

Report for: **Housing & Regeneration Scrutiny Panel**

Date: 1 November 2022

Item number: 9

Title: **The Haringey Community Benefit Society**

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

Lead Officer: **Hannah Adler, Interim Head of Housing Strategy and Policy**

Ward(s) affected: **All**

Report for Key/
Non Key Decision: **Non-key**

1. Describe the issue under consideration

- 1.1. This report provides an overview of the process of acquiring homes to lease to the Haringey Community Benefit Society and ensuring that these homes are, or are brought up to, high standards.

2. Recommendations

- 2.1. Housing & Regeneration Scrutiny is recommended to note this report.

3. Background

The Haringey Community Benefit Society

- 3.1 In July 2018, Cabinet agreed to establish the Haringey Community Benefit Society (HCBS). The HCBS is an independent organisation, albeit one with a close relationship to the Council. It is governed by a Board of Directors, with two of the five directors nominated by the Council.
- 3.2 The HCBS allows the Council to acquire homes using retained Right to Buy receipts and lease them to the HCBS who lets them to households nominated by the Council. These leases last for seven years with the properties returning to the Council's HRA at the end of this period, thus increasing the Council's housing stock.
- 3.3 The HCBS has a Nomination Agreement with the Council which requires it to only let its properties to households nominated by the Council. Tenants are offered two-year tenancies which then become periodic tenancies until the end of the lease. This contrast favourably with the tenancies offered in the private sector in both length, quality of accommodation and rent levels.

Properties leased to date

3.4 The Council is currently leasing 262 homes to the HCBS, broken down as follows:

| | |
|--------|-----|
| 1-beds | 32 |
| 2-beds | 163 |
| 3-beds | 59 |
| 4-beds | 8 |
| Total | 262 |

3.5 The table below shows the location of homes in and out of the borough.

| Haringey Ward | No. of HCBS properties |
|-----------------------------|-------------------------------|
| Alexandra | 1 |
| Bounds Green | 15 |
| Bruce Grove | 5 |
| Crouch End | 0 |
| Fortis Green | 0 |
| Harringay | 1 |
| Highgate | 0 |
| Hornsey | 8 |
| Muswell Hill | 1 |
| Noel Park | 3 |
| Northumberland Park | 35 |
| Seven Sisters | 15 |
| St Ann's | 14 |
| Stroud Green | 2 |
| Tottenham Green | 15 |
| Tottenham Hale | 11 |
| West Green | 14 |
| White Hart Lane | 11 |
| Woodside | 16 |
| Total In-Borough | 167 |
| | |
| Out of Borough | |
| Barnet – Out of Borough | 93 |
| Islington – Out of Borough | 2 |
| Total Out-of-Borough | 95 |
| Total Properties | 262 |

3.6 The majority of homes leased to the HCBS are in the borough. A number of homes were bought in Barnet as part of a portfolio acquisition of high-quality homes.

3.7 At the end of October, a further eight 2-bed homes and two 3-bed homes are also due to be leased to the HCBS, bringing the total number of leased homes to 272.

Voids standard

- 3.8 The HCBS and the Council have entered into an agreement whereby the Council undertakes works on void properties to ensure that they are brought to standard. The standard includes the provision of:
- Curtain rails
 - Carpets throughout the property (with the exception of kitchen and bathroom areas which have vinyl floor coverings)
 - Internal doors being replaced
 - Asset components, such as kitchens, bathrooms and boilers being replaced if they are considered to have less than 7 years life

5. Contribution to strategic outcomes

- 5.1 The confirmed continued improvements and reviews contributes to Priority 1 of the Borough Plan, in particular outcome 3 'We will work together to drive up the quality of housing for everyone'.