

Agenda item:

[No 1

Cabinet

On 21 April 2009

Report Title: **Haringey Housing Strategy 2009-2019**

Report of **Director of Urban Environment**

Signed :

Contact Officers:

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Wards(s) affected: **All**

Report for: **Key Decision**

1. Purpose of the report (That is, the decision required)

1.1. To seek approval for the Housing Strategy 2009-19. The strategy is a partnership document which sets out our approach to housing over the next ten years.

2. Introduction by Cabinet Member (if necessary)

3. State link(s) with Council Plan Priorities and actions and /or other Strategies:

3.1. The Housing Strategy contributes to the achievement of Community Strategy vision, for the borough "a place for diverse communities that people are proud to belong to". The strategy particularly contributes to our priorities for:

- An environmentally sustainable future
- Economic vitality and prosperity shared by all
- Healthier people with a better quality of life
- People and customer focused

3.2. The strategy has a key role to play in achieving the council's priorities to:

- Make Haringey one of London's greenest boroughs.
- Creating a Better Haringey: cleaner, greener and safer
- Encouraging lifetime well-being at home, work, play and learning
- Promoting independent living while supporting adults and children when needed
- Delivering excellent, customer focused, cost effective services

3.3. The strategy has strong links with the Unitary Development Plan, and with the Local Development Framework as it develops. It will contribute to delivery of other key Council strategies, including the Greenest Borough Strategy, Regeneration Strategy and Experience Counts. It will contribute to achievement of the vision in our Children and Young People's Plan, Changing Lives, especially to the objectives that children and young people enjoy and achieve, and are healthy.

3.4. The Housing Strategy is an over-arching strategy, and will be underpinned by a number of more focused strategies, including the Homelessness Strategy, Private Sector Housing Renewal Strategy, Affordable Warmth Strategy and Empty Homes Strategy. The linkages between these strategies can be seen in the draft strategy.

4. Recommendations

- 4.1. That Cabinet note the outcomes of the consultation and the changes proposed to the Strategy as a result of these.
- 4.2. That Cabinet agree any final comments and amends to be made to the draft strategy, and approve the proposed timetable for sign-off.
- 4.3. That Cabinet approve adoption in principle of the draft strategy, subject to any amends that are agreed in the course of the meeting, and any additional amends that may be agreed by the Cabinet Member for Housing Services (for example inclusion of case studies etc)
- 4.4. That Cabinet note the draft Implementation Plan which is nearing completion.

5. Reason for recommendation(s)

5.1. Housing has a significant role to play in improving quality of life in Haringey and contributes to a wide range of outcomes. The draft strategy sets out the strategic direction that the council and its partners will take over the next ten years in achieving our aspirations for Haringey. It articulates a vision, identifies the key priorities, and sets out how actions to address our objectives will be taken forward. This is an over-arching strategy, its delivery will be supported by a number of more focused strategies and business plans, and it will be key in communicating to residents and stakeholders, including the new Homes and Communities Agency and GLA, how our work will meet the needs and aspirations for housing in Haringey.

6. Other options considered

6.1. Not applicable.

7. Summary

7.1 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), 9% of homes are over-crowded, 15.7% 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.

7.2 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 downturn 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.

7.3 The draft strategy identifies as its vision the creation of: *Neighbourhoods that 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 achieving this five main aims are identified:

1. To meet housing need through mixed communities / mixed tenures 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
5. To contribute to creating the Greenest Borough

7.4 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.

7.5 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 over-arching 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.

8. Chief Financial Officer Comments

8.1. This report concerns the outcome of consultation on the development of a Haringey Housing Strategy 2009-19. This consultation took place between the end of January and mid-March and the costs have been met from within the 2008/09 budget.

8.2. The report also refers to the development of a rolling three-year implementation plan as an appendix to the ten year Strategy. The implementation plan should highlight any actions where additional resources may be required for consideration in the Pre-Business Plan Review process.

9. Head of Legal Services Comments

9.1. The Head of Legal Services has been consulted in the preparation of this report, and makes the following comments.

9.2. The Head of Legal Services confirms that there are no particular legal issues which arise out of the contents of this report.

9.3. The Head of Legal Services would, however, expect to play a role in delivering the Implementation Plan annexed to the Strategy, and so would expect to be further consulted on issues as they arise.

10. Equalities & Community Cohesion Comments

10.1. Housing impacts on a wide range of outcomes and is associated with a number of equalities issues. For example there are relationships between housing tenure and worklessness, between housing need and ethnicity and housing need and disability. Housing quality is related to health outcomes, and there are links between temporary accommodation and educational attainment, and higher rates of homelessness for young people who are lesbian or gay.

10.2. A full Equality Impact Assessment is underway to fully investigate these relationships and to identify issues that need to be explored further, and those that need to be addressed in the strategy. The outcomes of this assessment will

be taken into account in delivery, through the Implementation Plan..

- 10.3. It is anticipated that by working to meet housing need in the borough and meet residents' aspirations for housing the strategy will reduce disadvantage and inequality in the borough.

11. Consultation

11.1. Consultation on the draft strategy took place between 26 January and 13 March 2009, engaging with a wide range of stakeholders including residents, partners, community groups and council staff, using a range of methods and materials.

11.2. The consultation made use of existing forums, including the Haringey Strategic Partnership and its theme boards, resident engagement mechanisms used by Homes for Haringey, 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. Over 125 people provided input through attendance at Haringey's Housing Conference on 18 February 2009, and the website, Haringey People, and customer access points in the borough were used to reach a wider audience.

11.3. The outcomes of the consultation have been analysed in a Consultation Report. The report will be used to provide feedback to stakeholders on the outcomes of the consultation, and outlines how these have affected the final strategy. The Consultation Report is attached to this paper as Appendix A.

12. Service Financial Comments

12.1. The strategy's objectives will be mainly delivered within existing approved budgets. Where additional resources are required these will be sought from the CLG and/or through the Council's financial planning process. It is hoped that through a more coordinated and focused approach the strategy will increase the effectiveness of the council's activity in this area, and the value-added of partner contribution to our work and improve value for money.

13. Use of appendices /Tables and photographs

13.1. Appx A: Consultation Feedback Document

13.2. Appx B: Draft Housing Strategy 2009-19

13.3. Appx C: Draft Implementation Plan

14. Local Government (Access to Information) Act 1985

Housing Needs Assessment; Lord Mayor's Draft Housing Strategy; Hills Report; Barker Report; The Cave Review of Social Housing Regulation