

Corporate Plan 2015-18

Status Report February 2018

Priority 5

Corporate Plan Priority [1, 2, 3, 4, 5]	5	Priority Summary Sustainable Housing, Growth and Employment “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.” • Housing Strategy
Priority Name	Create homes and communities where people choose to live and are able to thrive	
Priority Lead	Alison Woodcraft	
Priority Owner	Dan Hawthorn	
Date	12 February 2018	

Priority Objectives



Objectives – Status Report

Objective No.	Objective Description	Target (Mar 18)	Latest Performance Information	What has been achieved to date	What will be achieved by end March 2018	What will not be achieved and why?
1	Achieve a step change in the number of new homes built					
a	New additional homes provided	1,502 net additional homes a year by 2018/19	2016/17: 774 net additional homes 2017/18 to Q2: 481	2014/15 640 2015/16 660 2016/17 774 2017/18 to date 481 Total to date 2555	The projection of new homes for 2017/18 is for 1,340 by March 2018	This target is set for Haringey by the Mayor via the London Plan. It will not be possible to meet the target of 1,502 homes as this was unrealistic given the potential supply pipeline within the borough, and the need to mobilise planning policy and delivery mechanisms for the pipeline the council do have during the Corporate Plan period.
b	Percentage of net affordable homes	40% of new homes are affordable, on a habitable room basis	2017/18 to date: 56% affordable on a habitable room basis (47% on a unit basis)	Over the Local Plan period to date (April 2011 – September 2017), 50% of all conventional housing delivered has been secured as affordable housing on a habitable room basis. On a unit basis, 42.5% of all new homes delivered have been affordable.	The current level of delivery of affordable homes means that it should be possible to maintain an average of 40% of new homes being affordable on a habitable room basis from 2014/15 to 2017/18. Over the Local Plan period (from 2011) 50% of homes were affordable on a habitable room basis.	n/a Despite the challenging context (with Government reducing investment in new affordable housing by around 65% since 2010) Haringey has delivered a large number of affordable homes. Over the current Local Plan period, from 2011-2017, 42% of all new housing has been affordable, rising to 50% as a percentage of all habitable rooms. This means that Haringey's average was significantly higher than the average across all London boroughs of only 28% of new homes being affordable in the 2011-2016 period (the latest date for which comparative data is available).
c	Gross affordable housing delivery	1,000 affordable homes completed by end of 2017/18	By Q3 2017/18: 963	963 homes delivered to date, including 31 delivered directly by the council under Phase 1 of the small sites programme - 18 properties at affordable rent (7 flats, 11 houses), and 13 for shared ownership (12 flats, 1 house).	Projections show that 1,010 homes on named schemes are already onsite and should complete by end of March 2018.	n/a
2	Prevent homelessness and support residents to lead fulfilling lives					
a	Homelessness preventions as a percentage of approaches	To be 40% by 2018/19	Q3 2017/18: 52% of approaches were prevented	The Homes for Haringey (HfH) Housing Demand team cleared a backlog of homelessness cases and was restructured in Autumn 2016 which has led to improved early intervention and prevention. The increased levels of preventions have resulted from work undertaken to reach households earlier, the delaying of homelessness using powers in the Deregulation Act, the flexible use of prevention funding and an increase in ASTs as an alternative to homelessness for households who cannot remain where they were.	It is expected that HfH will maintain preventions at 50%. The introduction of the Homelessness Reduction Act is likely to increase footfall, therefore acceptances might go up, but the ratio of preventions to acceptances should also increase. However the implementation of Universal Credit could have a negative impact on this.	n/a
b	Households in temporary	2,980 by March 2018	Q3 2017/18: 3,002 households in temporary	Gradual decrease from peak of 3,216 in August 2016, following 3 previous years	It is expected that HfH will be able to decrease this figure further to at most	The original target of 2,500 households in TA will not be met. This is due to the

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	accommodation	(original target was 2,500)	accommodation	of increases.	2,980 households, which is a decrease of 22 from the current position. A TA reduction plan is in place which includes measures to prevent homelessness and to secure additional supply, with key projects to be presented to SLT before the end of March 2018.	lack of supply of homes to discharge them into (particularly social housing for the 1,100 households in TA prior to the Localism Act 2011), as well as the failure to deliver previously proposed supply initiatives over the plan period, and limited ability to increase the supply of ASTs.
c	% Change in rough sleeping within Haringey	Target tbc	Q3 2017/18: 55 people seen rough sleeping by outreach services	This is a new indicator, introduced in response to the increase in rough sleeping in the borough. Additional funding has been secured from DCLG and a Rough Sleeping Monitoring Officer has been appointed for 2 years.	A Rough sleeping strategy and rough sleeping programme plan are under development and will be in place by March 2018. Targets for reduction will be set in the new Borough Plan, although monitoring is being improved in the interim.	n/a
3	Drive up the quality of housing for all residents					
a	Overall satisfaction with Homes for Haringey (HfH)	81% by 2018/19	Q3 2017/18: 64% of residents are satisfied with HfH	<p>Additional surveys are now being undertaken every month on a ward by ward basis to better understand the reasons for satisfaction being below target. Evidence to date has identified the following key drivers of satisfaction which need to improve:</p> <ul style="list-style-type: none"> • The quality of a neighbourhood as a place to live • Repairs • Listening to residents' views <p>As an example of action taken to date; residents suggested that HfH staff should be more identifiable when on estates, so HfH is working on ensuring this.</p>	<p>The council is still awaiting a full action plan to address poor customer satisfaction from HfH.</p> <p>An extensive consultation on residents' Business Plan priorities, engagement preferences and resident group recognition has been undertaken by HfH. Once analysed this will inform an action plan to improve satisfaction.</p>	<p>The target will not be met as there will not be another full survey of customer satisfaction until after the end of the plan period.</p> <p>An action plan is expected to be in place in April.</p> <p>The new HfH management agreement includes additional levers for the Council to help improve HfH's performance.</p>
b	% of Homes for Haringey (HfH) homes that meet Decent Homes standards	81% of stock to be decent by end of 2017/18	Q3 2017/18: 80.5% of stock is decent	The budget for major works/decent homes for 2017/18 is £24.615m – the projected year-end outturn is £22.735m. Of the 10 schemes within 2017/18, there are 4 schemes on site. All other schemes will be on site before the end of March 2018, with 3 of these before the end of January 2018.	HfH are on course to achieve our local target of increasing this percentage to 81.0% of the stock by March 2018. However, this target will be revised to a more ambitious target to reflect the increased stock investment budget due to be approved in the MTFS going to Cabinet in Feb '18 and the need for Haringey's performance to improve to at least the London average	HfH have yet to achieve 100% decency. The major works budget has been fully spent each year, but HfH are well below the London average which has increased to 92% over the same period, with the top quartile of boroughs increasing to 100%. Following the comprehensive spending review the Decent Homes funding Haringey had expected to receive was reduced and spread over a longer period during which additional homes have fallen into non-decency.
c	Private rented sector households in safer licensed conditions	1,800 households in safer conditions between 1 st April 2017 and 31 st March 2018	Q3 2017/18: 961 households are in safer licensed conditions.	For 2017/18 data was analysed and the number of HMO properties that require a license has been assessed. So far 961	Mandatory Licensing is operational across the borough. An additional HMO Licensing Scheme operates within 5	The target to improved living conditions for 1800 households using our existing licensing schemes is not on target as we

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		<p>Previous annual targets: 1,500 households in safer conditions between 1st April 2016 and 31st March 2017</p> <p>(Indicator only established for 2016/17 dashboard.)</p>		<p>households are living in safer conditions.</p> <p>2016/17: 348 licenses were issued, leading to 1,476 households living in safer conditions</p>	<p>wards in Tottenham (TALA). Across the two schemes it is envisaged that 1,400 households will be in safer conditions as a result of licensing in 2017/18. This is based on the Housing Improvement work programme and allocation of resources as well as the Governments proposed introduction to extended mandatory HMO Licensing to more properties. There is an average of 30/35 licenses being issued each month which will enable the target to be met This should continue, barring any enforcement action being required which could delay the process.</p>	<p>approach quarter 4. This is because a Government initiative to redefine Mandatory HMO licensing has not yet been introduced, which we had included in our forecast. Although the number of licenses issued is always weighted more heavily at the end of financial year, based on currently activity the 1800 household target may not be reached.</p>



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