

Report for: Cabinet – 8 March 2022

Title: Housing Strategy Consultation

Report  
Authorised by: David Joyce, Director of Housing, Regeneration and Planning

Lead Officer: Robbie Erbmann, Assistant Director of Housing

Ward(s) affected: All

Report for Key/  
Non Key Decision: Key Decision

## **1. Describe the issue under consideration**

- 1.1. Haringey's current Housing Strategy runs from 2017-2022. A new Housing Strategy therefore needs to be developed.
- 1.2. A draft Housing Strategy has been prepared: this sets out the Council's direction of travel in housing policy, and its high level objectives. Following a period of engagement and consultation with the residents and key stakeholders in the borough, a final strategy will be prepared for approval at Cabinet, and by Full Council, later in 2022.

## **2. Cabinet Member Introduction**

- 2.1. I'm delighted to recommend that Cabinet agree a new draft Housing Strategy as the basis for a consultation and wider conversation with our communities. This document proposes our key priorities across the whole housing sector over the next five years. It is based on a careful consideration of evidence, and reflection on the Council's role in ensuring that everyone in Haringey has a safe, stable and affordable home.
- 2.2. Good housing has a transformative effect on people's lives; and based on the experience of the past few years, we know that the reverse is also true. Making sure that thousands of new homes, including new affordable homes, are built, delivering a new generation of Council homes, improving our existing Council homes, actively ensuring good conditions in the private rented sector, preventing people from becoming homeless and providing support to those who do – these are fundamental ways in which we can improve the lives of a great many of our residents.
- 2.3. This document is just the beginning. A period of consultation will follow, with targeted work to ensure that we hear from a representative cross-section of our community, including those whose voices are not always heard. Residents' views will lead directly into the final housing strategy, as we continue to strive to ensure that our work is led by our residents and communities.

### **3. Recommendations**

#### **3.1. Cabinet is asked:**

- 3.1.1. To note the Draft Housing Strategy attached at Appendix 1.
- 3.1.2. To agree to hold a public consultation, alongside other forms of participation and engagement, later in 2022.
- 3.1.3. To delegate to the Director of Housing, Regeneration and Planning, after consultation with the Cabinet Member for Housing, Placemaking and Development, approval of final consultation documentation.

### **4. Reasons for decision**

- 4.1. Haringey's current Housing Strategy runs from 2017-2022. A new Housing Strategy therefore needs to be developed.
- 4.2. As a key policy document for the Council and Borough, the Housing Strategy is subject to statutory consultation. In addition to this statutory requirement, the Council is committed to enabling residents to actively participate in service design and strategy development. Following engagement and consultation, a final Housing Strategy will be developed and presented to Cabinet for approval.
- 4.3. The Housing Strategy forms part of the Council's Policy Framework. As such, the final Housing Strategy will be presented to Full Council for approval.

### **5. Alternative options considered**

- 5.1. Not to develop a new Housing Strategy. This was rejected because, even though a Housing Strategy is not a statutory document, it is an important part of the Council's policy framework and sets the direction of travel for housing.

### **6. Background**

- 6.1. Haringey's current Housing Strategy was adopted in 2016. It runs to 2022.
- 6.2. Since the current Housing Strategy was adopted, there have been a number of changes at the local, regional and national level, which affect the Council's direction of travel with regard to housing. As well as a new Housing Strategy being necessary due to the expiration of the current strategy, it is also needed to take account of these changes.
- 6.3. The new draft Housing Strategy is based around four strategic objectives:
  - Delivering the new homes Haringey needs
  - Improving housing quality and resident services in the social housing sector
  - Improving the quality of the private rented sector
  - Preventing and alleviating homelessness
- 6.4. The objectives are underpinned by fundamental principles running through the whole strategy:

- Communication and co-production
- An active Council
- Working holistically and in partnership
- Creating and maintaining sustainable and healthy communities
- Responding to the climate emergency

6.5. This is a draft strategy for consultation. A public consultation will therefore be held later in 2022. Residents' and other stakeholders' views will be recorded and considered, and will inform the final Housing Strategy, which will be presented to Cabinet later in 2022.

6.6. Alongside the statutory consultation, the Council is committed to ensure the active participation of a representative cross-section of residents, and to ensure that groups who are underrepresented in responding to consultations participate. There are many opportunities for residents to shape to detail of objectives and outcomes of the housing strategy, and to co-produce our final vision of what good housing in Haringey looks like, and how we achieve that. A detailed engagement and consultation plan will be developed. Activities are likely to include focused sessions with representative cross-sections of Haringey residents to inform both the final strategy and ongoing resident involvement.

## **7. Contribution to strategic outcomes**

7.1. The Housing Strategy directly contributes to the objectives and outcomes of the Borough Plan, in particular Priority 1: 'a safe, stable and affordable home for everyone, whatever their circumstances'.

## **8. Statutory Officer Comments (Director of Finance (procurement), Head of Legal and Governance, Equalities)**

### **Finance**

8.1. The housing strategy has been updated to include many commitments which have already been agreed, such as the commitments in the Council Borough Plan.

8.2. It has four key strategic objectives as listed in the report and related action plans. These does not include any budgetary commitments over and above those already planned for through the current HRA Business plan.

8.3. The cost of consultation appears to be the only direct financial implications arising from the recommendations in this report and this will be contained within the existing housing commissioning budget.

8.4. However, following consultation and as the proposals are developed, any proposal requiring additional revenue or capital resources will need to be reviewed and approved via the appropriate approval route ahead of implementation.

8.5. There is no financial risk associated with the development of the strategies at this stage.

## Legal

- 8.6. The Head of Legal and Governance has been consulted in the preparation of this report.
- 8.7. Under section 41 of the Greater London Authority Act 1999, as amended, ("GLAA99"), it is a general duty of the Mayor of London to prepare and publish a London housing strategy. Under section 333D of GLAA99, any local housing strategy prepared by a local housing authority in Greater London must be in general conformity with the Mayor of London's London housing strategy.
- 8.8. Under section 8 of the Housing Act 1985, local housing authorities (including Haringey Council) shall consider and review on a periodical basis the housing conditions in their area and the housing needs of the area with respect to the provision of further housing accommodation. Section 3 of the Housing Act 2004 further imposes a duty on local housing authorities to keep housing conditions in their area under review.
- 8.9. Under section 87 of the Local Government Act 2003 (as amended), the Secretary of State for Communities and Local Government has the power to require local housing authorities to have a housing strategy and impose requirements with respect to the ends that the strategy is to be designed to achieve, the formulation of policy for the purposes of the strategy or review of the strategy. The Secretary of State also has the power to order local housing authorities to prepare statement setting out their housing strategy and other material relating to housing. To date, the Secretary of State has not formally exercised these powers. The Explanatory Notes to this Act however describe a local housing authority's Housing Strategy as:
- "... the local housing authority's vision for housing in its area. It sets out objectives and targets and policies on how the authority intends to manage and deliver its strategic housing role and provides an overarching framework against which the authority considers and formulates other policies on more specific housing issues."*
- 8.10. The Secretary of State in the 2007 Green Paper "Homes for the future: more affordable, more sustainable" developed the reference to the local housing authority's strategic role as follows:

*"The local authority strategic housing role is made up of the strategic decisions and activities associated with effective planning and delivery, in order to meet the housing needs of all residents across all tenures. Strong performance in this role will support effective place shaping and help ensure delivery of the wider sustainable community. This requires vision, leadership, planning and delivery at a strategic level to:*

- assess and plan for the current and future housing needs of the local population across all tenures;*
- make the best use of the existing housing stock;*
- plan and facilitate new supply;*
- plan and commission housing support services which link homes to the support and other services that people need to live in them;*
- work in partnership to secure effective housing and neighbourhood management on an ongoing basis"*

- 8.11. Section 225 of the Housing Act 2004 states that “housing” (for the purposes of carrying out the housing needs review required by section 8 of the Housing Act 1985 and for the purposes of preparing a housing strategy under section 87 of the Local Government Act 2003) includes the accommodation needs of gypsies and travellers residing in their area.
- 8.12. The Public Sector Equalities Duty (“PSED”) set out in section 149 of the Equalities Act 2010 obliges the Council in performing its functions “to have due regard to the need to:
- a) eliminate discrimination, harassment, victimisation and any other conduct that is prohibited by or under this Act;
  - b) advance equality of opportunity between persons who share a relevant protected characteristic and persons who do not share it;
  - c) foster good relations between persons who share a relevant protected characteristic and persons who do not share it”
- 8.13. The Housing Strategy document itself is not a formal Planning document and consequently will not form part of the statutory Development Plan. While it will be a material consideration, it will not carry significant weight in the development management process.
- 8.14. The following general principles of consultation apply:
- That consultation must be at a time when proposals are still at a formative stage;
  - That the proposer must give sufficient reasons for any proposal to permit intelligent consideration and response;
  - That adequate time must be given for consideration and response; and
  - That the product of consultation must be conscientiously taken into account in finalising any statutory proposals.
- 8.15. In short, in order to achieve the necessary degree of fairness, the obligation is to let those who have a potential interest in the subject matter know in clear terms what the proposal is and exactly why it is under positive consideration, telling them enough (which may be a good deal) to enable them to make an intelligent response. The obligation, although it may be quite onerous, goes no further than this.
- 8.16. Approval of the Housing Strategy following consultation is a function reserved to Full Council by Article 4.01(a) of the Council’s Constitution.
- 8.17. There is no legal reason why Cabinet should not adopt the recommendation in this report.

### **Procurement**

- 8.18. Strategic Procurement notes the report and confirms there are no procurement implications from the proposal

### **Equalities**

- 8.19. The Housing Strategy is a major strategy which will impact a large number of people in the borough. By seeking to improve conditions in social rented housing, in particular council housing, the strategy will have a positive impact on BAME residents, older residents, and women. By seeking to provide more social housing and in particular more family sized social housing, the strategy will also support these groups, as well as families with young children.
- 8.20. By prioritising the delivery of rented affordable housing, in particular social rented housing, and therefore not prioritising affordable home ownership, the strategy may have a negative impact on those who aspire to homeownership but are unable to access market housing, who are more likely to be younger. Affordable home ownership will however still be delivered in Haringey.
- 8.21. People in housing need and those living in social housing are disproportionately disadvantaged across multiple areas and have more than one protected characteristic, in particular in terms of race, socio-economic status, sex and disability. The Housing Strategy prioritises meeting the housing needs of these groups.
- 8.22. A full analysis is contained in the Draft Equalities Impact Assessment at Appendix 2.
- 8.23. Following consultation and engagement, a final Equalities Impact Assessment will be prepared to accompany the final Housing Strategy.

## **9. Use of appendices**

Appendix 1: Draft Housing Strategy, 2022-2027

Appendix 2: Draft Equalities Impact Assessment

## **10. Local Government (Access to Information) Act 1985**

Not applicable.