	Respondents felt the vision should be about building more homes
9	Expressed scepticism about the vision and the council's ability achieve it
5	People emphasised the need for people to have pride in their homes and communities
5	Respondents emphasised that a house is a home

Views on the proposed priorities for Haringey's new Housing Strategy

The council proposed a number of priorities which could be included in its new Housing Strategy and asked respondents to let us know how much they agreed or disagreed with each priority. The priorities proposed were:

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

On the priority "Build strong, inclusive and successful communities", responses to the quantitative question were as follows:

Build strong, inclusive and successful communities	
Strongly agree	159
Agree	117
Neither agree nor disagree	24
Disagree	9
Strongly disagree	11
Grand Total	320

Outcome: There was strong agreement for this priority

The council invited respondents to make any other comments about this priority, including whether anything had been missed out. One hundred and twenty two (122) comments were received with the main issues raised summarised in the table below:

No. of responses	Building strong, inclusive and successful communities – qualitative responses summarised
40	Issues suggested as missing in this priority, included: Affordability of housing; sustainability, infrastructure which is locally available (transport, health, shops, schools, leisure facilities), well-designed open space, well-designed homes, designs which cater for all age groups and needs including disability; creating employment opportunities, community meeting areas to facilitate community building; tackling littering a dumping; building/fostering understanding between people; access to culture and arts, tackling empty homes and homelessness; tackling ASB to help communities
20	Restating support for the priority
16	Sceptical about the achievability of this priority
6	Making the point that it is the council's role to assist in building communities not lead on this
6	Raised concern that community inclusivity is not that easy to achieve especially where new homes built are more expensive to rent/own
5	Addressing and prioritising the housing needs of disabled people raised

On the proposed priority “Build more homes across the borough”, the quantitative responses were as follows:

Build more homes across the borough	
Strongly agree	181
Agree	78
Neither agree nor disagree	33
Disagree	14
Strongly disagree	16
Grand Total	322

Outcome: There was strong agreement with this priority.

The council invited respondents to make any other comments about this priority, including whether anything had been missed out. One hundred and fifty three (153) comments were received with the main issues raised summarised in the table below:

No. of responses	Building more homes across the borough – qualitative responses summarised
41	Referred to the need for new homes to be affordable
37	Explained their support for building more homes

No. of responses	Building more homes across the borough – qualitative responses summarised
16	Expressed concern about loss of green space - particularly existing parks and open spaces - to build more homes on
12	Empty homes should be dealt with and brought back into use
9	Expressed concern about the impact of poorly designed homes as well as advocating that new homes were an opportunity to employ good design including eco-principles and to build to a high standard
8	Expressed concern for infrastructure to accompany new homes built.
7	Expressed concern about building at high densities
2	Said the council should not sell out to developers

On views on the priority “Improve the quality of housing for everyone”, responses to the quantitative question were as follows:

“Improve the quality of housing for everyone”	
Strongly agree	199
Agree	88
Neither agree nor disagree	20
Disagree	10
Strongly disagree	9
Grand Total	326

Outcome: again most respondents agreed with the priority with 199 strongly agreeing with it.

The council received 136 comments on this priority the main issues arising from which are summarised below:

No. of responses	Improve the quality of housing for everyone – qualitative responses summarised
25	Support expressed for the priority with some specifically focussing on dealing with quality in the PRS, eg, through redress schemes
21	Had a range of things to say around the issue of quality including that temporary accommodation for homeless households should be included in the types of homes that should be of good quality, raising the impact on health of poor quality homes, minimum standards should be enforced, how ASB impacted on the quality of a home, how quality related to conditions both inside and outside the home. There were concerns expressed about how improving the quality of homes of different tenure could be paid for and by whom and that private sector profits could undermine the goal of good quality homes. In addition, quality should include consideration of energy and water efficiency.
18	Raised the issue of affordability of homes in response to this priority
8	Said security of tenure was as important as the quality of a home, and talked about this in relation to children's needs and bringing up families

No. of responses	Improve the quality of housing for everyone – qualitative responses summarised
6	Sceptical about the council achieving this priority

Rating the importance of the Priorities

Respondents were asked to rate each of the three priorities with 1 indicating that it was the most important to the respondent and 5 indicating that it was the least important. The table below shows the outcome of this exercise. All three priorities received highest scores on rating 1 (the most important for respondents) which confirms the agreement for them expressed in the previous questions.

Rating	“Build strong, inclusive and successful communities”	“Build more homes across the borough”	“Improve the quality of housing for everyone”
1	100	149	134
2	64	26	49
3	64	46	29
4	27	27	30
5	32	43	43
Grand Total	287	291	285
Difference between rating 1 and sum of other ratings for all priorities	187	142	151

The order of importance for respondents for each priority using just the score for rating 1 (most important) is:

Importance of Priority	Priority
First:	“Build more homes across the borough”
Second:	“Improve the quality of housing for everyone”
Third:	“Build strong, inclusive and successful communities”

Ideas for other Priorities

Respondents were asked if there were other priorities that should be included in the new Housing Strategy. We received 159 responses of which the key ones are summarised below:

No. of responses	Suggestions for other priorities for the Housing Strategy
30	Raised concerns about affordable homes, usually meaning homes with council-level rents
14	Regulating the private rented sector and/or building a better relationship with it.
12	Talked about the need for safety, security and stability in relation to homes
11	Housing needs of specific groups, eg, single people, disabled people, those fleeing domestic violence

No. of responses	Suggestions for other priorities for the Housing Strategy
10	Need for infrastructure for new homes
8	Concern about good design of homes
7	Alternative structures to build affordable housing within, eg, co-ops, community land trusts, live/work spaces, etc
7	Raised need to main green open space
5	Energy and water efficiency in new homes

How were the above results on the proposed priorities fed into the draft Housing Strategy?

Following the consultation, the priorities for the Housing Strategy were changed to “objectives”, and additional objective included and the wording of the original objectives changed.

The additional objective (“Ensure that housing delivers a clear social dividend”) was included to assist in making the council’s strategic direction clearer. The wording of the other objectives was changed (a) to align them more closely to the objectives set out in Priority 5 of the council’s Corporate Plan 2015-18 and (b) to use more brief and direct language to communicate more obviously what the council wishes to achieve.

Original wording of priorities consulted	New wording for objectives included in draft Housing Strategy	Corporate Plan 2015-18, Priority 5 objectives
Build strong, inclusive and successful communities	To prevent homelessness and support residents to lead fulfilling lives	Work in partnership to prevent homelessness and to promote cost-effective options for those in immediate housing need
Build strong, inclusive and successful communities	Ensure that housing delivers a clear social dividend	
Improve the quality of housing for everyone	To drive up the quality of housing for all residents	Effectively manage existing housing and provide excellent services to residents
Build more homes across the borough	To achieve a step change in the number of new homes being built	Provide access to good quality and affordable housing, increasing the supply of new homes

Views on proposed principles for the new Housing Strategy

Respondents were asked for their views on five principles that could be included in the new Housing Strategy

Proposed Principles	
Strongly agree	171
Agree	105
Neither agree nor disagree	33
Disagree	5
Strongly disagree	5
Grand Total	319

Respondents were asked if they had any comments to make about the suggested principles. There were 89 comments received the key issues raised from which are summarised below:

No. of responses	Responses to the suggested principles
14	Expressed support for the principles
11	Expressed scepticism about whether they could be achieved
11	Questioned the principles, particularly how they would be achieved in practice, eg, reduce costs but build more homes?
8	Expressed interest about "making best use of council assets"
4	Did not support the principles

How were the above results on the proposed principles fed into the draft Housing Strategy?

Following consultation the proposed principles it was decided to reword these so that they were rooted more clearly in the proposed vision for the Housing Strategy rather than have them stand alone as separate considerations. The principles are now explained in the following way:

Housing is about people and communities. Homes and housing services are not ends in themselves. They only succeed if they help people to meet their wider needs and aspirations: for economic security, for health and wellbeing, for safety and security, and for links to their family and community. The 'People' element of our Tottenham regeneration programme is already starting to put some of these principles into practice; we want to see the same approach used right across the borough, by the council and our partners.

We want mixed and inclusive neighbourhoods. We can only make Haringey a more equal, resilient and stable community if we improve the mix of homes in each of its communities. And we can only change the mix of homes – in terms of type and size of home, tenure and value – by building new homes. This means our aim of building

thousands of new homes isn't just a numbers game; we need to build the right homes in the right places too.

We want to work together with residents so they can lead happy and fulfilling lives. There is very little in this strategy that the council can achieve on its own. Residents themselves, in particular, are central to the effort, and must take primary responsibility for the improvements they want to see in their own lives and in their wider communities. This is more true than ever as the council strives to provide excellent services with ever-decreasing resources. But this collaborative approach is not just driven by our need to save money: we also think it's the right thing to do, moving towards a more resilient and independent community which is able to prevent problems wherever possible.

The reason for taking this approach is ensure the principles were rooted in the vision rather than having them as separate considerations and to bring out the importance for the council of achieving mixed and inclusive communities.

What else should Haringey's new Housing Strategy include?

On the question of what else should Haringey's new Housing Strategy include, 108 comments were received, many of which covered the key topics raised under other questions in the survey. One issue that had not been raised before but was under this question were standards of housing formed from industrial / warehouse spaces.

Information about respondents

Respondents were asked to state what **type of stakeholder** they were. Information received is shown in the table below:

Type of Stakeholder: Respondent ...	No. of responses
Lives in Haringey	249
Works in Haringey	63
Lives & works in Haringey	57
Is a Haringey Council councillor	4
Is a local MP	2
Is member of staff of Haringey Council or Homes for Haringey	11
Is a housing association	10
Is a voluntary or community organisation	17
Is a tenant/resident group	38
Is a statutory health org, eg, CCG, hospital	1
Is a private rented landlord	13
Is a private developer	1
Is an education provider	7
Is a business umbrella organisation	1
Is other statutory body, eg, JC+, GLA, DWP	0

Type of Stakeholder: Respondent ...	No. of responses
Is "Other"	25

If respondents lived in Haringey, we asked them about what sort of **housing situation** (tenure) they lived in:

Housing situation (tenure)	No. of responses
A Haringey Council leaseholder	28
A Haringey Council tenant	52
A housing association tenant	25
A private rented tenant	57
An owner occupier (with or without mortgage)	79
Living in supported housing	4
Living with other relatives	4
Living with your parents	13
Other housing situation	25
<i>Of which - Living in temporary accommodation</i>	16
Grand Total	287

The **age** of respondents is summarised in the table below:

Age	No. of responses
16-24	5
25-44	154
45-64	101
65+	46
Preferred not to say	10
Grand Total	316

The **disability** status of respondents was:

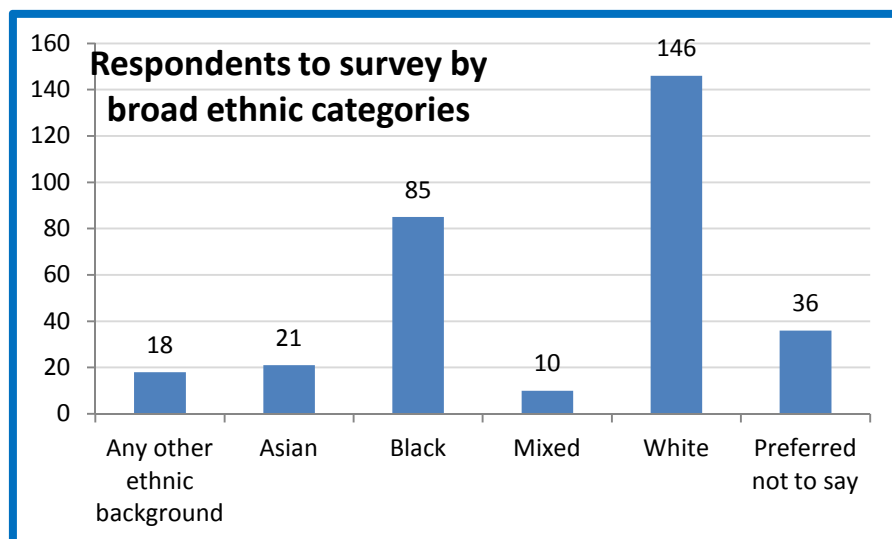
Do you have a physical or mental health condition or illness lasting or expecting to last 12 months	No. of responses
No	236
Yes	48
Preferred not to say	24
Grand Total	308

The **ethnicity** of respondents was:

Ethnicity of respondents	No. of responses
Asian or Asian British	5
Asian or Asian British - Indian	7

Ethnicity of respondents	No. of responses
Asian or Asian British - Mauritian	2
Asian or Asian British - East African Asian	2
Asian or Asian British - Bangladeshi	2
Asian or Asian British - Pakistani	1
Asian or Asian British - Other - Hindu Mauritian	2
Black or Black British	27
Black or Black British - African	27
Black or Black British - Caribbean	30
Black or Black British - Iranian	1
Chinese	5
Mixed - White and Asian	1
Mixed - White and Black African	5
Mixed - White and Black Caribbean	2
Mixed - Other	2
White - Irish	3
White British	91
White Other	38
White Other - Hungarian	1
White Other - Italian	1
White Other - Polish	1
White Other - Greek / Cypriot	4
White Other - Turkish	4
White Other - Turkish / Cypriot	1
White Other - Kurdish	2
Any other ethnic background	13
Preferred not to say	36
Grand Total	316

Seen in terms of broad ethnic categories, this shows that the most numerous respondents were White (146), and taken together, Black and minority ethnic respondents were almost as numerous (136) showing that the consultation reached and was responded to by a wide variety of respondents.



The **gender** of respondents was:

Gender	No. of responses
Female	192
Male	106
Preferred not to say	16
Grand Total	314

Mapping respondents' issues against consultation proposals

We undertook an analysis of the comments received from survey respondents to see whether they had been addressed by proposals in the consultation document and if not, indicate what the council should/could do to respond to concerns raised. The following table sets out this analysis:

	Key priorities of stakeholders arising from the consultation feedback	Which questions gave rise to the issues raised	How / are these issues addressed in terms of proposals in the consultation document? Are the issues raised addressed satisfactorily?	What else do we need to do?
1	Homes should be affordable (usually meaning council-level rents)	Vision; Priority 1; Priority 2; Priority 3; Ideas for other priorities	<ul style="list-style-type: none"> Under "What's the housing situation in Haringey right now?": The Council should show leadership on the affordability of homes; Under Priority 2: Support/build more affordable homes in areas of high home ownership and vice versa; Under "What are 	<ul style="list-style-type: none"> Showing leadership on affordability: <ul style="list-style-type: none"> Define affordability; eg, the council believes that no household should have to pay more than 40% of its gross income on rent or mortgage payments. Impact of this on production of affordable homes needs to be

	Key priorities of stakeholders arising from the consultation feedback	Which questions gave rise to the issues raised	How / are these issues addressed in terms of proposals in the consultation document? Are the issues raised addressed satisfactorily?	What else do we need to do?
			<p>we proposing to do in our new strategy that's different from our old one?": Help more hard working households get on the housing ladder through supporting affordable home ownership</p> <ul style="list-style-type: none"> • Under Priority 2: Support the building of more homes for sale (market and affordable) and good quality, purpose build private rented homes in areas of the borough where there is more social housing • Under Priority 2: Get as much affordable housing built as is possible on every single development site in the borough • Priority 2: More genuinely affordable homes of all types should 	<p>modelled (viability v affordability)</p> <ul style="list-style-type: none"> ○ HCA works on 45% of net income for shared ownership ○ Be robust with developers re surplus/profit margins (see 1.1 below);

	Key priorities of stakeholders arising from the consultation feedback	Which questions gave rise to the issues raised	How / are these issues addressed in terms of proposals in the consultation document? Are the issues raised addressed satisfactorily?	What else do we need to do?
			<p>be built for Haringey through doing things like:</p> <ul style="list-style-type: none"> ○ 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 ○ Giving people who live and/or work in Haringey top priority for new homes 	
1.1	Concern about the role of developers and private sector landlords in maximising profits and the council	Priority 2; Priority 3	Not addressed. Needs to be added under addressing affordability	

	Key priorities of stakeholders arising from the consultation feedback	Which questions gave rise to the issues raised	How / are these issues addressed in terms of proposals in the consultation document? Are the issues raised addressed satisfactorily?	What else do we need to do?
	challenging this			
1.2	Safety, security of homes	Vision; Ideas for other priorities	Not addressed. Allied to affordability	
1.3	Security of tenure / stability – impact on children’s needs and bringing up families	Priority 3; Ideas for other priorities	Not addressed. Overlaps with 1.2 above	
2	Sustainability and eco-design principles, energy and water conservation and efficiency	Priority 1; Priority 2; Priority 3; Ideas for other priorities	<ul style="list-style-type: none"> • Under Priority 1: Improving health and wellbeing and tackling fuel poverty by actively promoting energy conservation and efficiency in homes of all types • Under “What’s the Housing situation in Haringey right now?” this states “Any new homes built need to match the council’s high design and building standards 	
3	<p>Scepticism about the council achieving its vision:</p> <p>Although this is not a priority in the usual sense, it is included as an indication of</p>	Vision, Priority 1, Priority 3	Not addressed	<p>Being clear about what we can / can’t do and what choices will be made and communicating that.</p> <p>Clear Communications plan for both the launch</p>

	Key priorities of stakeholders arising from the consultation feedback	Which questions gave rise to the issues raised	How / are these issues addressed in terms of proposals in the consultation document? Are the issues raised addressed satisfactorily?	What else do we need to do?
	the lack of confidence in the Council's ability to deliver its housing proposals.			of the Housing Strategy which sets out the ambitions and how they will be achieved and for keeping people informed of how we're doing with implementation
4	Infrastructure to support new homes built	Priority 1; Priority 2; Ideas for other priorities	Under Priority 1: Create new local employment opportunities and infrastructure through building new homes by using planning policy to <ul style="list-style-type: none"> • 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 	
5	Retaining open/green space (well designed)	Priority 1; Priority 2; Ideas for other priorities	See above.	
6	Well designed homes	Priority 1;	Mentioned as part of	The council's

	Key priorities of stakeholders arising from the consultation feedback	Which questions gave rise to the issues raised	How / are these issues addressed in terms of proposals in the consultation document? Are the issues raised addressed satisfactorily?	What else do we need to do?
	(high standards)	Priority 2; Ideas for other priorities	<p>the housing situation in Haringey right now:</p> <ul style="list-style-type: none"> 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. 	expectations of high standards of housing design should be referred in the Housing Strategy.
7	Tackling empty homes	Priority 1; Priority 2; Priority 3	<p>Under Priority 3:</p> <p>There should be an affordable, good quality and well managed private rented and owned housing sector in Haringey by doing things like ...</p> <ul style="list-style-type: none"> Bringing more empty homes back into use through 	

	Key priorities of stakeholders arising from the consultation feedback	Which questions gave rise to the issues raised	How / are these issues addressed in terms of proposals in the consultation document? Are the issues raised addressed satisfactorily?	What else do we need to do?
			Compulsory Purchase Orders if necessary	
8	Tackling poor quality and management of private sector homes;	Vision; Priority 3	<p>Under Priority 3:</p> <p>There should be an affordable, good quality and well managed private rented and owned housing sector in Haringey by doing things like:</p> <ul style="list-style-type: none"> ○ 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 through Compulsory 	

	Key priorities of stakeholders arising from the consultation feedback	Which questions gave rise to the issues raised	How / are these issues addressed in terms of proposals in the consultation document? Are the issues raised addressed satisfactorily?	What else do we need to do?
			Purchase Orders if necessary	
9	Build more homes	Vision; Priority 2	<p>Under Priority 2: The right homes need to be provided in the right places through doing things like</p> <ul style="list-style-type: none"> ○ 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 	<p>This overlaps with the affordability issue which is the top most priority for respondents. See comments above for this. Practically we could:</p> <ul style="list-style-type: none"> ● Adopt a borough wide target of delivering at least 50% affordable housing on sites capable of delivering 10 units or more split 60% affordable rent and 40% intermediate. As a borough wide target, it is expected that some sites will yield more affordable housing and that the split between affordable rent and intermediate may vary according to local circumstances. ● Sites located in the centre and west of Haringey will have an affordable tenure split 70% affordable rent and 30% intermediate.

	Key priorities of stakeholders arising from the consultation feedback	Which questions gave rise to the issues raised	How / are these issues addressed in terms of proposals in the consultation document? Are the issues raised addressed satisfactorily?	What else do we need to do?
			<p>affordable) and good quality, purpose built private rented homes in areas of the borough where there is more social housing</p> <ul style="list-style-type: none"> ○ 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 <ul style="list-style-type: none"> ● Public-owned land (including council-owned) and resources should be used to provide new homes including 	<ul style="list-style-type: none"> ● Sites in the east of the borough will have an affordable tenure split 40% affordable rent and 60% intermediate. ● All true voids within the council's housing stock will be let at target rent to fund additional investment in the council's housing stock. ● In recognition of the costs associated with building new homes and the high levels of energy efficiency they achieve, rents for council new build housing will be higher than existing council housing but will not exceed 40% of benefit cap levels. ● The council will use its retained right to buy receipts to fund the delivery of new homes, including through the provision of social housing grant to registered providers.

	Key priorities of stakeholders arising from the consultation feedback	Which questions gave rise to the issues raised	How / are these issues addressed in terms of proposals in the consultation document? Are the issues raised addressed satisfactorily?	What else do we need to do?
			<p>social rented homes</p> <ul style="list-style-type: none"> • More genuinely affordable homes of all types should be built for Haringey people through doing things like <ul style="list-style-type: none"> ○ 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 ○ Giving people who live and/or work in Haringey top priority for new homes 	<p>Where the council provides grant funding to registered providers there is an expectation that rent levels will not exceed 40% of benefit cap levels.</p> <ul style="list-style-type: none"> • When disposing of its land and assets for housing purposes, the council will ensure that any new development comprises at least 50% affordable housing (split appropriately between rent and intermediate depending on location – see above).

	Key priorities of stakeholders arising from the consultation feedback	Which questions gave rise to the issues raised	How / are these issues addressed in terms of proposals in the consultation document? Are the issues raised addressed satisfactorily?	What else do we need to do?
10	Meeting housing needs of disabled people	Priority 1; Ideas for other priorities	<p>Under Priority 1: Strong communities are needed in which all residents feel they belong and can thrive. This can be done through things like ...</p> <ul style="list-style-type: none"> Addressing the needs of a growing older population by making sure all new homes meet Lifetime Homes standards and 10% meet wheelchair housing standards <p>Under Priority 1: Residents should have access to better support with their housing problems by</p> <ul style="list-style-type: none"> Introducing new support pathways which lead to independence for people who are vulnerable and have complex housing needs including putting in place housing-related support services 	Housing Strategy needs to cast more widely and consider the needs of people with physical disabilities, some of whom may need wheelchair-adapted accommodation, and also those with learning disabilities, people with some mobility issues and mental health issues. It also needs to look at the needs of families with one or more disabled children as well as disabled people who can or want to live independently.
11	Regulating the	Ideas for	See 8 above	

	Key priorities of stakeholders arising from the consultation feedback	Which questions gave rise to the issues raised	How / are these issues addressed in terms of proposals in the consultation document? Are the issues raised addressed satisfactorily?	What else do we need to do?
	private rented sector and/or building a better relationship with it	other priorities		
12	Quality in temporary accommodation	Priority 3	Not addressed	This will be addressed through a refresh of Haringey's Homelessness Strategy, part of the a delivery suite for the Housing Strategy
13	Quality of housing formed from industrial/warehouse spaces	What else should the strategy include?	Not addressed	?????
14	Impact on health of poor quality homes	Priority 3	Not addressed	
15	Creating employment opportunities	Priority 1	See 4 above and Under Priority 1: Strong communities are needed in which all residents feel they belong and can thrive. This can be done through things like ... <ul style="list-style-type: none"> Helping residents of all ages access employment opportunities as well as banking and other financial services (financial inclusion) 	
16	Creating community meeting areas to facilitate building communities	Priority 1	Under Priority 1: Strong communities are needed in which all residents feel they	Haringey Council wishes to develop the idea of creating a stake for local people in the growth and

	Key priorities of stakeholders arising from the consultation feedback	Which questions gave rise to the issues raised	How / are these issues addressed in terms of proposals in the consultation document? Are the issues raised addressed satisfactorily?	What else do we need to do?
			belong and can thrive. This can be done through things like <ul style="list-style-type: none"> Supporting local people to strengthen existing communities and build new ones 	regeneration planned for the borough.
17	Littering and dumping - tackling	Priority 1	Not addressed	????
18	Building/fostering understanding between people	Priority 1	See 18 above	
19	Access to art and culture	Priority 1	Not addressed	
20	Tackling ASB	Priority 1	Not addressed	
21	Concern re building at high densities	Priority 2	Not addressed	T
22	Maintaining or upgrading the quality of existing homes: how this will be paid for;	Priority 3	Not addressed	<p>The Council's Decent Homes Programme will ensure that 74% of council-owned homes are brought up to standard.</p> <p>In the private rented sector, the selective licensing scheme will assist with increasing the quality of these homes.</p> <p>The situation of home-owners who are asset rich but cash poor needs to be addressed.</p>
23	Housing needs of	Ideas for	Under Priority 1:	Overlaps with

	Key priorities of stakeholders arising from the consultation feedback	Which questions gave rise to the issues raised	How / are these issues addressed in terms of proposals in the consultation document? Are the issues raised addressed satisfactorily?	What else do we need to do?
	specific groups, eg, single people, those fleeing domestic violence	other priorities	Introducing new support pathways approach	affordability issues. A Pathways approach should be adopted for all categories of housing need that the Council deal with. The Pathways approach should incorporate helping people help themselves. If the Council is clear what the pathway for each type of housing need is, this makes clear to people what the council can or cannot do and not raise unrealistic expectations
24	Alternative structures to build affordable housing within, eg, co-ops, community land trusts, live/work spaces	Ideas for other priorities	Not addressed	Research is needed on the potential for building affordable homes within different structures

Appendix 1 – List of stakeholders and how we consulted with them

Which Stakeholders consulted?	How we consulted with them	Notes
Haringey residents	Web page with <ul style="list-style-type: none"> o Online survey o Web link to Consultation Document explaining the proposed vision, aim, priorities and principles 	<ul style="list-style-type: none"> • Web page launched 23/10/14: www.haringey.gov.uk/housing/strategy/priorities • 2275 hits on website as at 14/11/14 • Web page has link to consultation document and online survey and SHMA
	Hard copy surveys and promotion at local community events	<ul style="list-style-type: none"> • 233 respondents to online survey as at 4/12/14 • 18/11/14: Meeting with St Ignatius Housing Association Service Users – mostly single homeless people living in temporary accommodation on St Ignatius HA licences. Need for stable, affordable accommodation for single people with complex needs clearly articulated.
	Posters and leaflets distributed through Haringey libraries, council buildings, Homes for Haringey building, GP surgeries and other health buildings, recreation centres	<ul style="list-style-type: none"> • Consultation materials distributed from 18/11/14
	Facebook Page entry	<ul style="list-style-type: none"> • Done
	<ul style="list-style-type: none"> • Twitter 	<ul style="list-style-type: none"> • Haringey Council tweets: 3/11/14; 6/11/14; 10/11/14 • HfH tweet: 4/11/14
Registered providers	<ul style="list-style-type: none"> • RP forum event 	<ul style="list-style-type: none"> • Held on 17/11/14. Well attended with 39 attendees in total of which 30 were from 17 housing associations (RPs). Nine were officers from Homes for Haringey and Haringey Council. • One hour workshop with HfH Board held on 9/12/14

Which Stakeholders consulted?	How we consulted with them	Notes
	Letters / emails with copies of the Consultation Document and survey explaining the proposed vision, aim, priorities and principles	<ul style="list-style-type: none"> • 15Oct14: Email sent to RPs working in Haringey notifying them of impending consultation - sent to HM & Lettings staff • 10/11/14: Follow-up email sent to RPs - again sent to housing management & lettings staff
	Request they put link to consultation on their home web pages	<ul style="list-style-type: none"> • Included in above emails
	Posters and leaflets for their tenants and leaseholders	<ul style="list-style-type: none"> • Sent 19/11/14
Private Rented Sector Landlords	Letters / emails with information on access to: <ul style="list-style-type: none"> o Online survey o Web link to Consultation Document explaining the proposed vision, aim, priorities and principles further set out in Appendix 2 	5/11/14: Email sent to 380 accredited private landlords with link to consultation web page and survey
Members	Letters / emails with information on access to: <ul style="list-style-type: none"> o Online survey o Web link to Consultation Document explaining the proposed vision, aim, priorities and principles 	<ul style="list-style-type: none"> • Lead Member for Housing & Regeneration emailed all Members after October Cabinet meeting • Hard copies of consultation materials sent to all Members from 19/11/14 • One Member requested 50 surveys and returned over 30 completed

Which Stakeholders consulted?	How we consulted with them	Notes
MPs	Letters / emails with information on access to: <ul style="list-style-type: none"> o Online survey o Web link to Consultation Document explaining the proposed vision, aim, priorities and principles 	<ul style="list-style-type: none"> • David Lammy and Lynn Featherstone emailed by Cabinet Support Office • Response received from Labour candidate for Hornsey and Wood Green, Catherine West
Statutory and other public bodies, eg, the Greater London Authority, Planning, Department of Work and Pensions, and others	Letters / emails with copies of the Survey and Consultation Document explaining the proposed vision, aim, priorities and principles	<p>24/11/14: Email sent to GLA asking for the response to the consultation (Neil Hook and Fiona Duncan).</p> <p>24/11/14: North London Sub Region partners emailed for their response</p>
Council staff	Web page with <ul style="list-style-type: none"> o Online survey o Web link to Consultation Document explaining the proposed vision, aim, priorities and principles 	<p>Meetings held with:</p> <ul style="list-style-type: none"> • ALMO Client Manager (13/11/14) • Offender Management Team (18/11/14) • HfH Executive Leadership team meeting (25/11/14) • Rest of Housing Commissioning Team (27/11/14) • Consultation meetings with Housing staff held on for 28/11/14 (Apex House – 5 staff came) and 8/12/14 (Alex House – 8 staff came) • Chief Executive raised the Housing Strategy consultation at Corporate Management Group meeting on 4/11/14

Which Stakeholders consulted?	How we consulted with them	Notes
Third sector organisations, including those representing BME communities, disabled residents, womens' groups, LGBT groups, travellers and gypsy groups, welfare groups (eg, CAB), groups representing older people, youth groups	Letters / emails with information on access to: <ul style="list-style-type: none"> o Online survey o Web link to Consultation Document explaining the proposed vision, aim, priorities and principles 	<ul style="list-style-type: none"> • 22Oct14: "Heads up" email sent to HAVCO emailing list by HAVCO on our behalf saying consultation was starting and to look out for consultation materials • 18/11/14: Mailed umbrella organisations including: Age UK Haringey, Caris Haringey, Haringey Forum for Older People, Haringey Women's Forum, Mind in Haringey, Polish & Eastern European Christian Family Centre, Haringey Irish Centre, Somali Bravenese Association in London, Haringey Race and Equality Council, Haringey Disability First Consortium. • 28/11/14: HAVCO mailed consultation materials to 250 organisations on Council's behalf. HAVCO have provided list of organisations they have sent consultation materials to.
Tenants and residents associations in Haringey (Council tenants)	Web page with <ul style="list-style-type: none"> o Online survey o Web link to Consultation Document explaining the proposed vision, aim, priorities and principles <p>Information on HfH website leading to consultation</p>	<ul style="list-style-type: none"> • 17/10/14: Spoke to Joe Boake, Senior Resident Engagement Officer, HfH. He to raise the consultation at their Tenants Participation Panel on Monday 20/10/14 and to email all the associations the info when available. • 19/11/14: HfH put link to consultation web page from their home page.

Which Stakeholders consulted?	How we consulted with them	Notes
Developers with whom Haringey already works or may in the future.	Letters / emails with information on access to: <ul style="list-style-type: none"> o Online survey o Web link to Consultation Document explaining the proposed vision, aim, priorities and principles 	10/11/14: Letters sent to Grainger and Bellway. Email sent to Berkeley.
Health organisations including the local Clinical Commissioning Group, GP surgeries, Whittington Hospital?	Letters / emails with information on access to: <ul style="list-style-type: none"> o Online survey o Web link to Consultation Document explaining the proposed vision, aim, priorities and principles 	16/10/14: CCG included “heads up” info in GP e-bulletin, notifying them of the consultation and that consultation materials would be sent to them 19/11/14: Consultation materials sent to GP surgeries
Education organisations including CHENEL	Letters / emails with information on access to: <ul style="list-style-type: none"> o Online survey o Web link to Consultation Document explaining the proposed vision, aim, priorities and principles 	<ul style="list-style-type: none"> • 17Oct14 - Email sent to CHENEL - marketing@conel.ac.uk raising forthcoming housing strategy consultation • 5/11/14: Email to Anthony Robinson and Sadiya Adam-Saib at CHENEL to take up their offer of a focus group with CHENEL students and staff. • 19/11/14: Email reminder sent to Anthony and Sadiya as nothing heard back so far.
Business organisations, eg, North London Chamber of Commerce	Letters / emails with information on access to: <ul style="list-style-type: none"> o Online survey o Web link to Consultation Document explaining the proposed vision, aim, priorities and principles 	<ul style="list-style-type: none"> • 5/11/14: Email sent to North London Chamber of Commerce

Which Stakeholders consulted?	How we consulted with them	Notes
Housing Register applicants	<ul style="list-style-type: none"> • Pop up message or Message of the Day facility to be set up letting bidders know about the consultation • Email all Housing Register applicants as per Housing Scrutiny suggestion 	<ul style="list-style-type: none"> • 5/11/14: 7491 applicants emailed re Housing Strategy consultation of which 76 addresses failed. Total on Housing register is 9647 as at 3Nov14 so 77% of applicants covered. • 6/11/14: Message of the Day set up on Home Connections website accessed by all Housing Register applicants able to bid
Unison		<ul style="list-style-type: none"> • 5/11/14: Phone call made and email sent to Unison offering a meeting • 19/11/14: reminder sent
Defend Council Housing		Agreed Lead Member for Housing & Regeneration to contact
Highgate Neighbourhood Forum		<ul style="list-style-type: none"> • 10/11/14: Messages sent via their web page contact message facility.
Members of public		<ul style="list-style-type: none"> • Two requests from members of the public for consultation document and survey – copies sent to them in post
Providers of housing-related support		<ul style="list-style-type: none"> • Email sent to 50 organisations dealing with 64 housing-related support projects



Haringey Council

Equality Impact Assessment (EqIA)

Name of Project	Haringey's draft Housing Strategy 2015-2020	Cabinet meeting date <i>If applicable</i>	17 March 2015
Service area responsible	Housing Investment & Sites Team		
Name of completing officer	Liz Smale	Date EqIA created	14 January 2015
Approved by Director / Assistant Director	Dan Hawthorn	Date of approval	23 February 2015

The Equality Act 2010 places a 'General Duty' on all public bodies to have 'due regard' to:

- Eliminating discrimination, harassment and victimisation
- Advancing equality of opportunity
- Fostering good relations

In addition the Council complies with the Marriage (same sex couples) Act 2013.

Haringey Council also has a 'Specific Duty' to publish information about people affected by our policies and practices.

All assessments must be published on the Haringey equalities web pages. All Cabinet papers MUST include a link to the web page where this assessment will be published.

This Equality Impact Assessment provides evidence for meeting the Council's commitment to equality and the responsibilities outlined above, for more information about the Council's commitment to equality; please visit the Council's website.

Stage 1 – Names of those involved in preparing the EqIA	
1. Project Lead – Liz Smale	5.
2. Equalities / HR – Zakir Chaudhry	6.
3. Legal Advisor (where necessary) – Alison Vydulinski	7.
4. Trade union – N/A	8.

Stage 2 - Description of proposal including the relevance of the proposal to the general equality duties and protected groups

Every council needs a Housing Strategy because access to a good quality, affordable home is important to everyone living in the borough, whatever their background, and underpins health, educational attainment, safe and attractive neighbourhoods and vibrant communities.

A Housing Strategy:

- Is a summary document that brings together all the issues about housing in a council area both in the private housing sector (such as private rented and owner occupied homes) and the public sector (such as council- and housing association-owned homes).
- Sets out:
 - The council’s vision and priorities/aims 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 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/aims

Haringey currently has a Housing Strategy (2009-2019) which was written 5 years ago but is now out of date. A great deal has changed since it was written in 2008/09, particularly national policies on housing and welfare. Haringey’s local housing market and housing needs have also changed and the council has less resources to help solve the borough’s housing problems.

Haringey’s draft Housing Strategy 2015-2020 explains the council’s updated approach to housing in all tenures and in all areas of the borough. The Housing Strategy will be delivered through a wide range of housing-related and other council strategies and policies which are already in place or will be in the next few months. These are set out in the accompanying delivery plan. The outcomes envisaged by the Housing Strategy will be monitored and reviewed annually to ensure they continue to be responsive to changes in the local, regional and national landscape.

There are a wide range of specific approaches to achieving the Housing Strategy’s vision, grouped under its objectives which are to:

- **Improve help for those in housing crisis** (part of priority consulted on in first round of consultation entitled “Build strong, inclusive and successful communities”)
- **Ensure that housing delivers a clear social dividend** (part of priority consulted in first round of consultation entitled “Build strong, inclusive and successful communities”)
- **Drive up the quality of housing for all residents** (priority consulted on in first round of consultation was entitled “Improve the quality of housing for everyone”)
- **Achieve a step change in the number of new homes being built** (priority consulted on in first round of consultation entitled “Build more homes across the borough”)

An additional objective (“Ensure that housing delivery a clear social dividend”) has been included to assist in making the council’s strategic direction clearer. The wording of the other objectives was also changed to (a) align them closer to the objectives set out in Priority 5 of the council’s Corporate Plan 2015-18 and (b) to use more brief and direct language to communicate more obviously what the council wishes to achieve.

The vision for the Housing Strategy is:

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

In its first round of consultation, the council consulted on the following principles which might govern how it carries out it’s housing activities:

- Help people help themselves by working supportively with them on their need for a home
- Build homes that people want, 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 the council’s housing vision

In the draft Housing Strategy, the principles are now explained through a breakdown of the component parts of the vision, namely:

- Housing is about people and communities.
- We want mixed and inclusive neighbourhoods
- We want to work together with residents so they can lead happy and fulfilling lives

The reason for taking this approach is ensure the principles were rooted in the vision rather than having them as separate considerations and to bring out the importance for the council of achieving mixed and inclusive communities.

The outcome from the first round of consultation was overwhelming support for the vision, priorities and principles set out in the consultation document. In addition, analysis of comments from 330 respondents revealed the following concerns:

- Affordability of housing in the borough
- Scepticism that the council will achieve its vision and priorities/aims
- Build more homes
- The management and quality of the private rented homes in the borough
- That homes should be set in a good quality environment (internally and externally)

It should be noted that delivery of the Housing Strategy will take place through a wide range of other council policies and strategies.

This equalities impact assessment:

- **Examines the four objectives of the draft Housing Strategy from an equalities perspective**
- **Examines the outcomes of the consultation on the proposed vision, priorities (objectives) and principles of the draft Housing Strategy to identify any equalities impacts**

Examining the equalities impact of the 4 proposed objectives of the draft Housing Strategy

This EqIA has involved examining and interpreting a great deal of data. In order to help readers through the material more quickly, a summary appears in this section with the full information and supporting data in Appendix 1 at the end of this document.

Proposed Objective: Improve help for those in housing crisis

The draft Housing Strategy 2015-2020 sets out a number of headline proposals under this objective which include:

- Prevent people becoming homeless, preventing people spending a long time on the council's Housing Register, or in temporary

accommodation provided because they are homeless

- Continue to allocate social housing in the borough to those in greatest housing need

An examination of available protected characteristic data took place on:

- who approaches and is accepted as homeless,
- who is in temporary accommodation (TA) and for how long
- Who is on Haringey's Housing Register
- Who is being allocated social rented homes.

Conclusion on the objective "Improve help for those in housing crisis"

The key issues highlighted by the data on **homelessness** and **TA** show that:

- Female lone parents have the highest level of homelessness acceptances in Haringey and this level is increasing year on year.
- Black households approach as homeless at a level which is more than twice their representation in Haringey's population compared with White households who present in numbers which are around two thirds of their representation in Haringey's general population. This indicates that Black households are particularly affected by homelessness in the borough.
- Two groups of households are disproportionately represented as homeless in Haringey: those aged between 16 and 24 and between 25 and 44.
- Homeless acceptance due to mental or physical disability is higher than the Census 2011 data shown indicating that disability may be a factor in causing homelessness for these groups of households.
- For households placed in temporary accommodation (TA) because they are homeless, Black households are the biggest group waiting in TA between 0 and 4 years whilst White households are the biggest group waiting in TA for 5-9 years
- Drilling down further, households headed by Black females account for 36% of all households in TA and households headed by White females account for a further 24% of all households in TA.
- The largest age group in TA 25-44 year olds
- Female households in TA outnumber male households by 3 : 1 which is higher than the ratio of households by sex in the Housing Register (1.8 : 1)(see further below)

Key issues arising from the data on the **Housing Register** are:

- the proportion of Black housing applicants on the Housing Register far outweighs their presence in the general Haringey population and particularly so in terms of housing need as represented by Bands A-C, the higher levels of housing need. This appears to indicate a particularly high level of housing stress for Black households in Haringey. As there is a high level of homelessness acceptances in Black groups, this is also reflected in the Housing Register.
- Female applicants outnumber male applicants 3:1 but in Band B females outnumber males by 4:1. Band B is where most homelessness applicants are placed.
- The vast majority of applicants on Haringey's Housing Register by number are in the age group 25-44 and this is the largest group in every band except Band A. By proportion this age group is the largest in Band B which is where most homeless households are placed.
- The level of disability of applicants in Band A appears to be lower than the likely equivalent in the 2011 Census.
- Black female applicants are the biggest group in Band B where most homeless households are placed. White female applicants are the next biggest group. Together they make up nearly 18% of the Housing Register.

On **social housing allocations**, the key issues highlighted by the data are:

- Housing applicants in Black and White groups receive the bulk of available social housing lettings
- Lettings to female housing applicants far outweigh the number made to male housing applicants but by a slightly lower ratio than their presence on the Housing Register (1.8 :1 (HR) to 1.7 : 1 (Lettings).
- Proportionately, lettings to housing applicants with a disability recognised by Haringey's Allocations Scheme are lower than similar levels of disability shown in the Census.

How will Haringey's new Housing Strategy respond to the issues outlined above?

Loss of a private rented home or lack of access to stable, good quality and affordable homes are the main reason households look to the council for housing assistance. The Housing Strategy sets out the council's plans to build new affordable homes although the number achieved will never be enough to meet the needs of everyone who needs them. Indeed the number of affordable low rent homes planned by the council itself (250) will meet the needs of around 5% of the current applicants on the Housing Register who are in Bands A-C (4587). The Housing Strategy also sets out the council's intention to support households to prevent their homelessness and reduce the need for temporary accommodation by commissioning early intervention and support services that sustain independence and provide alternative accommodation pathways.

Several strategies and policies will underpin and deliver Haringey's new Housing Strategy. These are:

- Haringey's Homelessness Strategy, which will be refreshed during 2015/16 starting with a homelessness review, will examine further the

issues highlighted by the above brief examination of the data on the differential impacts of homelessness and recommendations for responding to these needs will be set out in the revised Homelessness Strategy.

- Haringey's Housing Allocations Scheme which governs the allocation of council and housing association lettings in the borough and who is able to join the Housing Register.
- The council also intends to develop a private sector housing strategy during 2016/17 which will set out Haringey's direction on improving quality and management in the private housing sector including bringing empty homes back into use.

Recommendations for Objective 1

- Currently no regular monitoring takes place on lettings of social rented homes in terms of protected characteristics. Monitoring should take place at least annually to identify and put in place mitigating actions to remedy any discrimination taking place due to the rules set out in the Housing Allocations Scheme.
- The housing circumstances and needs of households aged 18-24 and 25-44 which are the biggest age groups accepted as homeless, in TA and on the Housing Register need to be understood and an appropriate response put in place.
- The housing circumstances of female Black Households and female White households on the Housing Register and in TA, need to be examined further to understand their particular housing needs. The Housing Strategy needs to reflect what can be done for this group of residents (around 1800 people plus associated family) for whom an appropriate housing response is needed.

Proposed Objective: Ensure that housing delivers a clear social dividend

Under this objective, the headline proposals are set out followed by relevant protected characteristic or other information available on each. The amount of protected characteristics data available under this objective is not as comprehensive as for the first objective.

The headline proposals under this objective include:

- *Provide lifetime tenancies for council tenants and encourage other social housing providers to do the same*

In terms of lifetime tenancies, data on existing council tenants was explored. There is no similar data for housing association tenancies in the borough.

The following was found about Haringey tenants who currently enjoy lifetime tenancies:

- Asian, White and Mixed households are under-represented in Council tenancies compared with their representation in Haringey's population.
- Black and Other households are over-represented in Council tenancies compared with their representation in Haringey's population

- Whereas the representation of males and females in Haringey's population is more or less the same, female tenants outnumber male tenants by a ratio of 1.6 : 1.
 - Council tenants in the age ranges 16-24 and 24-44 are both under-represented compared with the general population whilst council tenants in ages range 45 and upwards are all over represented compared with the general population of similar age
 - For the majority of tenants, there is no information recorded about disability needs. Information is recorded for just under 20% of tenants.
- Ensuring the council's housing services are of a measurably high standard and subject to continuous improvement and that residents are engaged in shaping them

From September 2014 Homes for Haringey became responsible for delivering community housing services as well delivering the council's landlord function. The Executive Leadership Team monitors standards and equality and diversity impacts of its business activities on a quarterly basis. This approach should enable continuous improvement to be monitored and any differential impact for service users related to protected characteristics identified and mitigated at an early stage.

- The council and other social landlords working together with tenants to help them improve their health, education, skills and employment prospects in return for which residents are expected to take responsibility for their housing and their wider lives.

The council's business growth activities supported by its Economic Development Strategy will enable this aspect of the Housing Strategy. For example, over 20,000 new jobs will be facilitated over the period from now until 2036 (from 73,000 (2011 baseline) to 95,000 by 2036 (+29.5%)).

The EqIA for the Economic Development Strategy expected that the impact of outcomes from it will be in proportion to the representation of protected characteristics in Haringey's population.

- Place a high priority on affordable home ownership, giving as many families as possible a realistic chance of getting onto the housing ladder

An analysis of protected characteristics and affordability of homes is set out in the section below examining the objective "Achieving a step change in the number of homes built".

- Look for pioneering ways that residents can have a direct stake in Haringey's growth and regeneration, particularly in Tottenham and Wood Green where change is greatest

There is no data available on this. The council should build in equalities monitoring of Haringey residents who engage with activities coming out of this proposal to ensure proportionate outcomes and benefits.

Recommendations for Objective 2

- Equalities monitoring should take place for all projects and activities which deliver new homes and jobs to ensure that all Haringey residents benefit proportionately.
- Where monitoring shows that residents with particular protected characteristics are not benefiting, an examination of why this is happening should take place and mitigating action taken.

Proposed Objective: To drive up the quality of housing for all residents

The draft Housing Strategy 2015-2020 sets out a number of headline proposals under this objective which include:

- Tackling poor quality in the private rented sector by
 - Setting up a lettings and management agency
 - Licensing all private rented landlords in the borough
- Complete the decent homes programme for council-owned homes
- Set new standards for homes built and managed by housing associations, especially estates with more than one housing association landlord
- Drive up standards in the design of new homes
- Tackling poor quality in the private rented housing sector:

Haringey has already taken action to improve conditions in the private rented sector by putting in place additional licensing schemes for private sector homes in multiple occupation. The council does not currently monitor landlords it works with or the occupants of homes in multiple occupation (HMOs) it licenses.

In advocating additional licensing of HMOs in Haringay ward and in Tottenham wards, the council undertook an equalities impact assessment (EqIA) in 2012 of all areas affected. Using census data, the EqIA identified that:

- In terms of age, young people might be disproportionately impacted if the number of HMOs reduced in number as a result of additional licensing as they relied on HMOs as their main housing option, but then improvements in conditions of HMOs as a result of licensing

would mean they benefited disproportionately.

- In terms of race, Black and minority ethnic households which predominate in the wards affected by additional licensing would also benefit disproportionately from improved HMO conditions as a result of licensing
- No data was available for sex, sexual orientation and religion/belief
- There was no likely impact for disabled people who would likely be prioritised for social housing.

In relation to the council's new proposals for the private rented sector, equalities impact assessments will be undertaken when developing the proposals for a lettings and managing agency and for a selective licensing scheme covering all private landlords in Haringey.

- Complete the Decent Homes programme for council-owned homes

Homes for Haringey's Asset Management Strategy, 2010/2017, covers all investment in the Councils housing stock, including decent homes.

In compliance with the Council's public sector equality duty, an Equality Impact Assessment was undertaken as part of drawing up the Strategy. The findings were incorporated into Homes for Haringey's planning processes for delivering decent homes. This included ensuring that all residents receive the standard of work that is consistent with the Decent Homes policy, and that consideration of specific language and other needs were identified and addressed when drawing up programmes of work.

The tender process used to award the contract was in line with the council's procurement policy and guidelines, had equalities considerations at all the key stages.

- Set new standards for homes built and managed by housing associations, especially estates with more than one housing association landlord

Equalities monitoring of estates owned and managed by more than one housing association landlord should be put in place to ensure improvements impact proportionately on tenants affected.

- Drive up standards in the design of new homes

Achievement of this activity will benefit all residents who access new homes with higher design standards. It is routes to accessing these new homes which may not have proportionate outcomes for residents with protected characteristics.

Proposed Objective: Achieve a step change in the number of new homes being built

The draft Housing Strategy 2015-2020 sets out a number of headline proposals under this objective which include:

- Maximising the number of new homes being built through close working with partner housing associations
- Offering a range of different types and sizes of homes of different prices and tenures in each neighbourhood which will enable households to move up the housing ladder but stay within their communities
- Defining “affordable housing”, both rented or part-owned, as spending up to 35% of earned income on housing costs
- Placing a high priority on building homes which are affordable to buy on lower incomes
- Pushing ahead with estate renewal to include new homes with different tenures, prioritise the building of larger social homes
- Building new social homes in parts of the borough where it is scarce, whilst prioritising more private rented homes and homes for sale in areas which are now predominantly social housing.
- Experimenting with new types of homes such as subsidy-free affordable housing, new approaches to shared ownership and purpose-built private rented homes

The analysis undertaken examines the impact on residents in Haringey with protected characteristics of the high priority to build homes which are affordable to buy on lower incomes.

Conclusion on affordability

In the context of focusing on developing more affordable home ownership options in the central and eastern parts of Haringey, the data indicates that:

- According to two thresholds of housing affordability (35% and 45% of net median income spent on housing costs), council and housing association homes in Haringey are very affordable by households on the median income for the borough. Homes charging Affordable Rents with rents up to 65% of market rents are marginally affordable at 35% of net income and affordable at 45% of net income spent on housing costs. Shared ownership homes are marginally affordable at 35% of net income and are affordable at 45% of net income spent on housing costs. The latter (45%) is the government threshold for affordability of shared ownership. Homes with Affordable Rents (80% of market rent) are not affordable at 35% of net income spent on housing costs and only marginally affordable at 45% of net income. Private rented homes and outright sale homes are not affordable by households on Haringey’s median income.
- Home ownership is high in the west of Haringey where as in some areas of east Haringey, social rented housing is the dominant tenure.
- Occupations with lower pay are more represented in the east of Haringey whereas occupations with higher pay are represented more in west Haringey. Incomes data show that only wards in west Haringey have incomes above the Haringey median income of £33,140.
- Incomes in east and central Haringey have reduced between 2010 and 2012/13 whereas they have risen in west Haringey over the same period
- Black households are represented more in the east of Haringey than they are in the west of the borough and conversely White

households are represented more in the west of the borough, than in the east.

- Initial data on buyers of shared ownership homes show that Black and ethnic minority buyers are under-represented in new schemes whilst White buyers are over-represented in comparison with their representation in the general population of Haringey.
- Initial data on buyers of shared ownership homes show that the previous tenure of most buyers was the private rented sector.
- Initial data on buyers of shared ownership homes indicates around 50% of households lived in Haringey. Of this a smaller proportion already lived in east Haringey.

What does this tell us about the affordability of housing for residents with protected characteristics?

The above evidence indicates there is a possibility that over time Black residents in Haringey may not benefit from the plans to build more homes in the borough through promoting affordable home ownership in east Haringey. White households may benefit more easily. To help support existing communities whilst also increasing a greater mix of tenure, ways of ensuring Black households have access to and benefit from low cost home ownership products need to be explored.

How can the potential effects be mitigated?

The ability of local people to afford the new homes being built, especially in the east of the borough, is dependent on them accessing jobs and also increasing their incomes to a sufficient level to afford the new homes on offer as a result. Haringey's Business Growth plans include increasing the number of jobs in Haringey from 73,000 (2011 baseline) to 95,000 by 2036 (an increase of 29.5%). It is planned to change the profile of Haringey-based jobs so that retail and public sector employment are less dominant, and there is a better range of jobs, including a greater proportion of jobs in more highly-skilled sectors, such as sustainable technology, digital design and skilled/ craft manufacturing. The opportunities being created over the next 10 years should be open to all Haringey residents with monitoring undertaken to ensure the outcomes are delivered proportionately.

Examining the outcomes of the first round of consultation on the proposed vision, priorities (objectives) and principles of the draft Housing Strategy to identify any equalities impacts

Eight respondents explained the importance of taking into account the needs of households which include members of all ages with disabilities: disabilities needs should be considered in terms of availability and design of homes and in terms of staff training to understand the needs of households with disabilities.

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Stage 3 – Scoping Exercise - Employee data used in this Equality Impact Assessment	
Identify the main sources of the evidence, both quantitative and qualitative, that supports your analysis. This could include for example, data on the Council’s workforce, equalities profile of service users, recent surveys, research, results of recent relevant consultations, Haringey Borough Profile, Haringey Joint Strategic Needs Assessment and any other sources of relevant information, local, regional or national.	
Data Source (include link where published)	What does this data include?
N/A – the proposed Housing Strategy does not impact on Haringey Council employees	

Stage 4 – Scoping Exercise - Service data used in this Equality Impact Assessment	
This section to be completed where there is a change to the service provided	
Data Source (include link where published)	What does this data include?
2011 Census data http://www.haringey.gov.uk/sites/haringeygovuk/files/130327_key_statistics_analysis_and_fact_sheets.xls	Tenure, ethnicity, sex, disability, age,
GVA (2014) Haringey Strategic Housing Market Assessment based on a Housing Needs Survey of 1,004 Haringey residents with a minimum of 10% of respondents (100 people) from each of the Local Housing Market Areas identified within the borough	Population, household spaces, dwelling stock, occupancy, age, ethnicity, household composition, occupational levels, tenure, house price and rents, household incomes
Joint Strategic Needs Assessment - Housing http://www.haringey.gov.uk/social-care-and-health/health/joint-strategic-needs-assessment/other-factors-affecting-health/jsna-housing	Population, tenure, house prices and affordability, homelessness, ethnicity of homeless households
Trust for London/New Policy Institute, London’s Poverty Profile 2013 http://www.londonpovertyprofile.org.uk/	Population, ethnicity, income and wealth inequality, tenure

**Stage 5a – Considering the above information, what impact will this proposal have on the following groups in terms of impact on residents and service delivery:
Positive and negative impacts identified will need to form part of your action plan.**

	Positive	Negative	Details	None – why?
Sex	✓	✓	Under Objective 1, “Improve help for those in housing crisis” of the draft Housing Strategy: The housing circumstances of female Black Households and female White households on the Housing Register and in TA, need to be examined further to understand their particular housing needs. The Housing Strategy needs to reflect what can be done for this group of residents (around 1800 people plus associated family) for whom an appropriate housing response is needed. Addressing these needs Under Objectives 1, 3 and 4, “Improving help for those in housing crisis”, “Drive up the quality of housing for all residents” and “Achieve a step change in the number of new homes being built” should lead to a positive outcome for this group,	

			On the latter, it should be noted that the 250 new council-owned homes (low rent) planned will meet only 5% of the current needs on Haringey's Housing Register.	
Gender Reassignment				Data is insufficient to comment. The case for collecting this information in this context should be explored.
Age	✓	✓	Households aged 16-24 and 25-44 are over-represented in homelessness acceptances, in temporary accommodation and on the Housing Register. Why this is so needs to be understood. The Housing Strategy Objective 4 of "Achieve a step change in the number of new homes being built" which includes plans to assist more people to access home ownership is likely to benefit first time buyers who tend to be in younger age groups. However, age groups of	

			<p>all ages who have insufficient income will not benefit. The design of new homes will include lifetime homes and sustainable design standards will benefit all age groups. Objective 1 “Improve help for those in housing crisis” includes plans to enable vulnerable households with assessed housing needs of all ages to benefit from initiatives which enable independent living. Objective 3 “Drive up the quality of housing for all residents” should also assist all age groups.</p>	
Disability	✓		<p>The Housing Strategy Objectives 4 and 1 “Achieve a step change in the number of new homes being built” and “Improve help for those in housing crisis” both address the needs of disabled people in terms of the design of new homes to be built (lifetime homes and sustainability of homes), and enabling independent living (through Disabled</p>	

<p>Race & Ethnicity</p>	<p>✓</p>	<p>✓</p>	<p>Facilities Grants, etc) Under Objective 1 “Improve help for those in housing crisis”, there are similar issues as raised in the sections on Sex and Age. A better understanding of housing circumstances of Black groups over-represented in homelessness and in TA is required and an appropriate response developed. Under Objective 4, “Achieve a step change in the number of new homes being built”. All groups may not benefit. For example, evidence in this analysis shows that Black residents in Haringey may not benefit from the plans to promote affordable home ownership in east Haringey. White households may benefit more easily. Under Objective 3 “Drive up the quality of housing for all residents” all ethnic groups should benefit from activities under this objective with the outcome that there is a</p>	
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			reduction in the level of assistance being required from the council under Objective 1 “Improve help for those in housing crisis”.	
Sexual Orientation				Data is insufficient to comment. The case for collecting this information in this context should be explored
Religion or Belief (or No Belief)				Data is insufficient to comment. The case for collecting this information in this context should be explored.
Pregnancy & Maternity				Data is insufficient to comment. The case for collecting this information in this context should be explored.
Marriage and Civil Partnership				Data is insufficient to comment. The case for collecting this information in this context should be explored.

Stage 5b – For your employees and considering the above information, what impact will this proposal have on the following groups: Positive and negative impacts identified will need to form part of your action plan.

	Positive	Negative	Details	None – why?
Sex				The Housing Strategy has no impact on staffing structures
Gender Reassignment				As above
Age				As above

Disability				As above
Race & Ethnicity				As above
Sexual Orientation				As above
Religion or Belief (or No Belief)				As above
Pregnancy & Maternity				As above
Marriage and Civil Partnership				As above

Stage 6 - Initial Impact analysis	Actions to mitigate, advance equality or fill gaps in information
The Housing Strategy will contribute to the equalities agenda by building more homes in the borough, improving support for those facing housing crisis, improve the quality of existing housing in the borough and ensure housing delivers a clear social dividend.	The council will continue to monitor the equalities profile of lettings of new affordable homes built in the borough which are funded by Haringey or other public sources to ensure they are used to meet housing need recognised in Haringey's Allocations Policy. The council will also collect equalities information on shared ownership buyers to ascertain their profile in relation to Haringey's current population. The Housing Strategy will be delivered by a wide range of council policies and strategies each of which will be subject to equalities impact assessments and equalities monitoring.

Stage 7 - Consultation and follow up data from actions set above	
Data Source (include link where published)	What does this data include?

Stage 8 - Final impact analysis

Stage 9 - Equality Impact Assessment Review Log

Review approved by Director / Assistant Director

Dan Hawthorn

Date of review

23/2/2015

Review approved by Director / Assistant Director

Date of review

Stage 10 – Publication

Ensure the completed EqIA is published in accordance with the Council's policy.

Appendix 1 – Housing Strategy EqlA - Stage 2 - Data

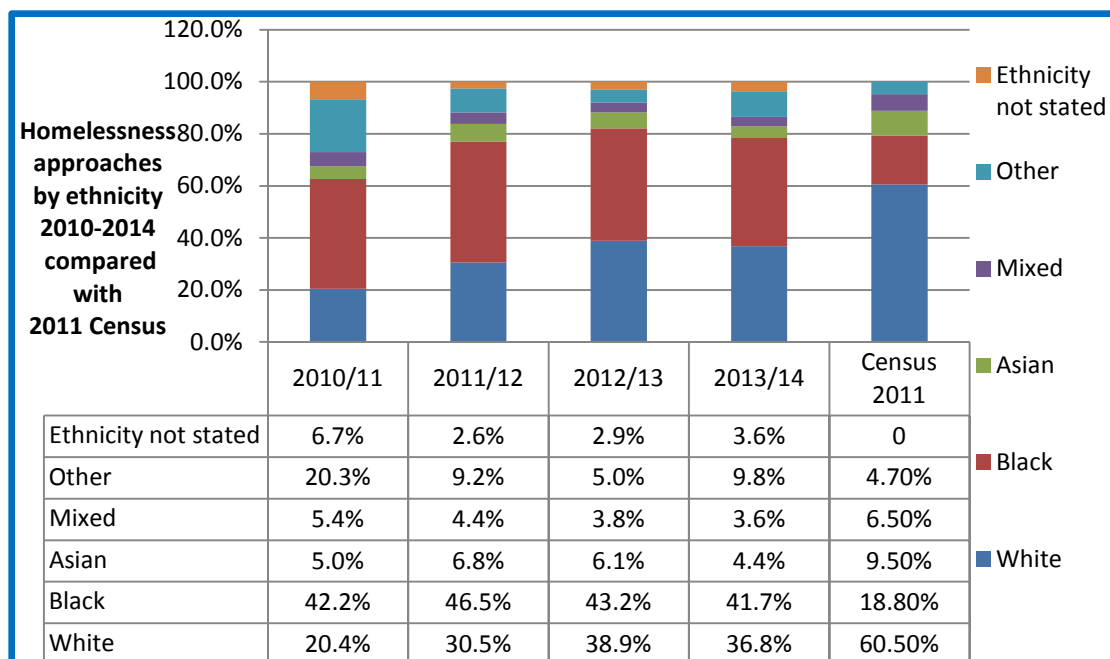
Proposed Objective: Improve help for those in housing crisis

The draft Housing Strategy 2015-2020 sets out a number of headline proposals under this objective which include:

- Prevent people becoming homeless, preventing people spending a long time on the council’s Housing Register, or in temporary accommodation provided because they are homeless
- Continue to allocate social housing in the borough to those in greatest housing need

Data on homelessness in Haringey

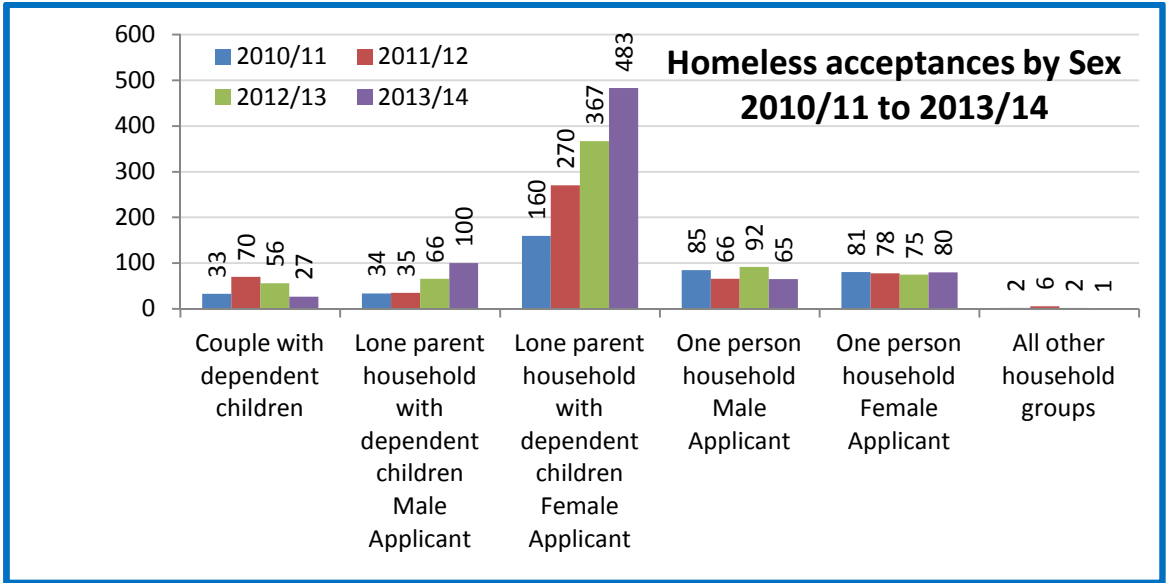
Ethnicity of households approaching Haringey Council as homeless



The graph to the left details approaches of homelessness households to Haringey Council by ethnicity and compares this to the representation of each ethnicity in the 2011 Census for Haringey’s population.

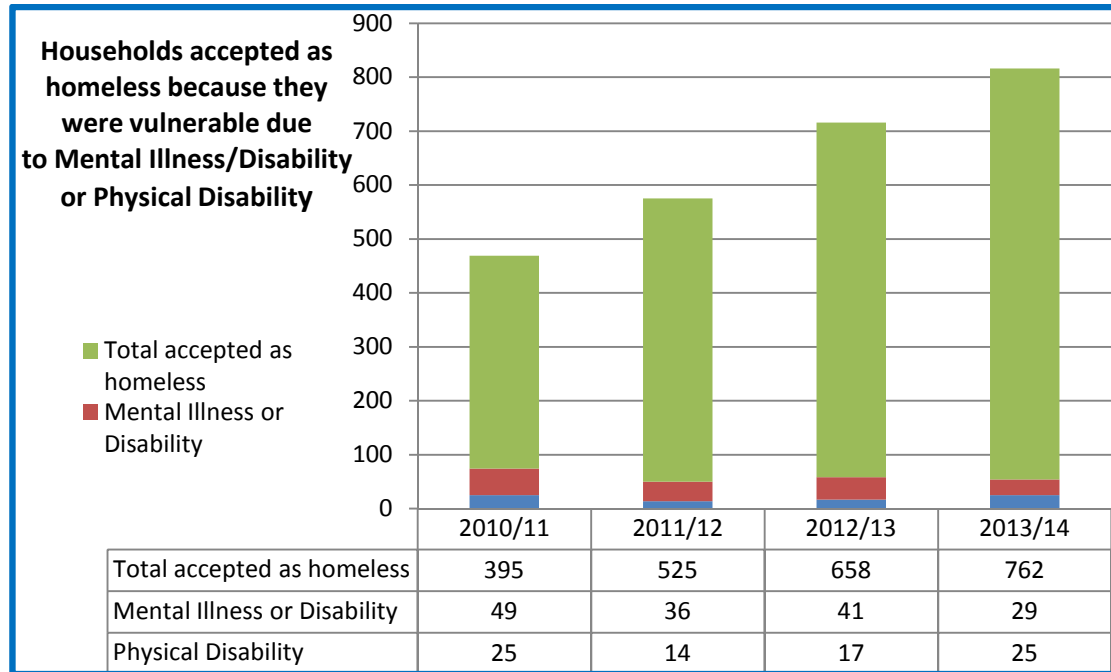
The data shows that Black households are the biggest group to approach as homeless over the four year period, shown at over 40% of all applicants and this level of approach remains consistent. This is more than twice the level of their presence in the population indicated by 2011 Census data (18.8%). White households are the second largest group approaching as homeless. The level of their approaches (at less than 40%) is also much less than their presence in the population indicated in the 2011 Census (60.5%). Their level of approach as homeless is showing an upward trend.

For Mixed, Asian and Other households, homelessness approaches are lower than their presence in the population indicated by the 2011 Census.



The chart left shows data on the number of households accepted as homeless under the homelessness legislation by sex. Female lone parents are the biggest group in this category and their number has increased annually. 2011 Census data shows there is a relatively equal gender split in Haringey with just over half the population being female (50.5%). Haringey's forthcoming refreshed Homelessness Strategy will set out the council's response on assisting female lone parents which are particularly affected by homelessness.

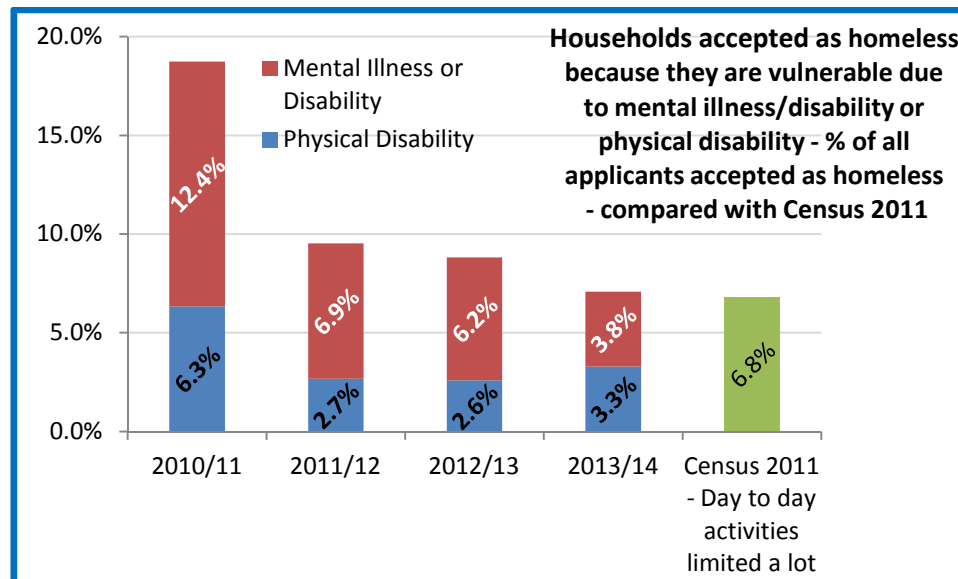
Homelessness by Disability



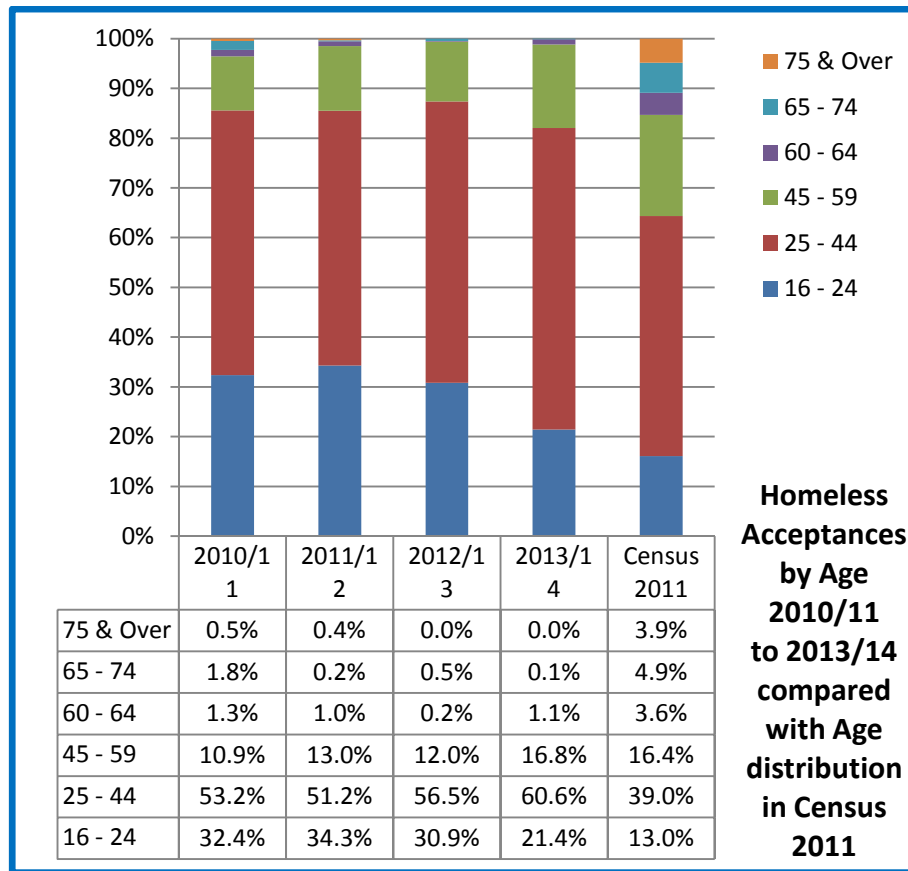
The chart (left) on disability and homelessness acceptances shows low numbers of households who are vulnerable due to mental ill health or disability or physical disability.

The chart below shows homelessness acceptances due to mental or physical disability in percentage terms compared to Census 2011 data on households in Haringey whose day-to-day activities are limited a lot by a long-term health problem or disability.

The percentages of homeless acceptance due to mental or physical disability is higher than the Census 2011 data shown indicating that disability may be a factor in causing homelessness for these groups of households.



Homelessness by Age



The age of households accepted as homeless compared with the Census 2011 age distribution shows two groups of households are disproportionately represented as homeless in Haringey:

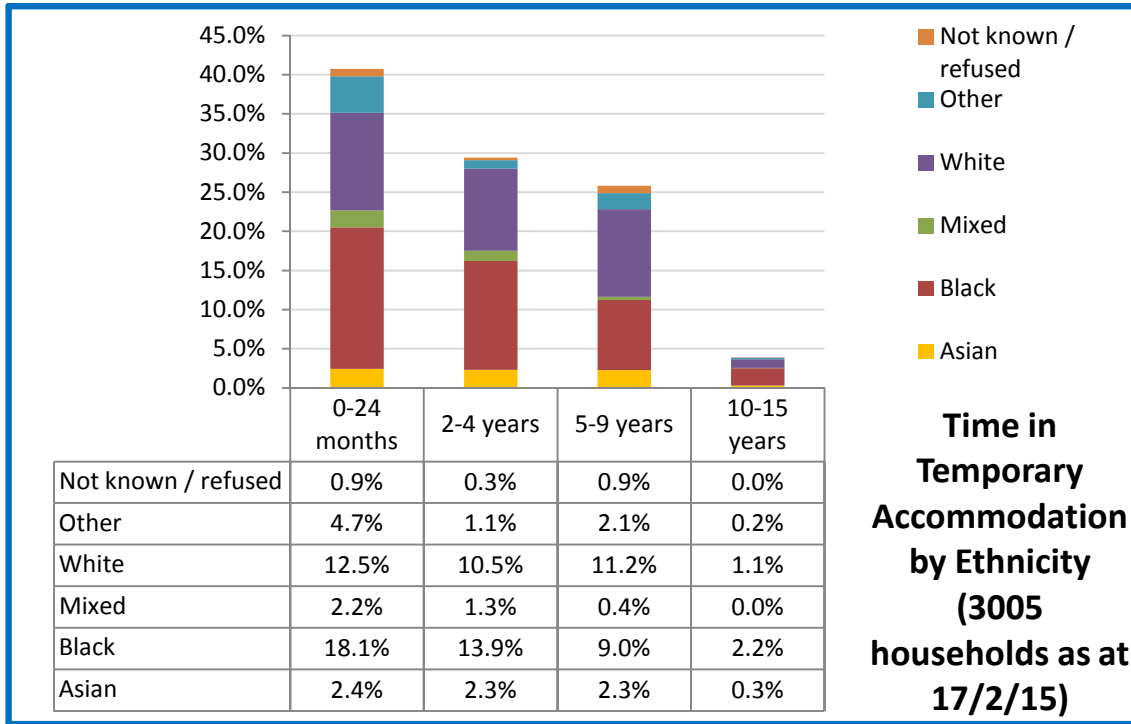
- Age group 16-24
- Age group 25-44

Until 2013/14, households in the 45-59 age group had been under-represented in homelessness acceptances.

Haringey's refreshed Homelessness Strategy will address the needs of these age groups.

Households placed by Haringey Council in Temporary Accommodation because they are homeless

Temporary accommodation (TA) is provided to households for whom there is no suitable alternative at the time they present to and/or are accepted as homeless by the council. Most temporary accommodation is good quality, self contained and in the private rented sector. There were 3,005 households in TA at the end of December 2014. In November 2012 homeless law changed so that councils can discharge their homelessness duty to the private housing sector and homeless households have no right to a social rented home as previously. In practice discharging households to the private rented sector has become increasingly difficult because of the lack of affordable good quality private rented homes available. As a result, the number of households in TA is increasing over time with applicants relying on a diminishing supply of social rented homes.

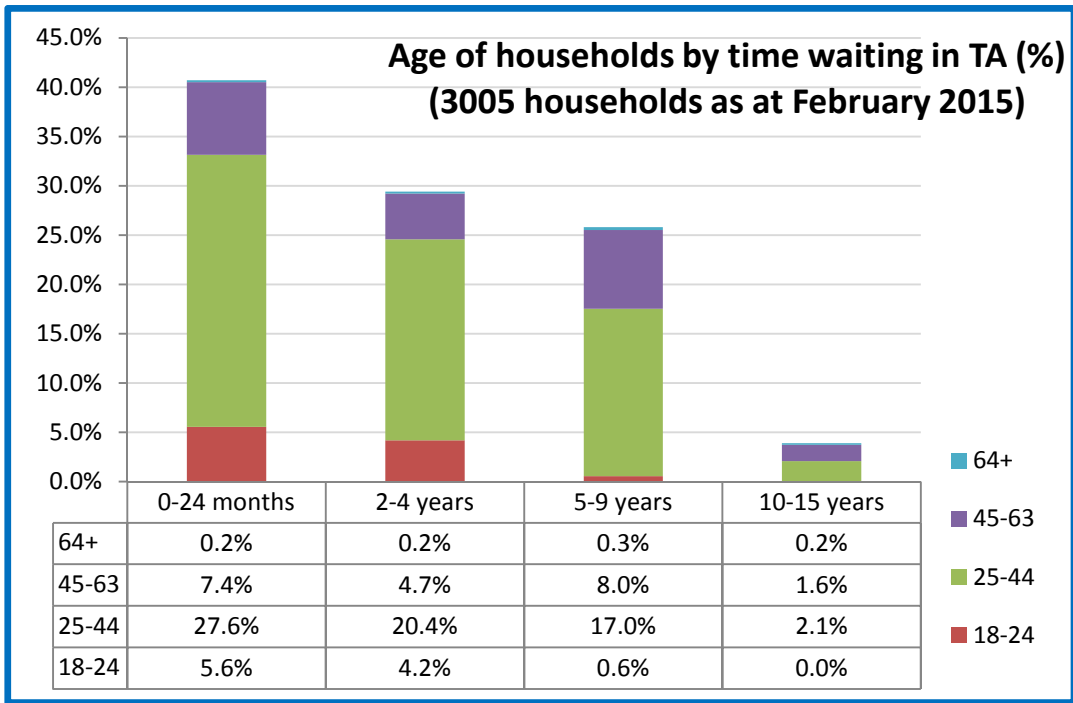


The chart to the left sets out the percentage of households placed by the council in temporary accommodation (TA) because they are homeless by time waited in this accommodation and broad ethnic categories as at the end of December 2014.

Around 40% of households in TA have been waiting up to 24 months, some 30% have been waiting between 2 and 4 years, around 25% have been waiting 5-9 years in TA and just under 5% have been waiting between 10-15 years. Not shown are a handful of households who have been waiting longer than this: 3 households have been waiting in TA for 15-20 years and one household for 23 years.

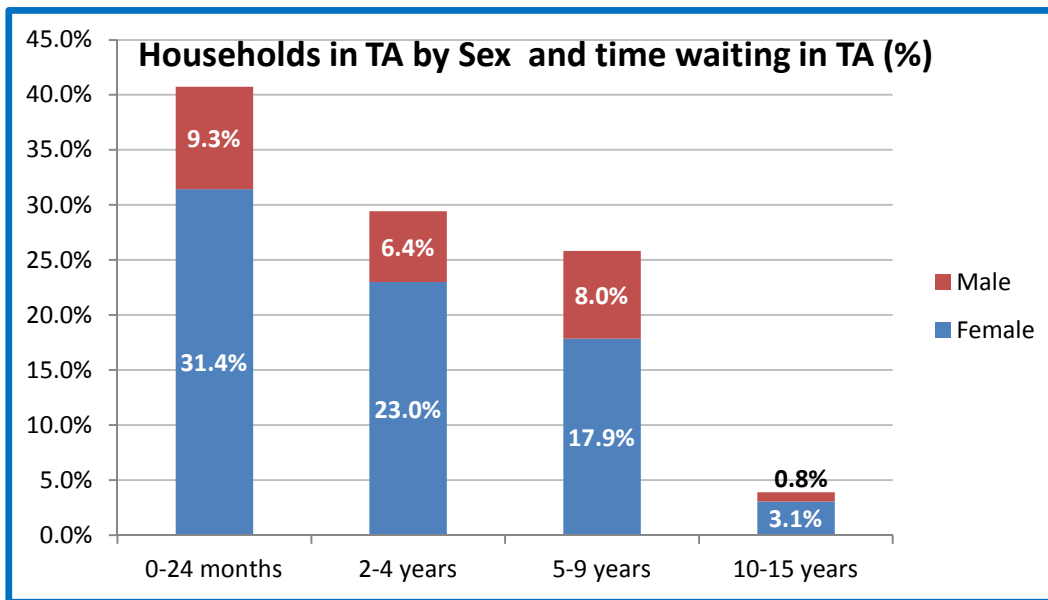
In terms of ethnicity, Black households in TA are the largest group waiting 0-24 months and 2-4 years. This accords with the level of approach and acceptance as homeless outlined above. White households are the largest group waiting in TA for 5-9 years. Asian households maintain the same level of representation between 0 and 9 years of waiting in TA.

The longer waits in TA usually indicate households needing larger-sized social rented homes which are less frequently available than social rented homes with one or two bedrooms.



This chart sets out the percentage of households in temporary accommodation by age group and the time they have so far waited there.

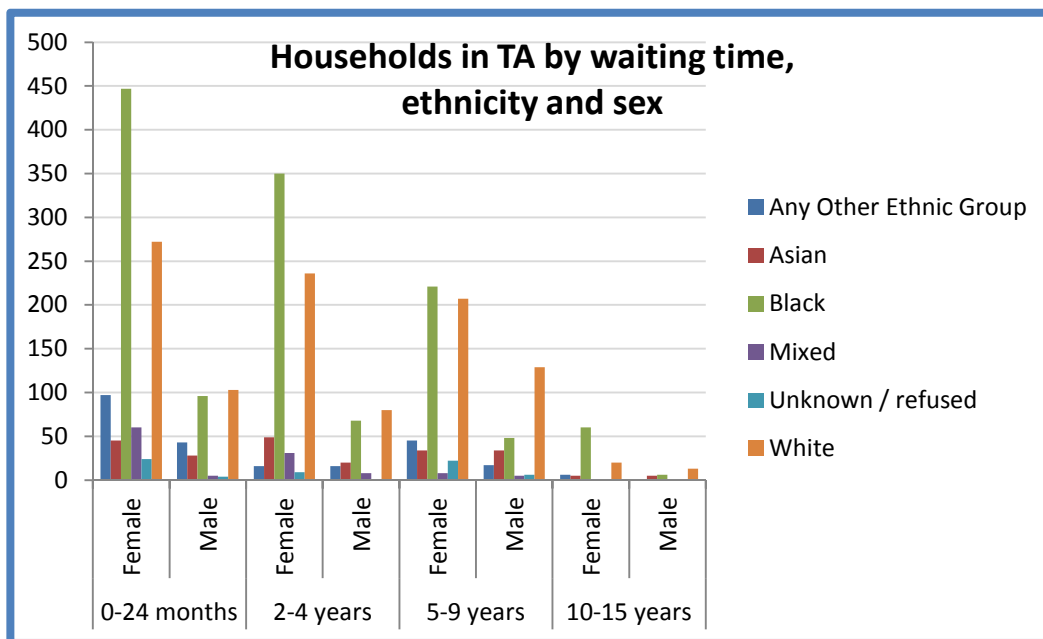
The age group 25-44 is the largest group in all years with the next largest age group being 45-63 years. People aged 18-24 do not stay as long in TA as older groups. This is most likely due to the fact they need smaller-sized social rented homes which are more plentiful in supply.



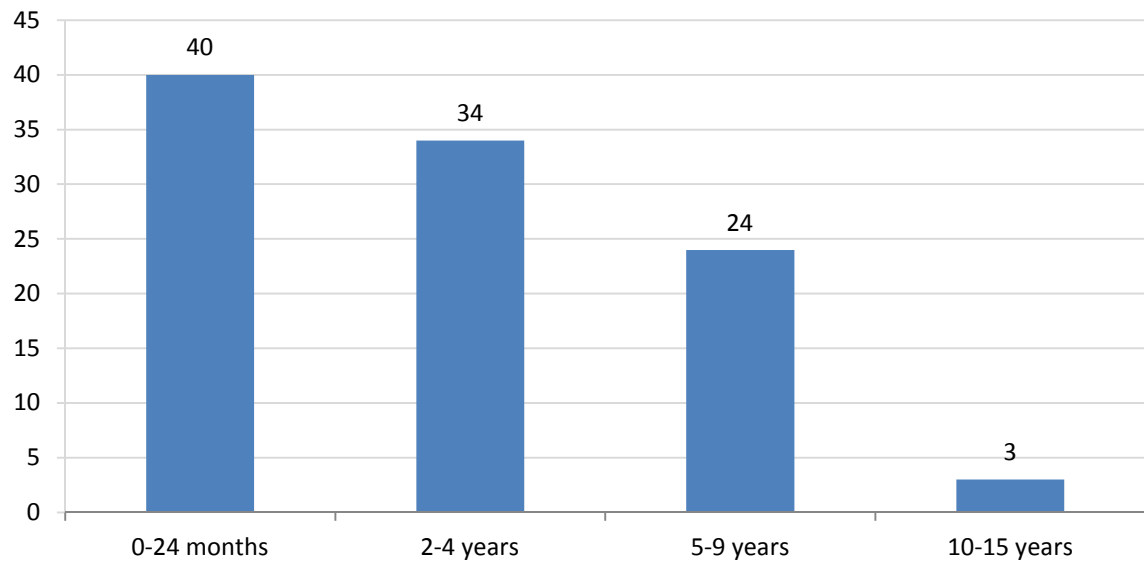
The percentage of households in TA by sex is set out in the chart to the left.

Female households in TA outnumber male households by over 3:1 in all waiting time categories, except 5-9 years where females outnumber males by 2:1. This level of representation is in keeping with the level of homelessness approaches and acceptances outlined above.

In the chart below left, households in TA by waiting time, ethnicity and sex is analysed. It can be seen that households headed by Black females are the biggest group in all waiting time categories. In fact they account for 36% of all households in TA as at the end of December 2014. The next biggest group waiting up to 9 years in TA are households headed by White females and they account for 24% of all households in TA.



Households with a Disability and time waiting in TA



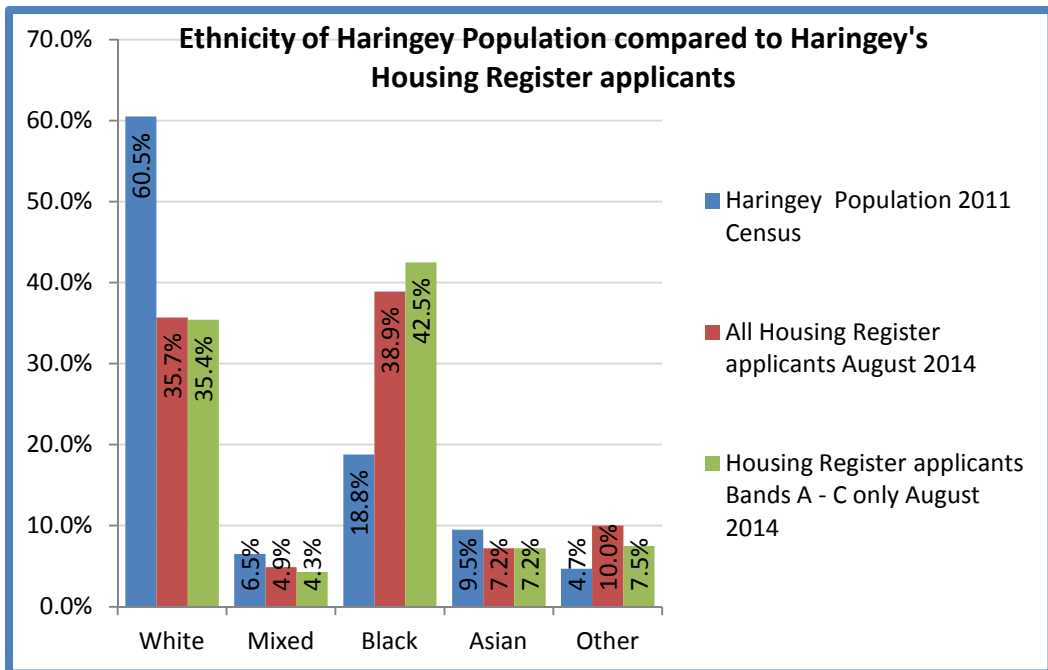
The chart to the left sets out the number of households in TA which includes a member with a disability. There are 101 households with a disability as at the end of December 2014 out of 3005 households in TA.

Social rented homes which meet the needs of households with a disability are few and far between in availability.

Haringey's Housing Register

Ethnicity of Housing Register Applicants

Haringey's Housing Register currently comprises 5 bands of housing need, A to E; Band A contains applicants with the highest need including those with disabilities (mostly physical); Band E the lowest. Band B contains applicants who have been accepted by Haringey Council as homeless under the homelessness legislation. In October 2014 Cabinet agreed to remove Bands D and E as these categories of applicant had not received offers of social rented homes for over 3 years. Applicants in these groups will be removed from the Housing Register during 2015. Available social rented homes are allocated to applicants on the Housing Register according to the rules sets out in Haringey's Housing Allocations Scheme.



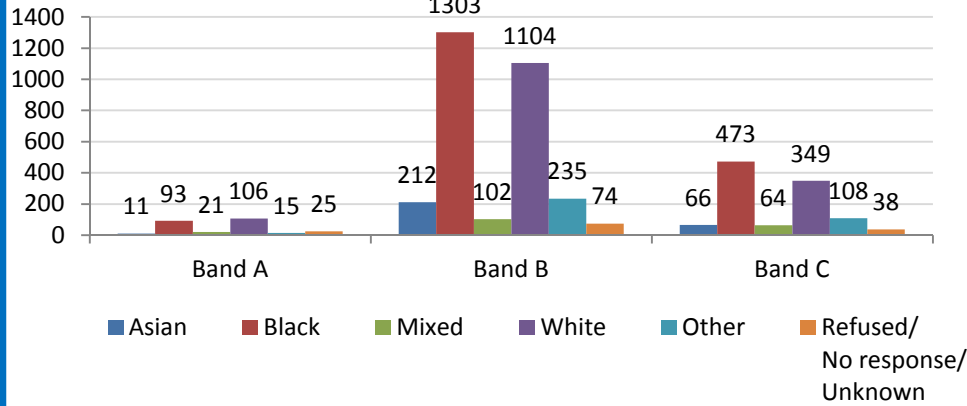
The chart to the left compares the representation of different ethnic groups in Haringey with their representation on Haringey's Housing Register and, within the Housing Register, their representation in Bands A-C. The chart shows that the proportion of Black housing applicants far outweigh their presence in the general Haringey population and particularly so in terms of housing need as represented by Bands A-C.

This appears to indicate a particularly high level of housing stress for Black households in Haringey that needs to be addressed – see also the data on homelessness above, where Black households are the biggest group approaching as homeless.

Waiting times on Haringey's Housing Register for applicants who are in the highest Bands A and B as at August 2014:

	No. of years waiting
Band A	
Wait for a 3 bedroom home	5.5 years
Wait for a 2 bedroom home	3.2 years
Band B	
Wait for a 3 bedroom home	7.2 years
Wait for a 2 bedroom home	10.5 years

Applicants on Haringey's Housing Register as at August 2014 by broad ethnicity categories and Bands A-C



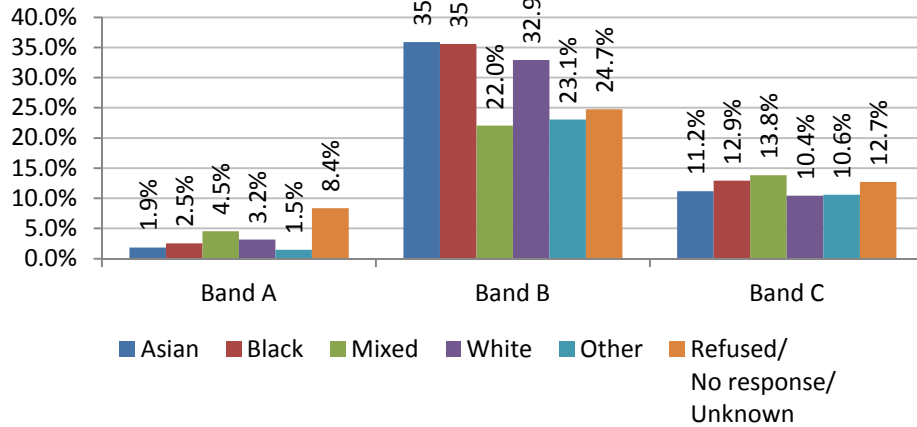
The charts to the left analyse the Housing Register by bands A-C (the bands with most housing need) and by broad ethnicity categories in terms of numbers and proportions (%)

In terms of numbers, Black applicants are the biggest group in Bands B and C and White groups are the second biggest group in each of these bands.

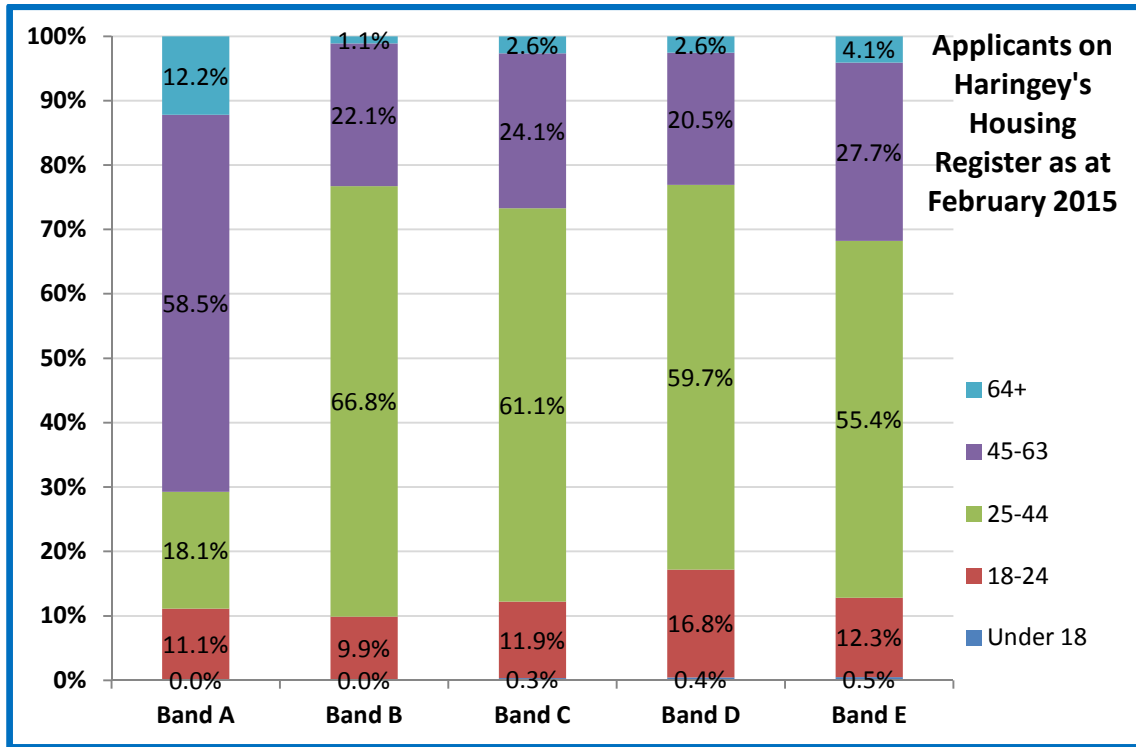
Band B is where most applicants to whom the council has accepted a duty to house under the homelessness legislation are placed.

In terms of their proportionate presence on the Housing Register, Asian applicants are highly represented in Band B as are Black applicants, with White applicants the third largest group represented in Band B.

Housing Register Applicants by Band A-C and broad ethnicity categories %



Age of Housing Register applicants



The chart to the left examines the age structure of applicants on Haringey's Housing Register.

The vast majority of applicants on Haringey's Housing Register **by number** are in the age group 25-44 and this is the largest group in every band except Band A. By **proportion** this age group is the largest in Band B

In Band A, the applicants with the highest priority by proportion are in the 64+ age group whilst in numbers, the largest group of applicants is in the age group 45-63.

Applicants who are under 18 account for 31 applicants on the Housing Register and they are to be found in Bands C to E.

It should be noted that Cabinet agreed in October 2014 to remove Bands D and E from the Allocations Scheme as no applicant within them had received an offer over the previous 3 years. To keep applicants in Bands D and E on the Housing Register was felt to give false hope as they were highly unlikely to ever receive an offer of a social rented home. The majority of applicants in Bands D and E are in the 25-44 age group with the next highest group in the 45-63 age group and then the 18-24 age group

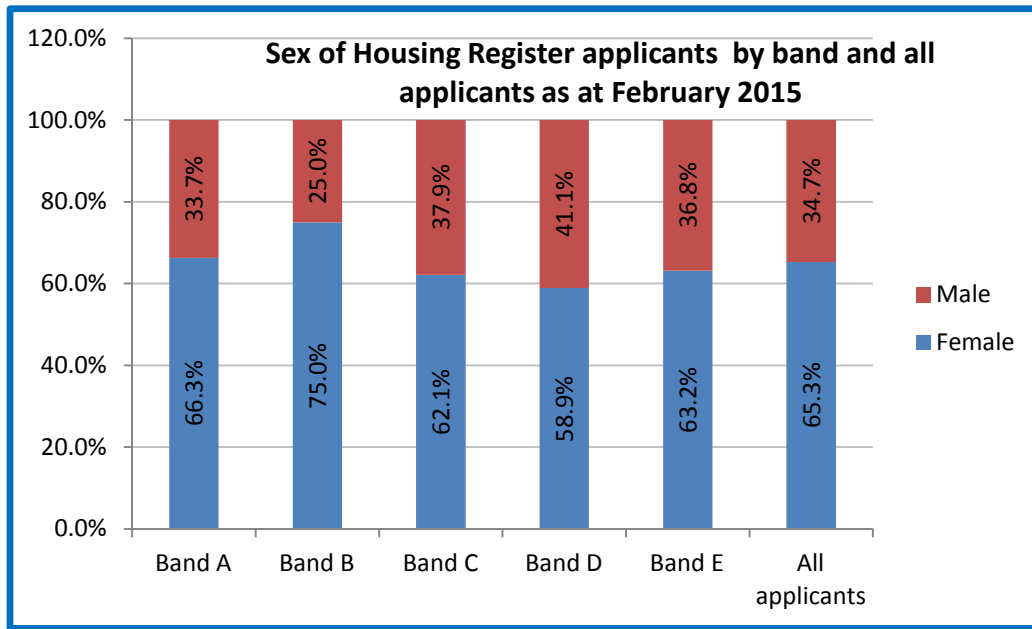
As at October 2014, no applicants in Band C had received offers of social rented homes for the previous 12 months.

In terms of numbers, though Band A has only 270 people in it. Numbers in the other Bands are:

Band B	3071
Band C	1246
Band D	3342
Band E	2330

There were 10,259 applicants on the Housing Register as at February 2015.

Sex of Applicants on Haringey's Housing Register

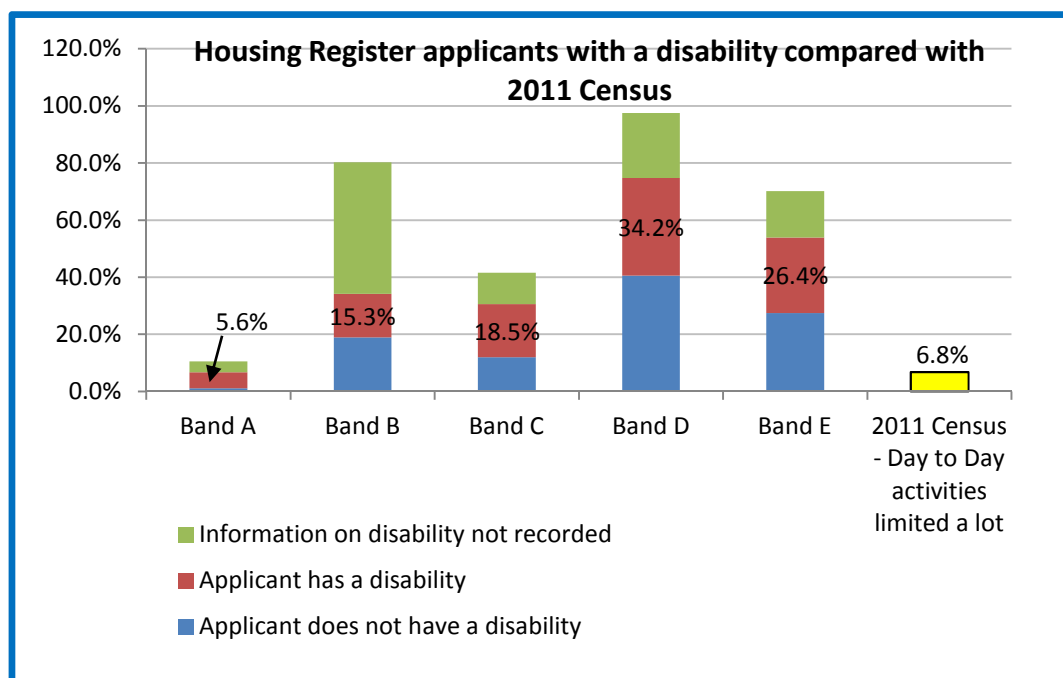


The chart to the left shows the sex of housing applicants by bands A-E and compared against all applicants on the Housing Register regardless of banding.

The data shows that for all bands except Band B, the proportions of male female applicants are roughly the same with female applicants outnumbering male applicants almost 3 to 1.

In Band B female applicants outnumber male applicants 4 to 1. The explanation for this is that most applicants in temporary accommodation because they are homeless are placed in Band B and female lone parents are by far the biggest group accepted as homeless.

Disability of Housing Register Applicants



There are 859 Housing Register applicants who have some level of disability recorded. These applicants are found in all Bands. They comprise 8.4% of the Housing Register as at February 2015.

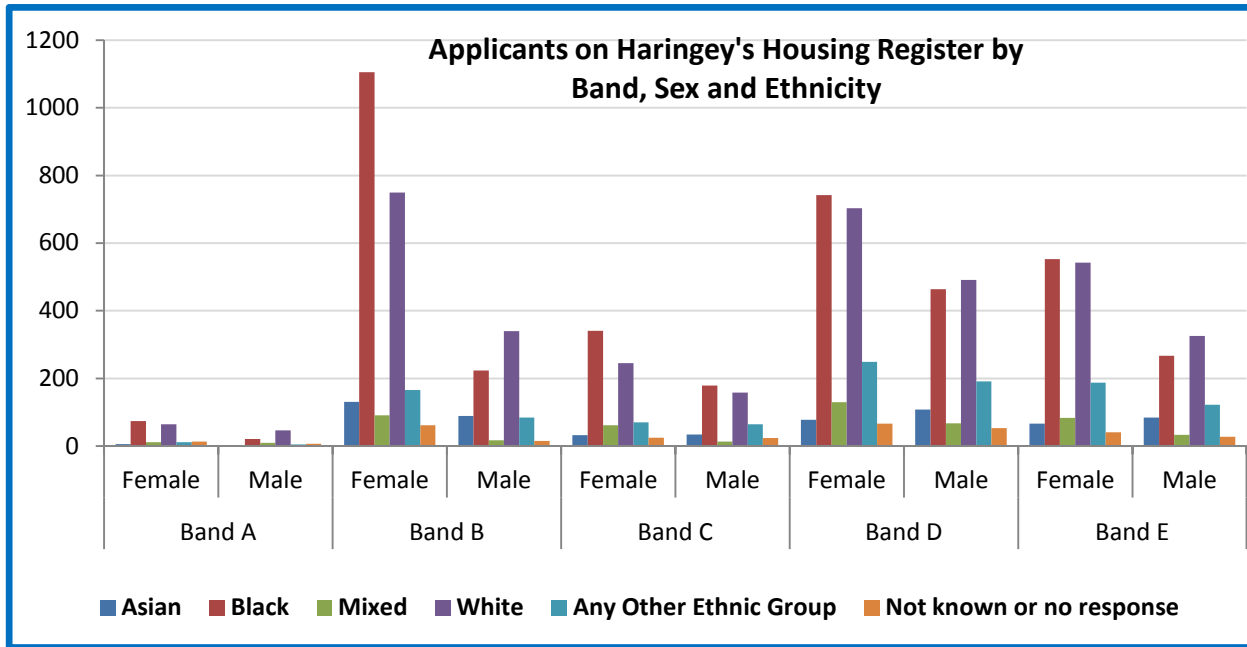
The chart on the left shows data on disability of Housing Register applicants by Band and compares this with the level of disability in the 2011 Census (day to day activities limited a lot).

This comparison should be viewed with great caution. Only applicants in Band A, which are applicants with the highest level of housing need, may have assessed disability (including medical) needs akin to the Census category used. Applicants in Band B may also have assessed disability needs similar to that in the Census category used.

Applicants in Bands C, D and E are all in bands of lower housing need where levels of disability are also lower and not enough to enable applicants to be placed in Bands A or B.

Applicants in Band A have slightly lower levels of disability than that in the 2011 Census. If the definition of disability in Band B and the Census are similar, disability is at a much higher rate (more than double the Census figure) in Band B.

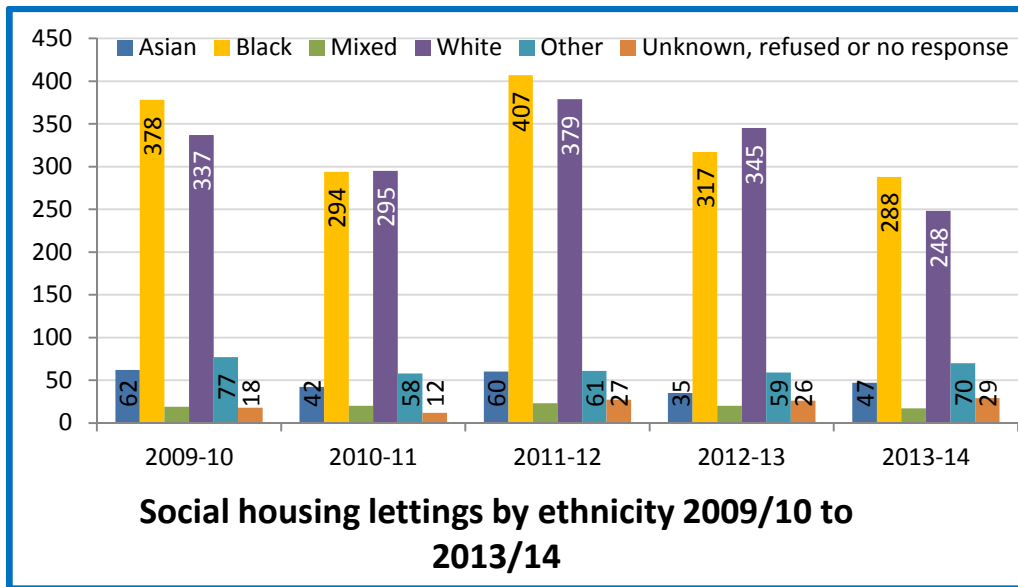
Housing Register: Band, Sex and Ethnicity



This chart analyses the Housing Register by band, sex and broad ethnic categories.

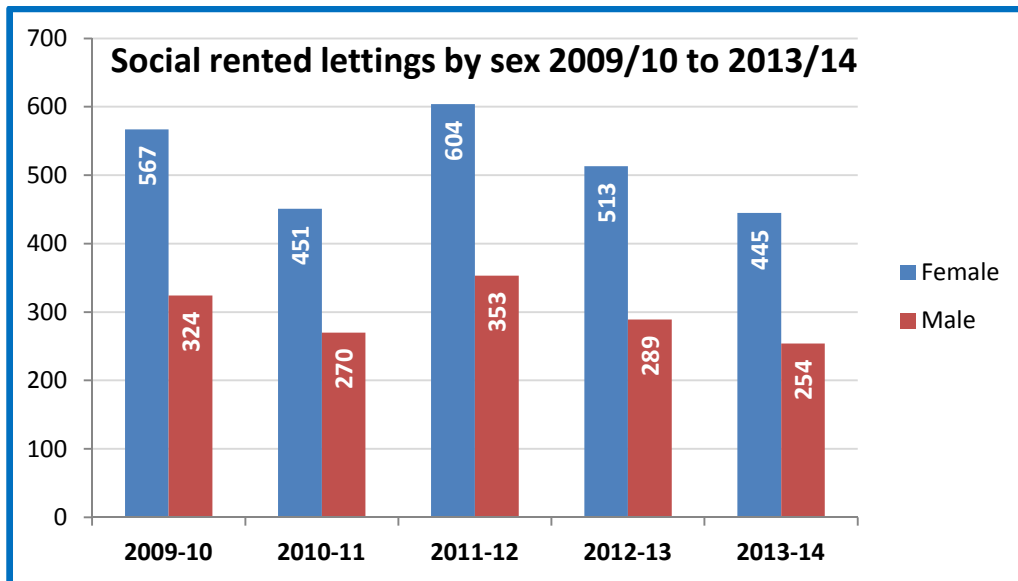
The chart shows that in Band B, Black female applicants are the biggest group (1105 applicants or 11% of the Housing Register) with White female applicants being the next biggest group (749 applicants or 7% of the Housing Register). Band B is where most Housing Register applicants who are homeless are placed.

Data on allocation of social housing in Haringey



The chart to the left sets out social housing lettings (council- and housing association-owned homes) over the period 2009/10 to 2013/14. The chart indicates that housing applicants in Black and White groups receive the bulk of available social housing lettings. In 3 out of the 5 years shown, more social rented homes were let to Black applicants than other groups.

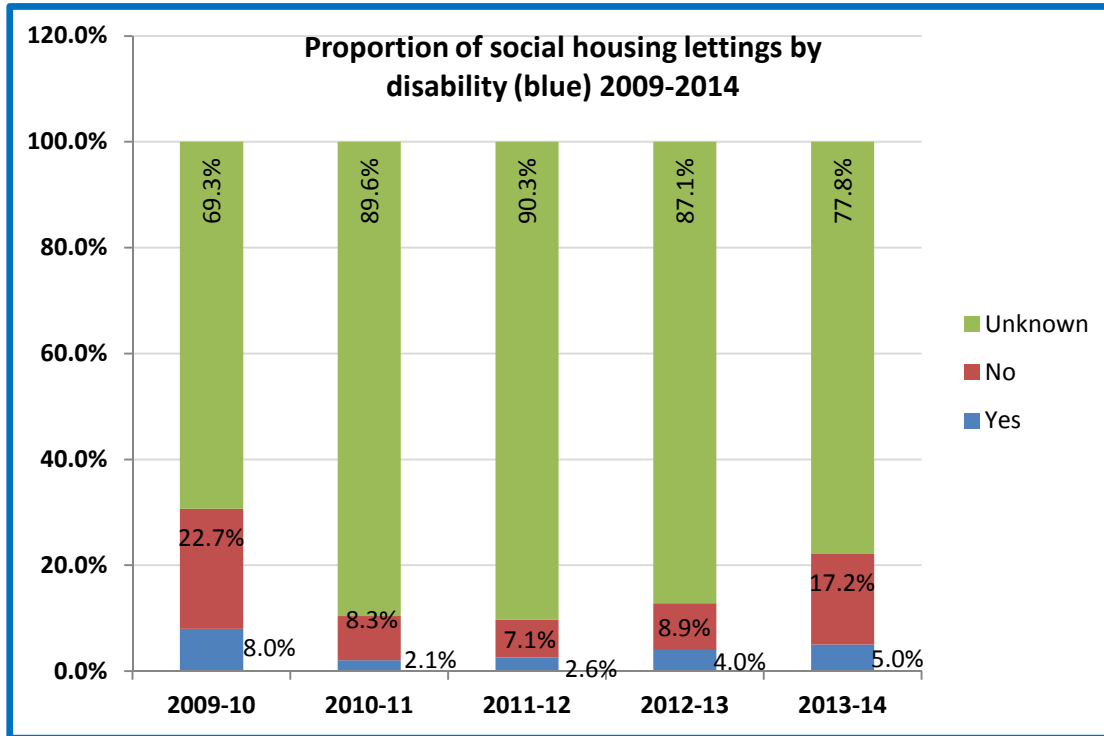
Work is needed on comparing representation of ethnic groups in the Housing Register and their outcomes in terms of social rented lettings is required



The chart to the left sets out social rented lettings (council- and housing association homes) by sex over the period 2009/10 to 2013/14. The number of lettings to female housing applicants outweighs the number to housing applicants headed by males. Over the period 2009-2014 the average ratio is 1.7 : 1 female to male lettings

The gender mix on the Housing Register as at February 2015 also shows female applicants outnumbering male applicants by 1.8 : 1 (65%:35%).

The ratios indicate that female housing applicants are receiving slightly less lettings than male applicants compared to their presence on the Housing Register.



The chart (left) sets out the proportion of council and housing association homes which were let to households where a disability was known about (see blue areas).

The 2011 Census indicated that 6.8% of households had a long-term health problem or disability which limited day-to-day activities a lot. It appears that the number of households being let a social rented home where a disability is known is lower than the Census data.

Reasons for this could include:

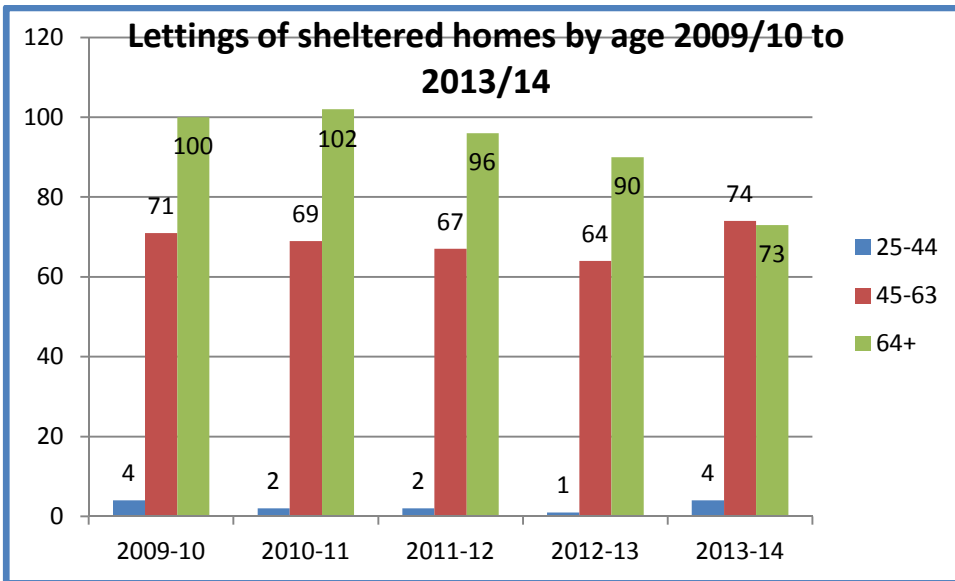
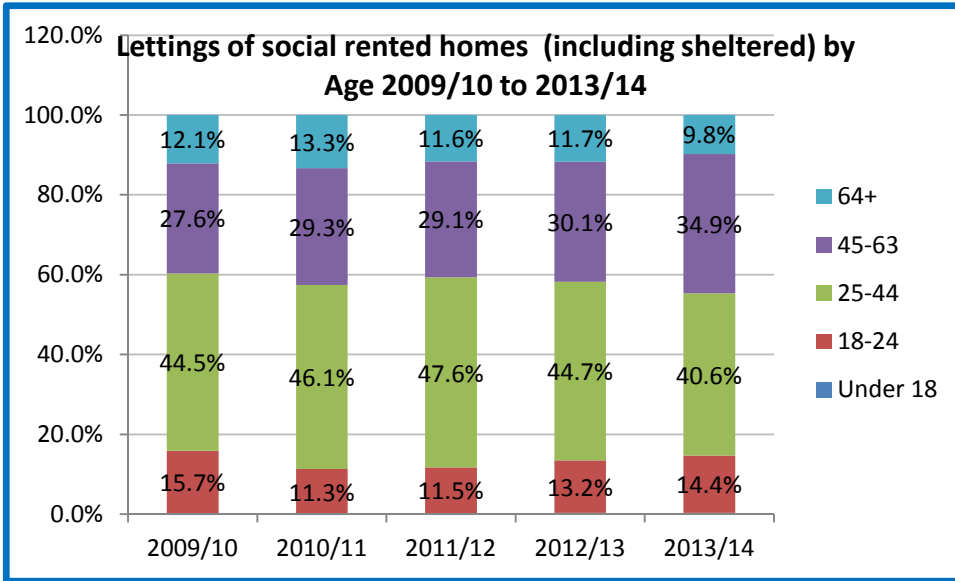
- Haringey's Housing Allocations Scheme takes into account only quite severe levels of disability when assessing and deciding applicants' priority for housing
- There is little social housing available that meets the needs of households with disabilities

The charts to the left sets out lettings of social rented homes, including sheltered homes, to applicants on Haringey's Housing Register by Age groups over the period 2009/10 to 2013/14.

The Housing Register group receiving the largest proportion of social rented homes in all years shown is the 25-44 year old group with between 40.6% and 47.6% of lettings. The group with the next highest proportion in all years shown is applicants aged between 45-63 years with between 27.6% and 34.9% of all lettings. Applicants aged between 18 and 24 receive between 11.3% and 15.7% of social rented homes and those over 64 receiving between 9.8% and 13.3%. In the period 2009/10 to 2013/14, 112 applicants aged over 64 accepted a general needs social rented homes.

Lettings to Under 18s do not show up in the chart as they are rare with only 10 occurring in the last 5 years.

Sheltered homes go to a variety of age groups. In all years until 2013-14, the age group with the most lettings of this type of accommodation were 64+. The next age group with most sheltered lettings are aged 45-63 and less than a handful in each year shown of applicants aged between 25-44.



Conclusion on the objective “Improve help for those in housing crisis”

The key issues highlighted by the data on **homelessness** show that:

- Female lone parents have the highest level of homelessness acceptances in Haringey and this level is increasing year on year.
- Black households approach as homeless at a level which is more than twice their representation in Haringey’s population compared with White households who present in numbers which are around two thirds of their representation in Haringey’s general population. This indicates that Black households are particularly affected by homelessness in the borough.
- Two groups of households are disproportionately represented as homeless in Haringey: those aged between 16 and 24 and between 25 and 44.
- Homeless acceptance due to mental or physical disability is higher than the Census 2011 data shown indicating that disability may be a factor in causing homelessness for these groups of households.
- For households placed in temporary accommodation (TA) because they are homeless, Black households are the biggest group waiting in TA between 0 and 4 years whilst White households are the biggest group waiting in TA for 5-9 years
- Drilling down further, households headed by Black females account for 36% of all households in TA and households headed by White females account for a further 24% of all households in TA.
- The largest age group in TA 25-44 year olds
- Female households in TA outnumber male households by 3 : 1 which is higher than the ratio of households by sex in the Housing Register (1.8 : 1)(see further below)

Key issues arising from the data on the **Housing Register** are:

- the proportion of Black housing applicants on the Housing Register far outweighs their presence in the general Haringey population and particularly so in terms of housing need as represented by Bands A-C, the higher levels of housing need. This appears to indicate a particularly high level of housing stress for Black households in Haringey. As there is a high level of homelessness acceptances in Black groups, this is also reflected in the Housing Register.
- Female applicants outnumber male applicants 3:1 but in Band B females outnumber males by 4:1. Band B is where most homelessness applicants are placed.
- The vast majority of applicants on Haringey’s Housing Register by number are in the age group 25-44 and this is the largest group in every band except Band A. By proportion this age group is the largest in Band B which is where most homeless households are placed.
- The level of disability of applicants in Band A appears to be lower than the likely equivalent in the 2011 Census.
- Black female applicants are the biggest group in Band B where most homeless households are placed. White female applicants are the next biggest group. Together they make up nearly 18% of the Housing Register.

On **social housing allocations**, the key issues highlighted by the data are:

- Housing applicants in Black and White groups receive the bulk of available social housing lettings
- Lettings to female housing applicants far outweigh the number made to male housing applicants but by a slightly lower ratio than their presence on the Housing Register (1.8 :1 (HR) to 1.7 : 1 (Lettings)).
- Proportionately, lettings to housing applicants with a disability recognised by Haringey's Allocations Scheme are lower than similar levels of disability shown in the Census.

How will Haringey's new Housing Strategy respond?

Loss of a private rented home or lack of access to stable, good quality and affordable homes are the main reason households look to the council for housing assistance. The Housing Strategy sets out the council's plans to build new affordable homes although the number achieved will never be enough to meet the needs of everyone who needs them. Indeed the number of affordable low rent homes planned by the council itself (250) will meet the needs of around 5% of the current applicants on the Housing Register who are in Bands A-C (4587). The Housing Strategy also sets out the council's intention to support households to prevent their homelessness and reduce the need for temporary accommodation by commissioning early intervention and support services that sustain independence and provide alternative accommodation pathways.

Several strategies and policies will underpin and deliver Haringey's new Housing Strategy. These are:

- Haringey's Homelessness Strategy, which will be refreshed during 2015/16 starting with a homelessness review, will examine further the issues highlighted by the above brief examination of the data on the differential impacts of homelessness and recommendations for responding to these needs will be set out in the revised Homelessness Strategy.
- Haringey's Housing Allocations Scheme which governs the allocation of council and housing association lettings in the borough and who is able to join the Housing Register.
- The council also intends to develop a private sector housing strategy during 2016/17 which will set out Haringey's direction on improving quality and management in the private housing sector including bringing empty homes back into use.

Recommendations for Objective 1

- Currently no regular monitoring takes place on lettings of social rented homes in terms of protected characteristics. Monitoring should take place at least annually to identify and put in place mitigating actions to remedy any discrimination taking place due to the rules set out in the Housing Allocations Scheme.

- The housing circumstances of female Black Households and female White households on the Housing Register and in TA, need to be examined further to understand their particular housing circumstances. The Housing Strategy needs to reflect what can be done for this group of residents (around 1800 people plus associated family) for whom an appropriate housing response is needed.

Proposed Objective: Ensure that housing delivers a clear social dividend

Under this objective the headline proposals are set out followed by relevant protected characteristic or other information available on each. The amount of protected characteristic data available under this objective is not as comprehensive as for the first objective.

The headline proposals under this objective include:

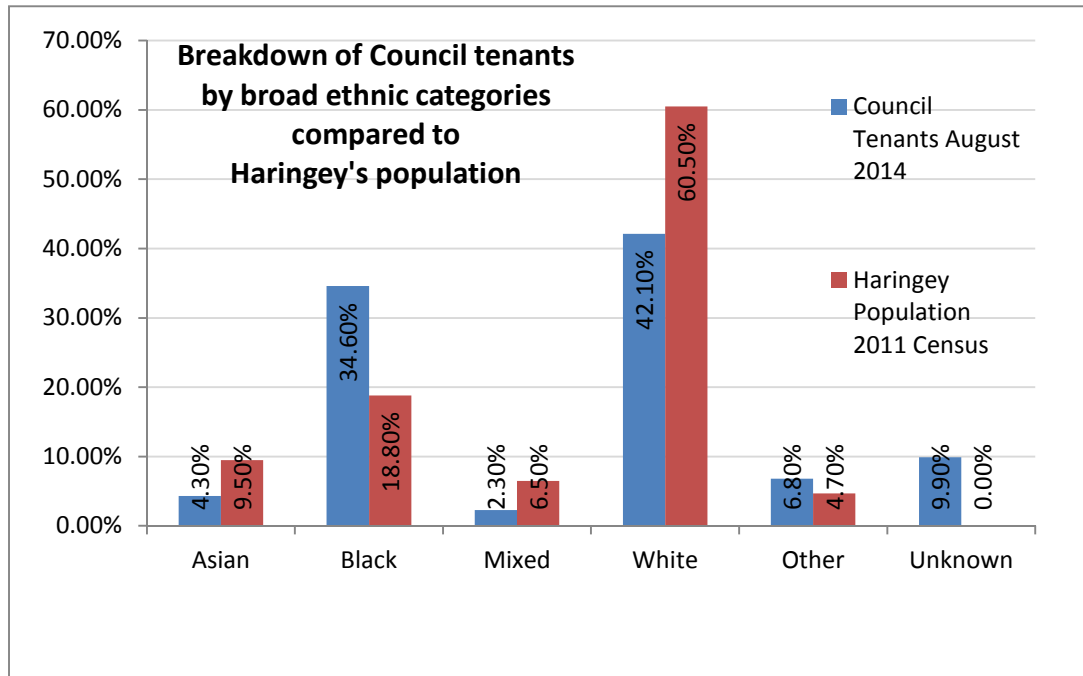
- Provide lifetime tenancies for council tenants and encourage other social housing providers to do the same
- Ensuring the council's housing services are of a measurably high standard and subject to continuous improvement and that residents are engaged in shaping them
- The council and other social landlords working together with tenants to help them improve their health, education, skills and employment prospects in return for which residents are expected to take responsibility for their housing and their wider lives.
- Place a high priority on affordable home ownership, giving as many families as possible a realistic chance of getting onto the housing ladder
- Look for pioneering ways that residents can have a direct stake in Haringey's growth and regeneration, particularly in Tottenham and Wood Green where change is greatest

Data on lifetime tenancies for council tenants and tenants of other social housing providers

Data is not collected by the council on the protected characteristics of households living in homes owned by housing associations in Haringey. An idea of the make-up of housing association tenants could be gleaned from CoRe data on social lettings but this would be based on annual figures and would not take into account the entire housing association tenant population.

Haringey Council does collect some protected characteristic data on its tenants, namely, ethnicity, sex, age and disability which is set out in the pages below.

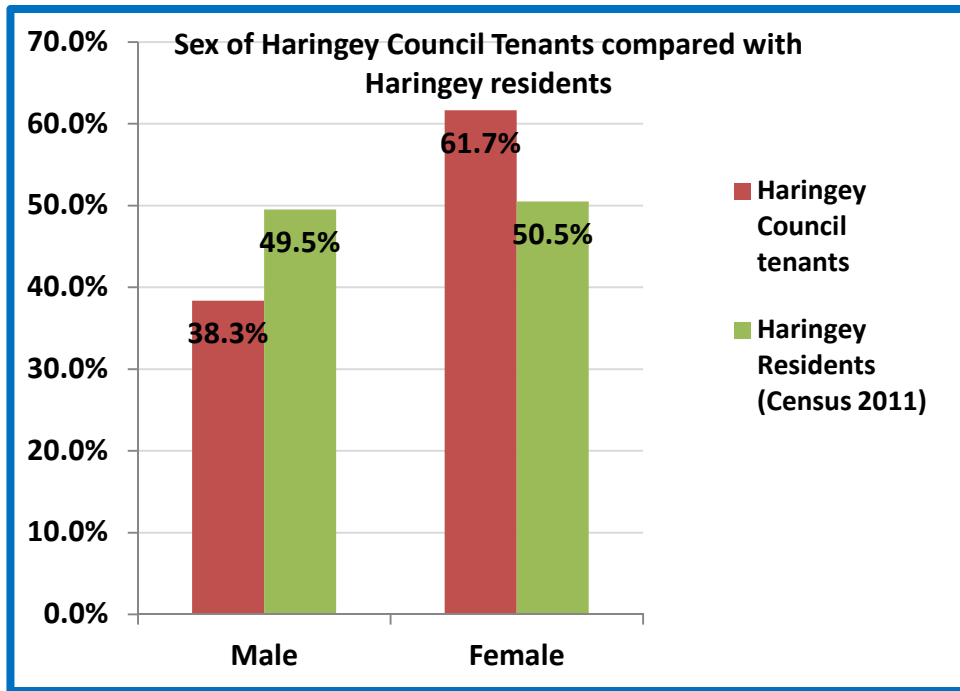
Ethnicity of Haringey Council tenants



Representation in broad ethnic categories of Haringey council tenants is shown in the chart to the left compares the tenant population with Haringey's population in the 2011 Census.

- Asian, White and Mixed households are under-represented in Council tenancies compared with their representation in Haringey's population.
- Black and Other households are over-represented in Council tenancies compared with their representation in Haringey's population

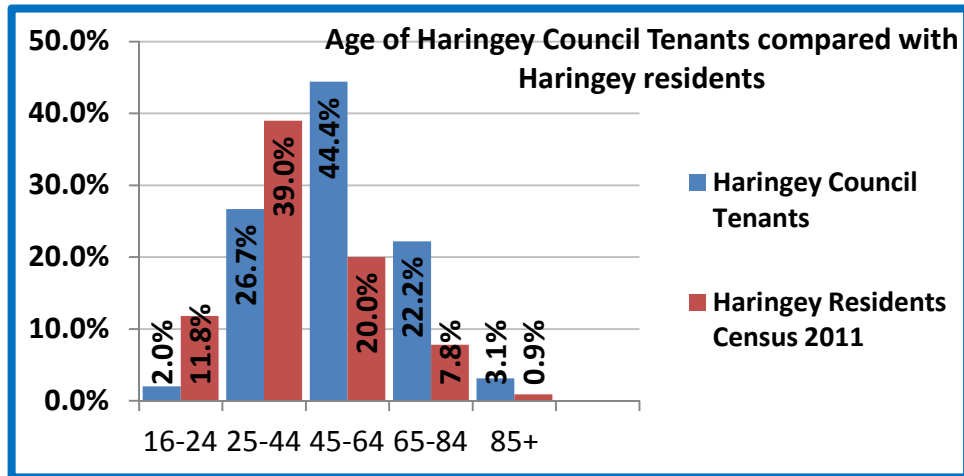
Sex of households in Haringey-owned homes



This chart compares the sex of Haringey Council tenants with Haringey residents as per the data from the 2011 Census.

Whereas the representation of males and females in Haringey's population is more or less the same, female tenants outnumber male tenants by a ratio of 1.6 : 1.

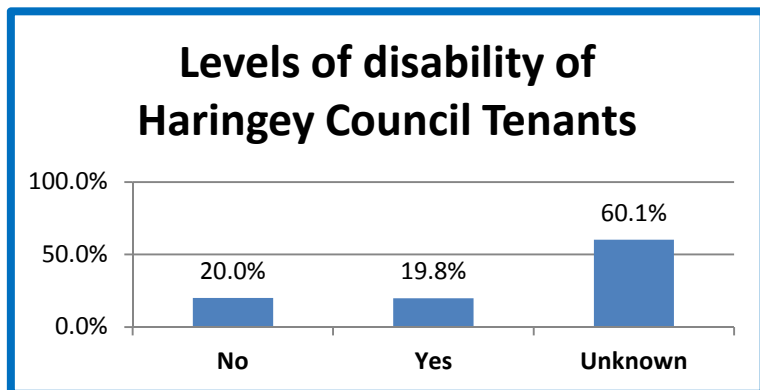
Age of households in Haringey-owned homes



This chart compares age ranges of Haringey Council tenants with the same age ranges in the general population of Haringey based on 2011 Census figures. Residents under 16 (20.4% of general population) and tenants whose age is not known (1.6%) have not been included.

Council tenants in the age ranges 16-24 and 24-44 are both under-represented compared with the general population whilst council tenants in ages range 45 and upwards are all over represented compared with the general population of similar age.

Disability in households in Haringey-owned homes



The chart to the left shows data on known data about disability in Haringey Council Tenants. For the majority of tenants, there is no information recorded about disability needs. Information is recorded for just under 20% of tenants.

- Ensuring the council’s housing services are of a measurably high standard and subject to continuous improvement and that residents are engaged in shaping them

From September 2014 Homes for Haringey became responsible for delivering community housing services as well delivering the council’s landlord function. The Executive Leadership Team monitors standards and equality and diversity of its business activities on a quarterly basis. This approach should enable continuous improvement to be monitored and any differential impact for service users related to protected characteristics detected and mitigated at an early stage.

- The council and other social landlords working together with tenants to help them improve their health, education, skills and employment prospects in return for which residents are expected to take responsibility for their housing and their wider lives.

The activities planned arising out of the council’s Economic Development Strategy will work in tandem with this aspect of the Housing Strategy. The EqIA for the Economic Development Strategy expected that the impact of outcomes from it will be in proportion to the representation of protected characteristics in Haringey’s population.

- Place a high priority on affordable home ownership, giving as many families as possible a realistic chance of getting onto the housing ladder

An analysis of protected characteristics and affordability of homes is set out in the section below in the objective “Achieving a step change in the number of homes built”.

- Look for pioneering ways that residents can have a direct stake in Haringey’s growth and regeneration, particularly in Tottenham and Wood Green where change is greatest

The council should build in equalities monitoring of Haringey residents who engage with this idea to ensure proportionate outcomes and benefits.

Proposed Objective: To drive up the quality of housing for all residents

The draft Housing Strategy 2015-2020 sets out a number of headline proposals under this objective which include:

- Tackling poor quality in the private rented sector by
 - Setting up a lettings and management agency
 - Licensing all private rented landlords in the borough
- Complete the decent homes programme for council-owned homes
- Set new standards for homes built and managed by housing associations, especially estates with more than one housing association landlord
- Drive up standards in the design of new homes

Tackling poor quality in the private rented housing sector:

Haringey has already taken action to improve conditions in the private rented sector by putting in place additional licensing schemes for private sector homes in multiple occupation. The council does not currently monitor landlords it works with or the occupants of homes in multiple occupation (HMOs) it licenses.

In advocating additional licensing of HMOs in Haringay ward and in Tottenham wards, the council undertook an equalities impact assessment (EqIA) in 2012 of all areas affected. Using census data, the EqIA identified that:

- In terms of age, young people might be disproportionately impacted if the number of HMOs reduced in number as a result of additional licensing as they relied on HMOs as their main housing option, but then improvements in conditions of HMOs as a result of licensing would mean they benefited disproportionately.
- In terms of race, Black and minority ethnic households which predominate in the wards affected by additional licensing would also benefit disproportionately from improved HMO conditions as a result of licensing
- No data was available for sex, sexual orientation and religion/belief
- There was no likely impact for disabled people who would likely be prioritised for social housing.

In relation to the council's new proposals for the private rented sector, equalities impact assessments will be undertaken when developing the proposals to for a lettings and managing agency and for a selective licensing scheme covering all private landlords in Haringey.

Complete the Decent Homes programme for council-owned homes

Homes for Haringey's Asset Management Strategy, 2010/2017, covers all investment in the Councils housing stock, including decent homes.

In compliance with the Council's public sector equality duty, an Equality Impact Assessment was undertaken as part of drawing up the Strategy. The findings were incorporated into Homes for Haringey's planning processes for delivering decent homes. This included ensuring that all residents receive the standard of work that is consistent with the Decent Homes policy, and that consideration of specific language and other needs were identified and addressed when drawing up programmes of work.

The tender process used to award the contract was in line with the council's procurement policy and guidelines, had equalities considerations at all the key stages.

Set new standards for homes built and managed by housing associations, especially estates with more than one housing association landlord

Equalities monitoring of estates owned and managed by more than one housing association landlord should be put in place to ensure improvements impact proportionately on tenants affected.

Drive up standards in the design of new homes

Achievement of this activity will benefit all residents who access new homes with higher design standards. It is routes to accessing these new homes which may not have proportionate outcomes for residents with protected characteristics.

Proposed Objective: Achieve a step change in the number of new homes being built

The draft Housing Strategy 2015-2020 sets out a number of headline proposals under this objective which include:

- Maximising the number of new homes being built through close working with partner housing associations
- Offering a range of different types and sizes of homes of different prices and tenures in each neighbourhood which will enable households to move up the housing ladder but stay within their communities
- Defining “affordable housing”, both rented or part-owned, as spending up to 35% of earned income on housing costs
- Placing a high priority on building homes which are affordable to buy on lower incomes
- Pushing ahead with estate renewal to include new homes with different tenures, prioritise the building of larger social homes
- Building new social homes in parts of the borough where it is scarce, whilst prioritising more private rented homes and homes for sale in areas which are now predominantly social housing.
- Experimenting with new types of homes such as subsidy-free affordable housing, new approaches to shared ownership and purpose-built private rented homes

The analysis below examines the impact on residents in Haringey with protected characteristics of the high priority to build homes which are affordable to buy on lower incomes.

What is affordable housing?

Haringey Council has been set tough targets by the Mayor of London to build 1,502 new homes in the borough between 2015/16 and 2025/26 as the borough’s contribution to housing supply in London. The first round of consultation Haringey Council carried out on its draft Housing Strategy was on finding out stakeholders’ views on the proposed vision, priorities and principles for it. Affordability of housing was an overwhelming concern for respondents. In addition in earlier consultation about the future of Tottenham, respondents said their priority was to “Address overcrowding and provide for a mix of decent, secure social housing and well designed homes that are affordable to rent and own”. In its draft Housing Strategy, Haringey is proposing that affordable housing should mean that housing costs should equate to no more than 35% of a person’s net income depending on their individual circumstances. It is acknowledged that for some households this definition will mean that some homes will continue to be unaffordable to them.

To determine which groups with protected characteristics will benefit or not from the proposed affordable housing definition and the proposal to increase low cost home ownership, examination of housing costs and incomes across the borough is needed.

Housing Costs

The table below sets out the (average or median¹) monthly costs of different types of homes in Haringey. These different costs are then compared in terms of whether they are affordable within a Haringey median net income. The affordability is assessed in terms of two thresholds: whether the housing costs for different types of homes take up (a) 35% and (b) 45% of the net median income. The gross median income for Haringey used is £33,140² and the net income used was £2,079.97³

Haringey Council Rents (Social Housing Rent) Average 2013/14	Haringey Housing Association (Target) Rents (Social Housing Rent) Average 2013	Private Sector Rents in Haringey Median , Q1, 2014	80% Private Sector Rents (Affordable Rent ⁴ homes can have rents up to this level)	65% Private sector rents (Blended average level of rents for Affordable rent homes in Haringey and London)	Median House Price, (repayment mortgage on 75% of £345,000 median house price, Q4, 2013/14 at 6% over 25 yrs)	Shared ownership homes (£185,500 ⁵ average 2013 in Tottenham, 10% deposit, average 33% equity share)
£225.33 pm (based on 98.28 pw)	£472.94 pm (based on £109.14 pw)	£1,250 pm	£1,000 pm	£812.50 pm	£1,674 pm	£793 pm
Affordable: At 10.8% of the Haringey median net income, the average Haringey Council rent is	Affordable: At 22.7% of the Haringey median net income, the average Haringey housing	Not affordable: At 60.1% of the Haringey median net income, median private rents is well	Not affordable at 35%; Marginally affordable at 45%: At 48.1% of the Haringey median net income,	Marginally / Affordable: At 39% of the Haringey median net income,	Not affordable: At 80.5% of the Haringey median net income, buying with a mortgage	Affordable: At 38.1% of the Haringey median net income, buying a

¹ It has not been possible to obtain median rents for Council and housing association homes. Usually caution is needed where averages are used because these may be skewed by outlying data (eg, instances of very low or very high rents). In this case, using average rents for council and housing associations homes is reasonable as there will not be wide variations in rent levels. The median figure for private rents is used precisely because of the wide variation of rents present in that sector.

² GLA modelled income estimate 2012/13

³ Net income taking into account 2% pension contributions being paid and no student loan being repaid

⁴ Affordable Rents are a type of affordable home introduced by the Government in 2010. So far, most have been built by housing associations using small government financial contributions. Their key feature is that the rents charged for these homes can be up to 80% of the equivalent market rents in the private sector. Housing associations are also allowed to convert some of their existing low rent homes when they become vacant to these higher affordable rents. In Haringey, the rents on this type of affordable home have come out at an average of 65% of equivalent market rents in the private sector.

⁵ Note that new shared ownership homes in Tottenham being released in March 2015 require a minimum income of £34,709 which is above the median income estimate of £33,140 meaning households on median incomes will not be able to afford these new homes.

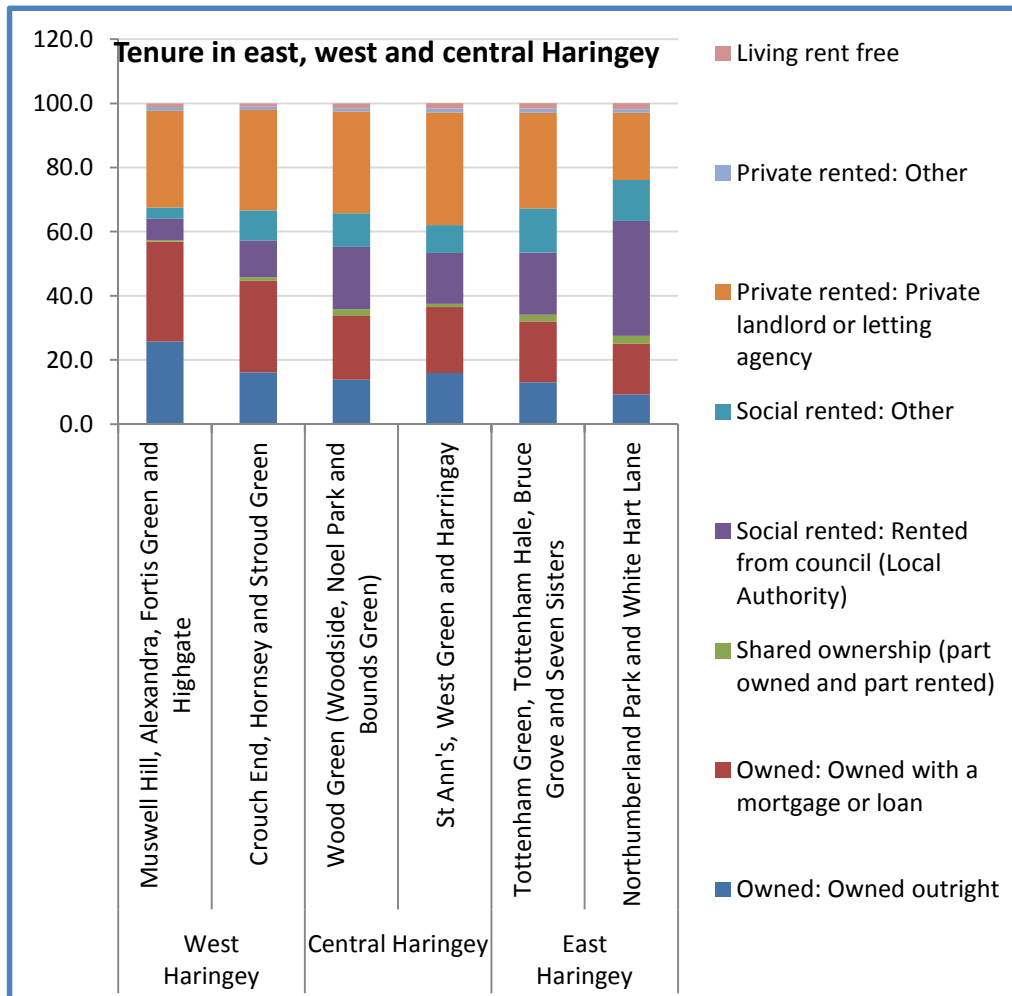
Haringey Council Rents (Social Housing Rent) Average 2013/14	Haringey Housing Association (Target) Rents (Social Housing Rent) Average 2013	Private Sector Rents in Haringey Median , Q1, 2014	80% Private Sector Rents (Affordable Rent ⁴ homes can have rents up to this level)	65% Private sector rents (Blended average level of rents for Affordable rent homes in Haringey and London)	Median House Price, (repayment mortgage on 75% of £345,000 median house price, Q4, 2013/14 at 6% over 25 yrs)	Shared ownership homes (£185,500 ⁵ average 2013 in Tottenham, 10% deposit, average 33% equity share)
well below the thresholds of 35% and 45% of income spent on housing costs	association rent is well below the thresholds of 35% and 45% of income spent on housing costs	above the thresholds of 35% and 45% of income spent on housing costs	Affordable Rents at 80% of private rents are not affordable within the threshold of 35% of net income spent on housing costs and are slightly above the 45% threshold.	Affordable Rents set at 65% of private rents are slightly above the threshold of 35% so may be marginally affordable. They are affordable if the threshold of 45% is used	is well above both thresholds of 35% and 45%	shared ownership home is above the 35% threshold. It is within the 45% threshold. Indeed 45% of net income is the threshold for affordability set by the government, via the Homes and Communities Agency .

The draft Housing strategy explains that new affordable home ownership and private rented homes will be focused in areas where social housing predominates and new homes, such as Council or housing associated-owned homes let less than market rents, will be built in areas where there are currently high levels of home ownership.

The data below shows the distribution of tenure, occupations, incomes and ethnicities of households across Haringey

Tenure

The chart below shows the current distribution of tenure in Haringey indicated by Census 2011 data:



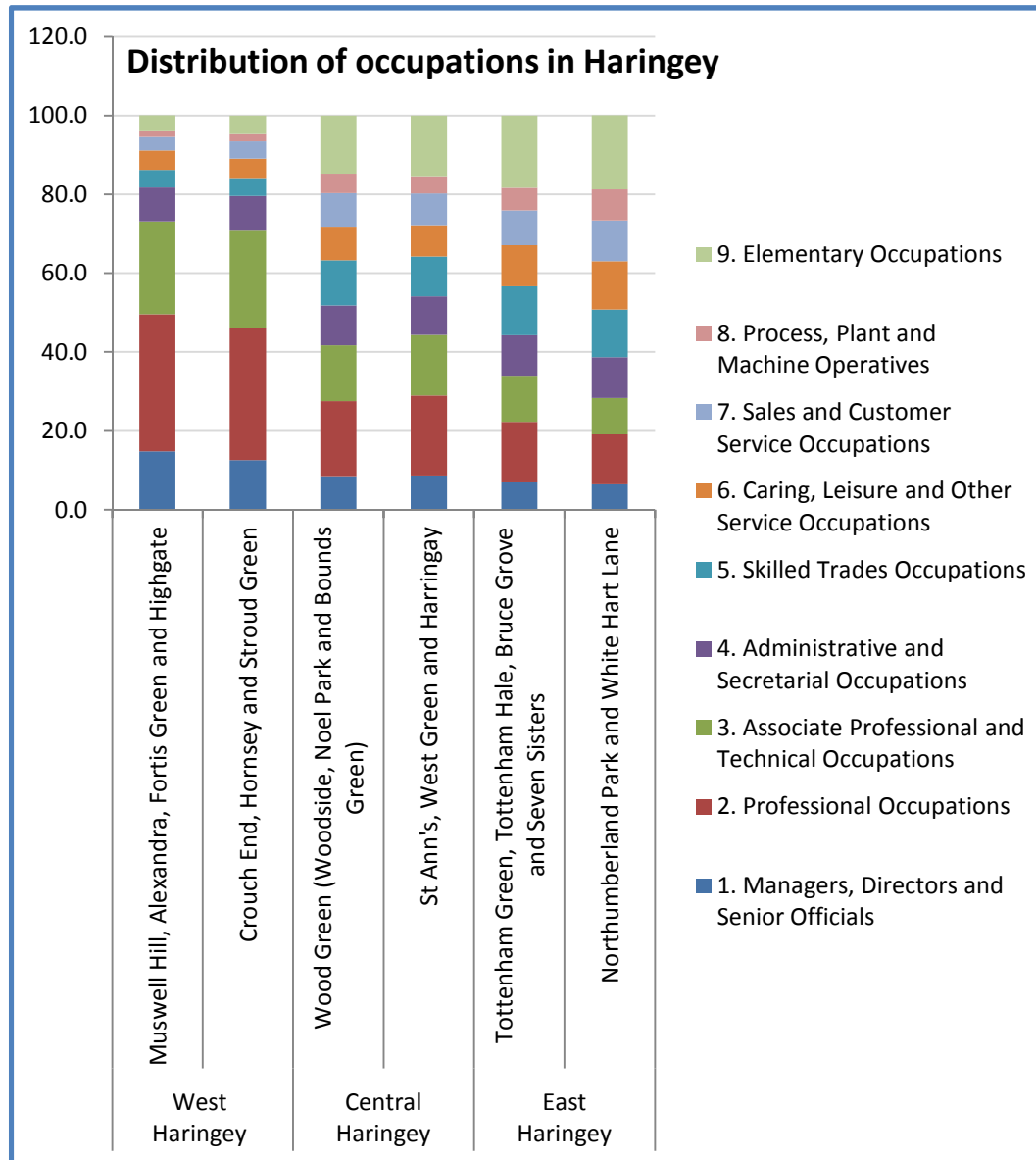
Owner occupation is the largest tenure in wards in west Haringey whilst social rented homes are the largest tenure in east Haringey wards, particularly in Northumberland Park and White Hart Lane. The private rented sector is fairly evenly represented across the borough although is particularly high in some of the central Haringey wards

It should be noted that:

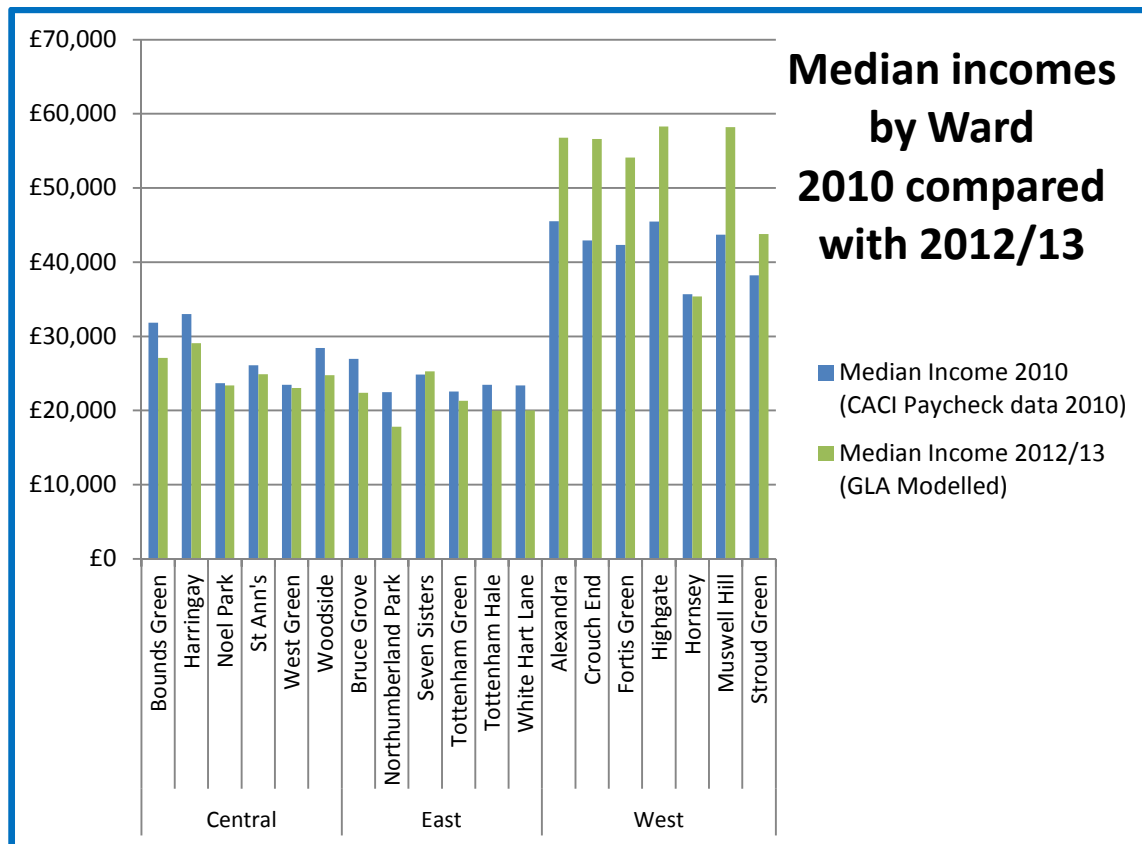
- Haringey’s estate regeneration plans aim to replace all habitable rooms which will mean building more larger social rented homes than smaller ones
- Some 75% of social rented tenants claim full or partial housing benefit to help pay their rents.
- Representation in broad ethnic categories of Haringey council tenants is as follows:

Asian	4.30%
Black	34.60%
Mixed	2.30%
White	42.10%
Other	6.80%
Unknown	9.90%

Occupations



There are a high proportion of Managers, Directors, Senior Officials and Professional Occupations in households in west Haringey compared with central and east Haringey. These types of occupations generally command higher level salaries. By contrast in east Haringey, around half of households are in generally lower paid skilled and unskilled occupations.



The chart to the left shows median incomes by ward in 2010 compared with 2012/13.

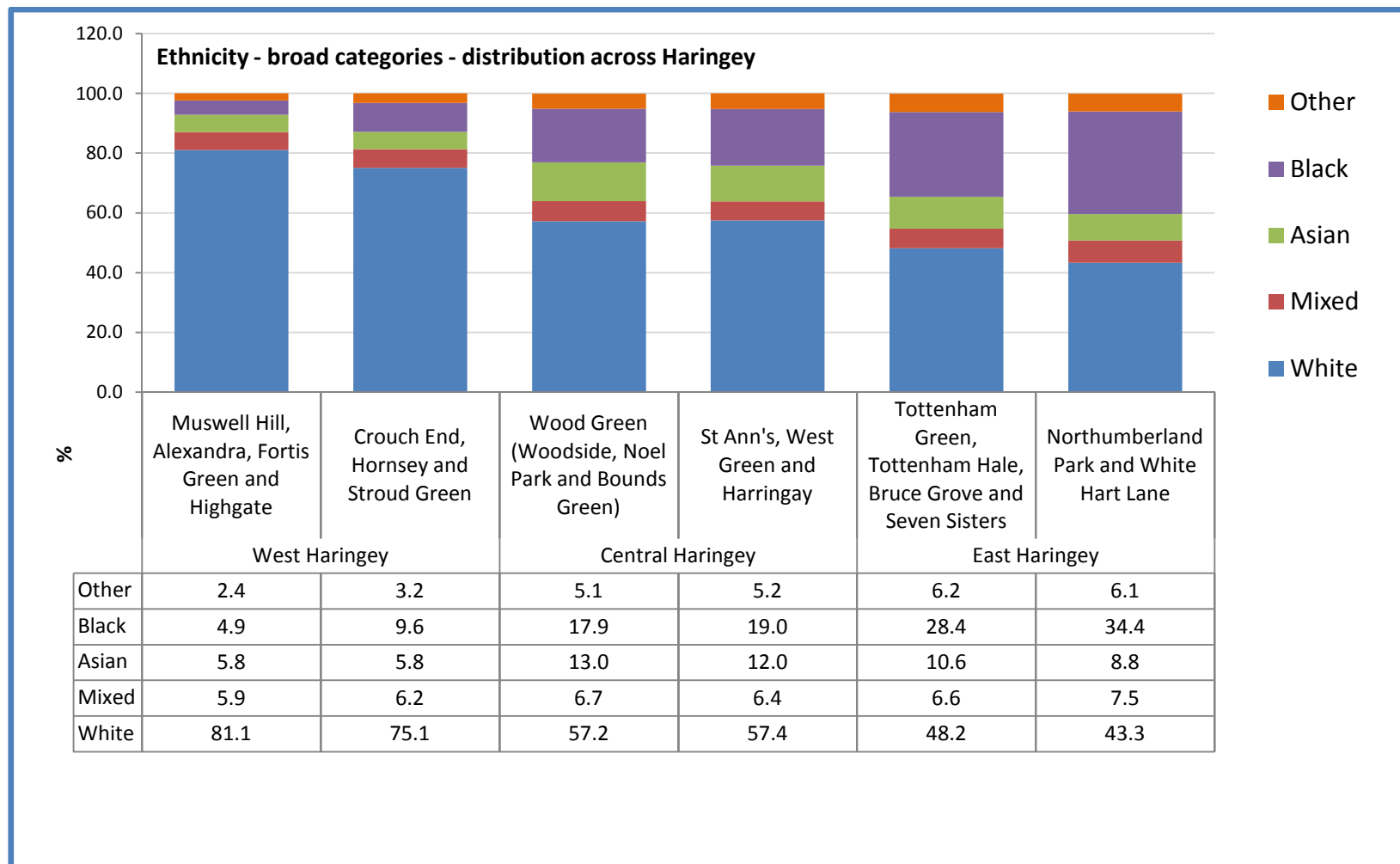
At both points in time, median incomes in wards in west Haringey are higher than both central and east Haringey wards.

By 2012/13, median incomes for wards in west Haringey have increased (except in Hornsey where a small reduction is seen) while in wards in central and east Haringey, median incomes have all fallen except for Seven Sisters where a small increase is noted.

In all wards in central and east Haringey, median incomes are less than the median for Haringey as a whole (£33,140 (GLA 2012/13)) and all below the incomes required to buy into shared ownership schemes that are coming on stream during 2015 (eg, £34,709).

The council's HaringeyStat on Business Growth (published February 2015) also points out that the median income in Tottenham is significantly lower than the average for the borough

Distribution of households in Haringey by ethnicity



There are higher proportions of white households located in the west of Haringey (81.1% in Muswell Hill and neighbouring wards) with their presence gradually lessening across central and east areas of the borough (43.3% in Northumberland Park and White Hart Lane). Higher proportions of Black households live in the east of Haringey (34.4% in Northumberland Park and White Hart Lane) and central areas of Haringey and their presence in wards in west Haringey is small (2.4% in Muswell Hill and neighbouring wards). Asian, Mixed and Other ethnicity households are distributed fairly evenly across the borough.

Available demographic data on buyers of shared ownership products in Haringey

Scheme Name	N15 scheme	N17 scheme	Central and east Haringey
Year scheme handed over	2013/14	2011/12	
No. of homes	43	68	
Gender (Female/Male) of buyers	75%/25%	47/53%	50.5/49.5*
Ethnicity of buyers			
White	67%	75%	51.5%
Black and ethnic minority	33%	25%	48.5%
Previous Tenure			
Living with Friends & Family	16%	31%	
Private renting	79%	60%	
HA Tenant	2%	9%	
Other	2%	n/a	
Lived in Haringey before	58%	46%	
of which lived in one of the Tottenham wards	n/k	22%	
			Median income: £23,196
			(£33,140 Haringey as a whole)
Salary Ranges (Single & Joint)	£19,000-£79,500	£18,000-£50,000	
Deposit ranges	£7,500-£175,000	£3,400-£95,625	

The table to the left sets out headline demographic data about buyers of two shared ownership homes, one in central Haringey (N15) and one in east Haringey (N17) and compares this with census data about central and east Haringey and the whole of Haringey.

In terms of ethnicity, white shared ownership buyers are over-represented (67% and 75%) compared with their presence in the local population (51.5%) and black and minority ethnic shared ownership buyers are under-represented (33% and 25%) compared with their presence in the local population (48.5%).

In terms of gender, a more mixed picture is presented with one scheme overwhelmingly female buyers (N15, 75%) and the other with more male buyers (N17, 53%).

In terms of income, some of the households clearly had less than the local or borough median incomes but the data on which this table is based indicates they were not the majority of households.

Haringey Council will be working with developers of shared ownership homes to provide demographic data on buyers so that such monitoring can ascertain which households are benefiting from this tenure.

*Refers to gender representation in the Haringey as a whole rather than just central and east Haringey

Conclusion on affordability

In the context of focusing on developing more affordable home ownership options in the central and eastern parts of Haringey, the data covered in the charts and tables above indicates that:

- According to two thresholds of housing affordability (35% and 45% of net median income spent on housing costs), council and housing association homes in Haringey are very affordable by households on the median income for the borough. Homes charging Affordable Rents with rents up to 65% of market rents are marginally affordable at 35% of net income and affordable at 45% of net income spent on housing costs. Shared ownership homes are marginally affordable at 35% of net income and are affordable at 45% of net income spent on housing costs. The latter (45%) is the government threshold for affordability of shared ownership. Homes with Affordable Rents (80% of market rent) are not affordable at 35% of net income spent on housing costs and only marginally affordable at 45% of net income. Private rented homes and outright sale homes are not affordable by households on Haringey's median income.
- Home ownership is high in the west of Haringey where as in some areas of east Haringey, social rented housing is the dominant tenure.
- Occupations with lower pay are more represented in the east of Haringey whereas occupations with higher pay are represented more in west Haringey. Incomes data show that only wards in west Haringey have incomes above the Haringey median income of £33,140.
- Incomes in east and central Haringey have reduced between 2010 and 2012/13 whereas they have risen in west Haringey over the same period
- Black households are represented more in the east of Haringey than they are in the west of the borough and conversely White households are represented more in the west of the borough, than in the east.
- Initial data on buyers of shared ownership homes show that Black and ethnic minority buyers are under-represented in new schemes whilst White buyers are over-represented are over-represented in comparison with their representation in the generation population of Haringey.
- Initial data on buyers of shared ownership homes show that the previous tenure of most buyers was the private rented sector.
- Initial data on buyers of shared ownership homes indicates around 50% of households lived in Haringey. Of this a smaller proportion already lived in east Haringey.

What does this tell us about the affordability of housing for residents with protected characteristics?

The above evidence indicates there is a possibility that over time Black residents in Haringey may not benefit from the plans to build more homes in the borough through promoting affordable home ownership in east Haringey. White households may benefit more easily. To help support existing communities whilst also increasing a greater mix of tenure, ways of ensuring Black households have access to and benefit from low cost home ownership products need to be explored.

How can the potential effects be mitigated?

The ability of local people to afford the new homes being built, especially in the east of the borough, is dependent on them accessing jobs and also increasing their incomes to a sufficient level to afford the new homes on offer as a result. Haringey's Business Growth plans include increasing the number of jobs in Haringey from 73,000 (2011 baseline) to 95,000 by 2036 (an increase of 29.5%). It is planned to change the profile of Haringey-based jobs so that retail and public sector employment are less dominant, and there is a better range of jobs, including a greater proportion of jobs in more highly-skilled sectors, such as sustainable technology, digital design and skilled/ craft manufacturing. The opportunities being created over the next 10 years should be open to all Haringey residents with monitoring undertaken to ensure the outcomes are delivered proportionately.



Haringey Council

Report for:	Regulatory Committee 3 March 2015	Item Number:	
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Title:	Development Management and Planning Enforcement Work Report
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Report Authorised by:	Stephen Kelly
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Lead Officer:	Emma Williamson
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Ward(s) affected: All	Report for Key/Non Key Decisions:
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1. Describe the issue under consideration

- 1.1 To advise the Regulatory Committee of performance on Development Management and Planning Enforcement for quarter 3 and January 2014/15.

2. Recommendations

- 2.1 That the report be noted.

3. Background information

- 3.1 The report summarises the performance of the Development Management and Planning Enforcement Service for the third quarter 2014/15 and January. Building Control performance will be reported to the meeting.
- 3.2 Work with the Corporate Delivery Unit with regard to developing a local suite of indicators to be reported regularly to Regulatory Committee as previously discussed is reaching a conclusion and will be used to report for the next financial year going forward.

4. 2014/15 Quarter Three and January Development Management performance

- 4.1 The number of major, minor and other applications determined by Haringey in the third quarter of 2014/15 together with January was 1,940. The overall number of applications submitted to the Development Management service continues to rise reflecting the increased development activity Londonwide and the prior approval regime introduced by the Government last year.
- 4.2 The cumulative performance for the quarter together with October and November is set out below which demonstrates that the corporate targets were comfortably achieved.
- 4.3 Performance on majors measured over the two years rolling is now in the top quartile. Performance on minors and others is still variable but has improved since the dip in the summer although further improvement is required to move into the top quartile in London. The statistics will end the year within the corporate targets. Performance on discharge of conditions is improving although further improvement is needed particularly given that automatic deemed discharge will be implemented shortly. Caseloads per officer have risen over the last 6 months although they have now started to reduce. The service is beginning to make inroads into the backlog and has been determining more applications than have been received for the last quarter.

2014 2015			Number of major apps decided	Number decided on time	no. of which were due to PPA / extension	% decided on time	LBH Target	Number of minor apps decided	Number decided on time	no. of which were due to PPA / extension	% decided on time	LBH Target	Number other apps decided	Number decided on time	no. of which were due to PPA / extension	% decided on time	LBH Target
Month	Total decided	Total received															
April	149	183	6	6	5	100%	65%	26	21	2	80.77%	65%	117	103	15	88.03%	80%
May	337	394	9	9	5	100%	65%	61	53	6	86.89%	65%	267	241	39	90.26%	80%
June	487	589	10	10	6	100%	65%	85	73	12	85.88%	65%	392	350	51	89.29%	80%
July	671	834	10	10	6	100%	65%	120	98	16	81.67%	65%	541	473	63	87.43%	80%
August	842	1043	10	10	6	100%	65%	155	122	24	78.71%	65%	677	585	89	86.41%	80%
September	1061	1270	12	12	8	100%	65%	195	155	31	79.49%	65%	854	732	103	85.71%	80%
October	1261	1519	13	13	9	100%	65%	231	175	39	75.76%	65%	1017	858	121	84.37%	80%
November	1495	1697	13	13	9	100%	65%	262	197	44	75.19%	65%	1220	1008	143	82.62%	80%
December	1769	1858	15	15	10	100%	65%	291	217	50	74.57%	65%	1401	1168	156	83.37%	80%
January	1940		18	18	12	100%	65%	312	235	53	75.32%	65%	1548	1263	168	81.59%	80%

4.4 Pre-application enquiries

- 4.5 The formalised paid pre-application planning advice service provided advice on 161 proposals between 1 April 2014 and 31 January 2015 which represents an increase on the previous year. This includes detailed written confirmation of the advice given at the pre-application meeting. A revised schedule of charges including a new paid householder pre-application service was agreed at Cabinet this month and will be implemented from 1 April 2015.
- 4.6 In addition 4 additional sites continue to be the subject of a series of meetings through the Planning Performance Agreement process.

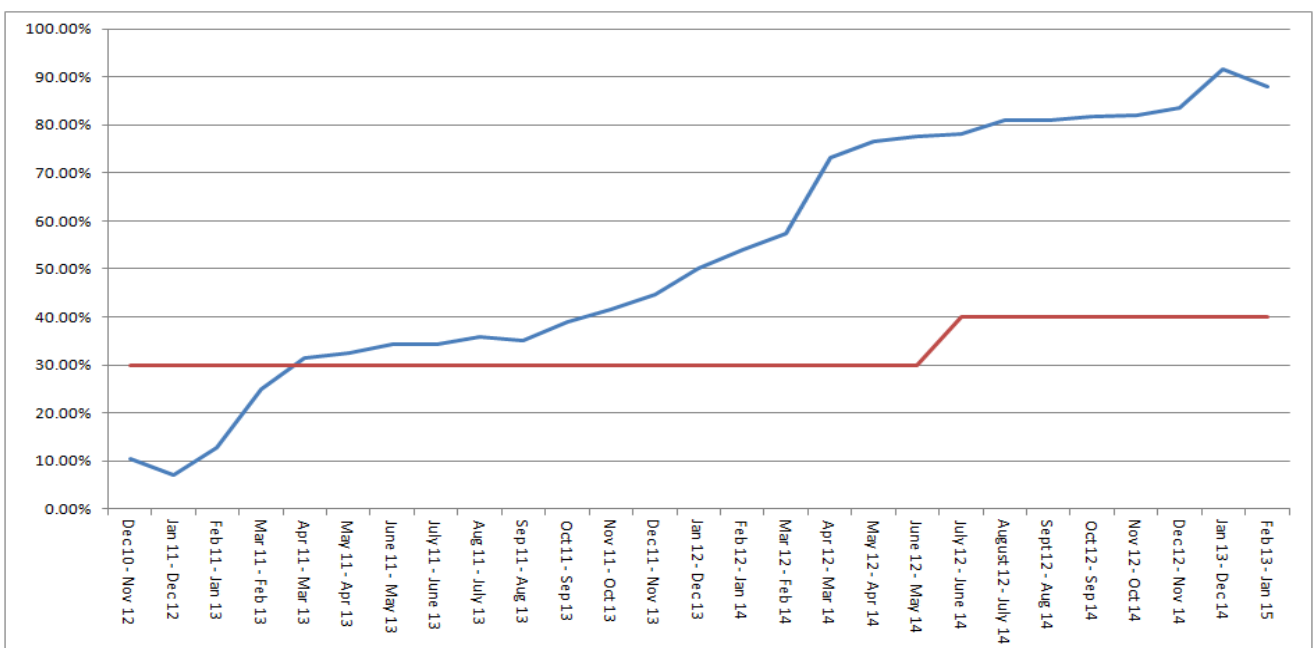
National monitoring on performance on processing planning applications

4.7 The provision to designate under-performing local planning authorities is based on two criteria:

4.8 **Speed of decisions** – the measure to be used is the average percentage of decisions on applications for major development made within the statutory determination period or such extended period as has been agreed in writing with the applicant (either a Planning Performance Agreement or an extension of time). The initial threshold for designation in October 2013 was set at 30% or fewer for the first designation and the assessment period was the two years up to and including the most recent quarter i.e the two year period ending on 30 June 2013. The Council’s performance for this period was published by DCLG on 27 September 2013 and showed a percentage of 34.2%. DCLG increased the threshold for designation in July 2014 to 40%. The last official published data is for the period to June 2014 (published on 2 October 2014) which shows Haringey at 78% for the two year period to the end of June 2014. Haringey is ranked 72nd in England which is top quartile. The top performing London Boroughs are Newham at 88.5%, Barking and Dagenham at 87.2% and Kensington and Chelsea at 85.9%.

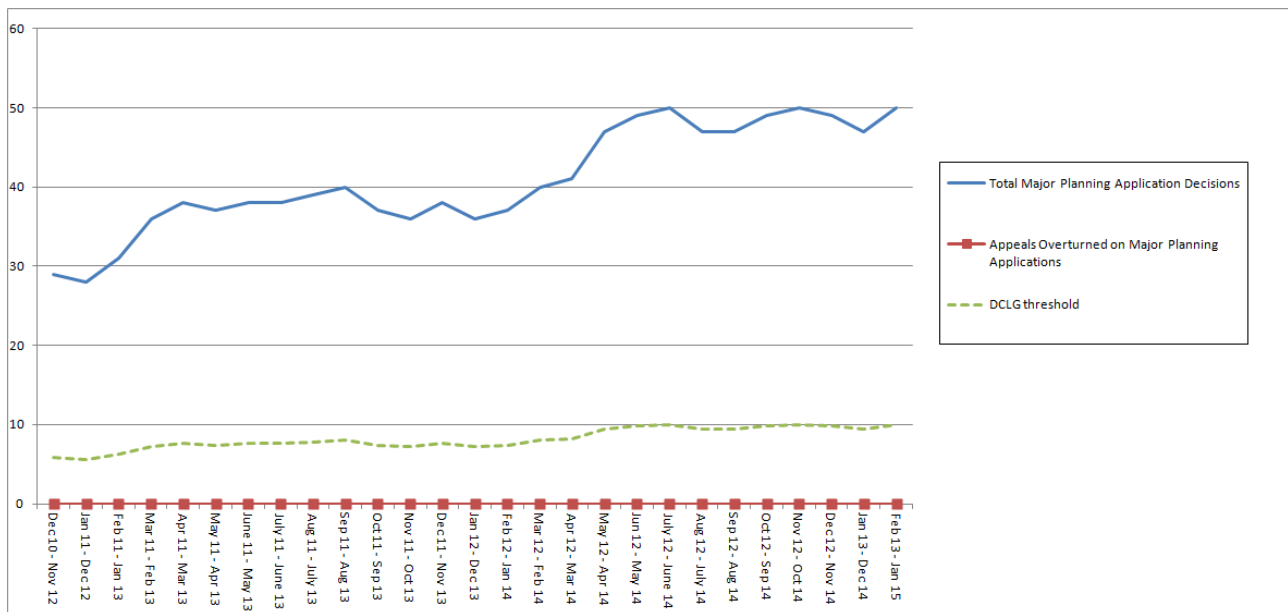
More recent data (not yet published by DCLG) shows current performance up to end of January 2015 at 88%.

Average percentage of decisions on applications for major development made within the target (rolling two year period)



4.9 **Quality of decisions** – the measure to be used is the average percentage of decisions on applications for major development that have been overturned at appeal once nine months have elapsed following the end of the assessment period. The threshold for initial designation is 20%. For the first designations in October 2013 a two year assessment period ending on 31 December 2012 was used. The nine months is to enable the majority of decisions on planning applications made during the assessment period to be followed through to subsequent appeals that may be lodged and for the outcome of those appeals to be known. The table below monitors this indicator and shows that up to the end of January 2015 the Council is currently at 0% and therefore well below this target.

% of Planning Appeals Allowed Against the Decision to Refuse Planning Permission: Individual Monthly Performance



5. Planning Appeals Performance

- 5.1 The Planning Inspectorate has issued decisions on 49 appeals so far in this financial year and only ten of these were allowed (20%). The majority of these were decided via the written representations route although there was one informal hearing.
- 5.2 A delegated refusal of a major scheme- Ermine Road and Plevna Crescent a residential scheme for 98 units on a Site of Nature Conservation Importance is due to be heard at a Public Inquiry in March.
- 5.3 In the period 1.3.2013-31.1.2015 9 applications were refused by planning committee. 7 of these were against officer recommendation. 6 of these refusals have been appealed. The remaining one was revised, resubmitted and subsequently approved by the committee.
- 5.4 A report on lessons learned will be included in the annual report on planning performance to be reported at the next Regulatory Committee.

6. Planning Enforcement Performance

6.1 Number of cases

- 6.1.1 The overall caseload continues to increase since 2011-12 and 830 cases have been received so far this year. The service is continuing to implement improvements to speed up decisions on case and be more responsive to the customer.
- 6.1.2 At 31 January 2015 572 planning enforcement cases are still open. Efforts to deal with the backlog will be made in the final quarter of 2014-2015. This figure has been upwardly distorted by staffing shortages over the December to February period. Further information on the type and distribution of cases will be presented at the meeting.

6.2 Enforcement action

6.5 To date 93 enforcement notices have been served in 2014/15 82 Planning Contravention Notices have been served. These are a tool to gain further information about a potential breach and these are often a pre-cursor to enforcement action.

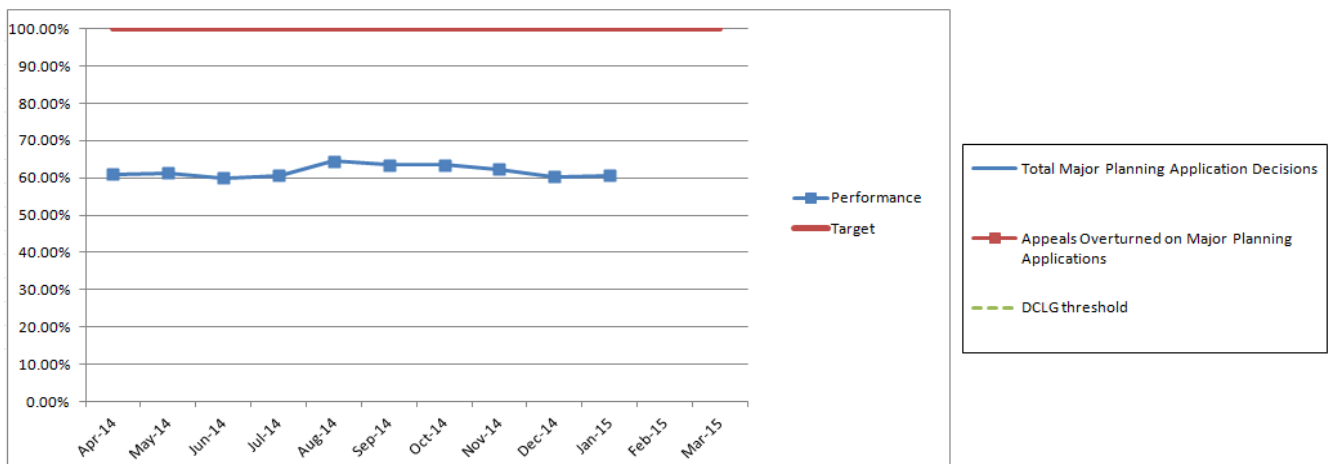
6.6 Enforcement appeals

6.7 Information on enforcement appeals will be presented at the meeting.

6.8 Performance indicators

The service is now collecting data on the number of enforcement complaints on which a decision is made as to how to proceed within 8 weeks rather than whether the case was closed within 8 weeks. The rationale for this approach is that in instances where formal enforcement action is pursued; the timescales involved are outside the control of the planning enforcement service. Examples include the Planning Inspectorate timescales, which do not in any way reflect the performance of the service. The cumulative performance for the year so far is 57%. The service has set itself the target for performance to be at 65%. It is expected that at the next reporting period, the performance will exceed this performance benchmark.

Month	complaints received	decision taken within 8 weeks	Target %	Total decisions	%
Apr-14	61	39	100.00%	64	60.94%
May-14	151	89	100.00%	145	61.38%
Jun-14	245	133	100.00%	222	59.91%
Jul-14	341	183	100.00%	302	60.60%
Aug-14	405	253	100.00%	392	64.54%
Sep-14	484	308	100.00%	485	63.51%
Oct-14	589	353	100.00%	556	63.49%
Nov-14	676	419	100.00%	673	62.26%
Dec-14	741	483	100.00%	802	60.22%
Jan-15	795	492	100.00%	811	60.67%
Feb-15			100.00%		
Mar-15			100.00%		



6.9 Work is ongoing to improve this performance through management and performance tracking changes.

6.10 The service also collects data on the number of cases acknowledged within 3 days and the number of initial site visits carried out within the service standards (10 days for most breaches). The service's performance against these measures will be reported to the meeting.. In addition, the service has now introduced a new

performance indicator to measure the number of cases which are acknowledged within 1 working day.

Prosecutions and other income

- 6.11 Information on prosecutions and other enforcement income will be presented to the meeting.

Proceeds of Crime Act (POCA)

- 6.12 There have been no further cases referred for confiscation under the Proceeds of Crime Act (POCA) however an additional £21,000 is expected from a reopening of 9 Heybourne Road and 1 Bruce Castle Road. This money is expected to be paid in June 2015.

7 Issues and challenges

- 7.1 The growing personal caseloads of officers and fixed national planning fee regime has created significant pressures on the caseloads for existing staff. The level of income has not risen in line with this despite rising application numbers because of the increase in applications and prior approvals which attract a low fee. Whilst the continued focus on process efficiency and management of a suite of performance indicators has helped to maintain good levels of performance over the year to date, the service is now exploring options for more radical process changes through workshops with staff and external specialists with the support of the Planning Advisory Service.
- 8.2 With the announcement on 20 February of a Housing Zone for Tottenham, the service is also preparing to engage with the Mayor's and Government's expectations for streamlined, transparent and efficient planning processes. It is expected that the service will make extensive use of "planning performance agreements" to ensure that the necessary staffing and expertise are in position to respond positively to the expected increase in strategic applications. A planning protocol between officers of the Council and the Mayor's planning team, together with the establishment of the Quality Review Panel, (see paper elsewhere on this agenda) are part of the planning service's pro-active response to the announcement.
- 8.3 Against this backdrop, the service is also seeking to address the current balance between agency and permanent staff. Rather than adopting a piecemeal approach, the service is proposing to undertake a recruitment exercise for Development Management officers based upon a refreshed operating structure that highlights clear development and career pathways for individual officers to develop and grow within the Council - in line with the emerging corporate response to workforce development. Recruitment is likely to begin later in the spring.

8 Comments of the Assistant Director of Corporate Governance and legal implications

- 8.1 The Assistant Director of Corporate Resources has been consulted in the preparation of this report. As a noting report there are no specific legal implications which arise.

9 Local Government (Access to Information) Act 1985

- 9.1 Planning staff, application, appeals and enforcement case files are located at 6th floor, River Park House, Wood Green, London N22 8HQ. Application details are available to view, print and download free of charge via the Haringey Council website: www.haringey.gov.uk. From the homepage follow the links to 'planning' and 'view planning applications' to find the application search facility. Enter the application reference number or site address to retrieve the case details.
- 9.2 The Development Management and Building Control Support Team can give further advice and can be contacted on 020 8489 5504, 9.00am-5.00pm Monday to Friday.

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Report for:	Regulatory Committee	Item Number:	
Title:	Delivering Quality in new development		
Report Authorised by:	Stephen Kelly – Assistant Director - Planning		
Lead Officer:	Stephen Kelly - Assistant Director – Planning		
Ward(s) affected: All	Report for Key/Non Key Decisions:		

1. Describe the issue under consideration

This report outlines the measures that the Planning Service is undertaking to improve the quality of new development coming forward.

The aspiration to improve quality is a consistent area of feedback from the community, and from members. The opportunities provided by a new planning policy framework*, and the expected developer interest in our regeneration areas*, means has served to highlight the need for a review of the existing measures targeted towards improving design quality.

2. Cabinet Member introduction

The planning service improvement journey includes not only an aspiration to improve processes and efficiency, but also to respond to widespread aspiration that the Council works to raise the quality of all new development delivered in the borough.

This paper, to be accompanied by a presentation from officers, aims to update the Regulatory Committee on two key elements of that project; proposals for a new Haringey Quality Charter* and the establishment of a “Quality Review Panel.”

Alongside changes made already, to the Planning Protocol*, the emerging programmes to support member and officers in the development of their skills and expertise, and the concerted work to improve the capability and capacity of the planning service, I am confident that these measures will have a positive role to play in our journey towards excellence.

3. Recommendations

That the committee note the steps being taken to improve design quality in the borough.

4. Alternative options considered

None

5. Background information

As part of the Development Management improvement plan, work is already underway to improve the oversight and senior manager input into strategic planning applications. Changes to the Planning Protocol in 2014 also enabled, for the first time, pre-application briefings to members of the planning committee during the formative design stages – in line with the expectations in the Localism Act* and National Planning Policy Framework. The planning service improvement plan also provides for a refresh and review of the Haringey Design Panel, to ensure that its organisation and membership can provide support to the Council officers and members in the robust assessment of development.

Planning Policy

The recently published Local Plan consultation documents* incorporate a refresh of all design policy in the borough. Of note, the consultation draft Development Management Development Plan Document (DPD)* proposes a “Haringey Quality Charter” and requires all new development to make a positive commitment to its delivery. The charters core requirements (contained in policy DM1) are that new development:

- Make a positive contribution to a place, improving the character and quality of an area;
- Relate positively to neighbouring structures, new or old, to create a harmonious whole;
- Confidently address feedback from local consultation;
- Demonstrate how the quality of the development will be secured when it is built; and
- Is inclusive and incorporates sustainable design and construction principles.

The consultation draft Development Management DPD also provides a framework for considering density (Policy DM17: Housing Mix) and the location of tall buildings cross the borough (Policy DM5: Siting and Design of Tall Buildings) – using the evidence of the Urban Characterisation Study* undertaken by officers to support the local plan process.

Quality Review Panel

To support both offices and the planning committee in decision making, the planning service has undertaken a review of advice services. This has included engagement with a number of leading design commentators/advisors and developers across London and the review of practice across the country to determine appropriate and affordable measures that support the aspirations to improve quality. In seeking to improve advice to the Council, and recognising the scarcity of expert resources, consideration has been given to existing capability of Haringey and its partners, and the role of the existing design review panel.

From these discussions and explorations, it is clear that there was very limited interest amongst leading design professionals to become a dedicated design advisor to the Borough; to do so would put at risk important relationships with national clients for only modest (and short term) remuneration. Equally, capacity within other public authorities to release resources to Haringey, to supplement the existing urban design and conservation resources in house was also limited; a consequence of growing scarcity and staffing across public authorities. Officers were therefore guided towards the models of Design Council/CABE and public bodies such as LB Newham and London Legacy Development Corporation who operate a “professional” design review process, using an expert chair and a recruited panel of experts to undertake a range of reviews.

Having reviewed the type of application expected by the Council in the next 2 years, and the importance of a locally distinct design review process reflecting a need for local understanding as well as national expertise, the service has now taken the decision to introduce a “professional” design review capability – along the lines of the London Legacy Development Corporation. To date, an independent chair has been appointed alongside a resource to provide secretariat and support to panel members and Council officers. Adverts for panel members are to be published imminently and a recruitment process will follow shortly afterwards. The appointed Chair of the panel Peter Studdert is scheduled to provide a presentation to the Committee on the operation of the panel at the meeting.

Enhanced pre-application advice

Regulatory Committee have recently (February 2015) considered proposals to extend the scope and range of pre-application services offered*. The charged services to be introduced from April reflect the introduction of the QRP and also the extension of services to householders to help support higher quality domestic development.

6. Comments of the Chief Finance Officer and financial implications

The £10K cost of establishing the new QRP has been met from within the existing budget. The cost of running Panel meetings is expected to be met in full by the charges set out in the published charge schedule or through Planning Performance Agreements (PPA).

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

n/a

8. Equalities and Community Cohesion Comments

n/a

9. Head of Procurement Comments

None

10. Use of Appendices

None

11. Local Government (Access to Information) Act 1985

Localism Act – 2011

National Planning Policy Framework – March 2012

Haringey's Local Plan Strategic Policies – March 2013

Haringey's consultation draft Alterations to the Strategic Policies – February 2015

Haringey's consultation draft Development Management DPD – February 2015

Haringey's consultation draft Site Allocations DPD – February 2015

Haringey's consultation draft Tottenham AAP – February 2015

Haringey's Urban Characterisation Study – February 2015

Haringey's Planning Protocol – June 2014

Supporting High Quality Development in Haringey – Charges from 1 April 2015