



Meeting: Haringey Strategic Partnership

Date: 26 February 2009

Report Title: Haringey Housing Strategy 2009-19 - Update

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

Introduction

At its last meeting on 10 December 2008, the Integrated Housing Board received a report that provided an update on the progress made in relation to the Housing Strategy 2009-19.

This report updates the HSP on the progress made since that meeting.

Recommendations

- i. To note the progress that is being made in developing the Strategy.
- ii. To note the approach and timetable that is proposed for the ongoing development of the Strategy.
- iii. To note the contents of the working document (link attached below) and provides feedback on the content:

<http://www.haringey.gov.uk/housingstrategy>

Progress to date

The Council agreed that the HSP should play an active role in the development of the Housing Strategy and that the Strategy should set out how value for money would be achieved through partnership.

The following work (supported by a 'key issues' paper) has been undertaken to develop Haringey's 10 year Housing Strategy 2009-19:

All the following groups have now considered the draft Housing Strategy:

- Stakeholder Group
- Landlords Forum
- RSL and Developers Forum
- Council's Cabinet

The Integrated Housing Board agreed that the Housing Strategy should address the needs of people affected by the economic downturn.

Since the Integrated Housing Board's last meeting, the Strategy had been developed to further address the needs of children and young people, including safeguarding.

The Integrated Housing Board discussed the role of Place Shaping and how this should be integrated within the Strategy and it was noted that the Council's Local Development Framework (LDF) formed the key tool in respect of this. There was agreement that, as this was a broad issue, it should be considered by a wider forum.

There was agreement that Place Shaping should form one of the themes for discussion at the Housing Strategy Conference on 18 February 2009.

Process for development

A draft Housing Strategy is in the process of development, and the latest working document is obtainable via the link above.

Members of the HSP are invited to review the document and provide comments that will inform the development of this draft.

Haringey faces a number of challenges in achieving its aspirations for housing. The borough has high levels of housing need, and a shortfall in affordable housing. 4,815 households live in temporary accommodation (October 2008), 10% of homes are over-crowded, 17% of private sector stock is unfit, and the council and social housing providers are working on significant investment programmes to bring their homes to Decent Homes standards. Responding to these issues is key for the borough: 26% of residents consider affordable decent housing to be the most important thing in making somewhere a good place to live, and 17% think it is the thing that most needs improving in the local area. Poor housing has also been found to have a negative impact on other areas of life for children and young people, in particular their health and well-being, and educational attainment.

The make-up of the borough's neighbourhoods is diverse, exhibiting affluence and deprivation, including areas which are successful and areas of potential. Significant regeneration programmes are working to transform neighbourhoods in the borough at Tottenham Hale and Haringey Heartlands. The economic down-turn raises challenges to our work to renew and regenerate the borough's housing at the same time as the introduction of the Homes and Communities Agency and the new Mayor's Draft Housing Strategy provides an opportunity to strengthen our dialogue and partnership with regional and national partners to ensure that we have the best opportunity to achieve our aspirations for Haringey.

The draft strategy identifies as its vision the creation of: *balanced neighbourhoods of choice, which meet the housing aspirations of Haringey's*

residents and offer quality, affordability and sustainability for current and future generations

In achieving this four main aims are identified:

1. To meet housing need through mixed communities which provide opportunities for our residents
2. To ensure housing in the borough is well managed, of high quality, and sustainable
3. To provide people with the support and advice they need
4. To make all homes in the borough a part of neighbourhoods of choice

Three principles have been identified as key components of the way we wish to work in Haringey:

- Partnership, in our work with local partners
- Strong relationships with government and national agencies (such as HCA and TSA) that will guarantee the best deal for Haringey's residents
- Engagement with residents and communities so that decisions and service improvement are shaped by what they want.

The draft strategy identifies the key actions, along with the key indicators we will use to measure our progress in achieving our aims. As this is an overarching strategy the majority of actions are addressed in more detail through existing delivery mechanisms: the strategy does not replicate these, but will clearly signpost through its implementation plan where responsibility for the detail of implementation lies. Delivery will be overseen by the Integrated Housing Board through its quarterly monitoring process.

Consultation

A seven week consultation period between 26 January 2009 and 15 March 2009 has now begun. A wide-range of communities will be consulted with, including residents, partners, community groups and council staff, using a range of methods and materials.

The consultation will make use of existing forums, including the Haringey Strategic Partnership and its theme boards, resident engagement mechanisms used by Homes for Haringey and housing association partners, community and voluntary groups, the Youth Council and the Haringey Forum for Older People, and other consultative forums in place for engaging with housing stakeholders.

A Housing Conference attended by over a hundred delegates was held on 18 February 2009, and the website, Haringey People, and customer access points in the borough are all being used to reach a wider audience.

Consultation materials have been produced in a range of formats, and pitched at different levels to ensure people are able to access the level of detail appropriate to their need or interest, and given opportunity to feedback face to

face, online, or in writing.

The results of the consultation will be incorporated into a final strategy and reported to the Council's Cabinet in April 2009.

For more information contact:

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Appendices

Housing Strategy 2009/10 –link set out below:

<http://www.haringey.gov.uk/housingstrategy>