

REPORT OF THE CABINET TO FULL COUNCIL ON 18 MARCH 2019

Chair:
Councillor Joseph Ejiofor

Vice Chair:
Councillor Emine Ibrahim

1. INTRODUCTION

1.1 This report to Full Council arises from consideration of the following report by the Cabinet:

- Housing Strategy

2. SUMMARY OF CONSIDERATIONS

On 12 February 2019 Cabinet agreed amendments to Appendix C of Haringey's Housing Strategy 2017-2022. Cabinet had agreed a draft amended Appendix C for consultation on 19 November 2018. Following consultation, the final version of Appendix C was agreed. Cabinet also agreed the deletion of Appendix D of Haringey's Housing Strategy 2017-2022. Appendix C explicitly provides for revisions to Appendices C and D, independently of any revision to the Strategy itself, as necessary.

The amendments to Appendix C are as follows:

- The incorporation of the proposed key lines on the delivery of new housing from the draft Borough Plan, in particular the commitment to new Council homes at Council rents, which does not appear at all in the current Housing Strategy.
- Setting out the intention to establish a wholly owned housing company and that the Council – either itself or via the company - will develop new affordable housing in the borough.
- Clearer definitions of types of affordable housing and guidance on affordability and bed size mix.
- That the Council's preference for low cost rented housing for general needs is for social rent at target rent levels – rather than Affordable Rent or London Affordable Rent.
- That the Council's preference for intermediate housing is usually intermediate rent at London Living Rent levels.
- An acceptance and welcoming of other providers of affordable housing, who are likely to continue to be the main providers of new affordable housing in the borough; and a recognition that they may deliver a different affordable housing tenure mix.
- Noting how the affordable housing mix should be flexed in different areas to ensure that the overall borough-wide strategic mix is delivered.
- Clarifying that, to be considered affordable, housing costs should represent no more than 40% of a household's net income, reflecting the Mayor's new London Housing Strategy.

WE RECOMMEND FULL COUNCIL:

Agree and adopt the amended Appendix C of Haringey's Housing Strategy 2017-2022, attached as appendix 1 to the Cabinet Report, and the deletion of Appendix D.