

Meeting: Safer Communities Executive Board

Date: 16 March 2009

Report Title: Haringey's Draft Housing Strategy 2009-19

Report of: Kate Dalzell, Urban Environment, London Borough of Haringey

Purpose

To engage the Safer Communities Executive Board in the development of Haringey's Housing Strategy 2009-19.

Summary

A new housing strategy is being developed for Haringey. Haringey's Housing Strategy 2009-19 is being developed as a partnership strategy, overseen by the Integrated Housing Board of the Haringey Strategic Partnership.

Housing has a significant role to play in improving the quality of people's lives in Haringey, and can have an impact on a wide range of outcomes. The Housing Strategy is an over-arching strategy: it provides a framework, and a number of more focused strategies will sit beneath it, providing greater detail around areas such as Homelessness, Affordable Warmth, Private Sector Housing, and Older People's Housing.

A draft strategy has been developed based on the evidence available, and an analysis of the policy context. Feedback has also been received from a number of existing consultative forums with housing partners and key stakeholders. The draft strategy is attached, and can be found online at www.haringey.gov.uk/housingstrategy.

It is suggested that the area of most relevance to the Safer Communities Executive Board is aim 3, Neighbourhoods of Choice.

Legal/Financial Implications

N/A.

Recommendations:

That the Safer Communities Executive Board note the development of the draft Housing Strategy 2009-19, as summarised below and attached at Appendix A.

That the Safer Communities Executive Board provide feedback on the content

of the strategy.

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Background

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 suggests a vision for housing in the borough, to create:
Neighbourhoods people choose to live in with a balance of different types of homes which offer quality, affordability and sustainability for current and future generations

In order to do this, it suggests that our central aims should be:

1. To meet housing need through mixed communities which provide opportunities for our residents

This aim is about providing the right balance of homes, in terms of their type, size and price, and making sure enough housing is available, by building new homes and making the most of our existing housing. It is also about working with residents in temporary accommodation to look at alternative kinds of housing, and strengthening the links between housing services and training and employment support opportunities.

2. To ensure housing in the borough is well managed, of high quality, and sustainable

This aim focuses on ways we can work with residents and social and private landlords to improve standards of decency, design, and energy efficiency in new homes and existing homes

3. To provide people with the support and advice they need

To enable residents to make the most of housing opportunities in the borough, they need housing advice and support that are accessible and of high quality, enable choice and independence, and are responsive to individual needs.

Behind this aim is a range of work focused on how we improve advice, the need for early intervention to prevent homelessness, delivering the Supporting People's Strategy, and the role of housing services in safeguarding children and young people. This aim also includes the proposal to develop and deliver an Older People's Housing Strategy.

4. To make all homes in the borough a part of neighbourhoods of choice

This aim is about making all homes in the borough a part of neighbourhoods that people would choose to live in by creating well-designed, attractive, clean and safe public spaces where there is a real sense of belonging and pride.

One of the priority actions proposed within this section is "to tackle the fear of crime through partnership work to improve home security".

The consultation to-date has also raised proposals that a priority be added to emphasise the role of design / maintenance in reducing crime in community spaces and regeneration initiatives

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

- Partnership between organisations, agencies and residents in the borough
- Strong relationships with government and national agencies (such as HCA and TSA) that will get 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 consultation period is currently underway. A 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 was held on 18 February 2009, and the website, Haringey People, and customer access points in the borough are being used to reach a wider audience.

The consultation closes on 13 March 2009, and feedback will be provided, with the outcomes taken into account in a final strategy that will be taken to the Integrated Housing Board, and to Cabinet in Spring 2009.

Further Information

For further information, to provide feedback, or to request copies of the strategy, please visit www.haringey.gov.uk/housingstrategy email housing.strategy@haringey.gov.uk or call 020 8489 1161.

Appendices

Appendix A: Haringey's Draft Housing Strategy 2009-19