

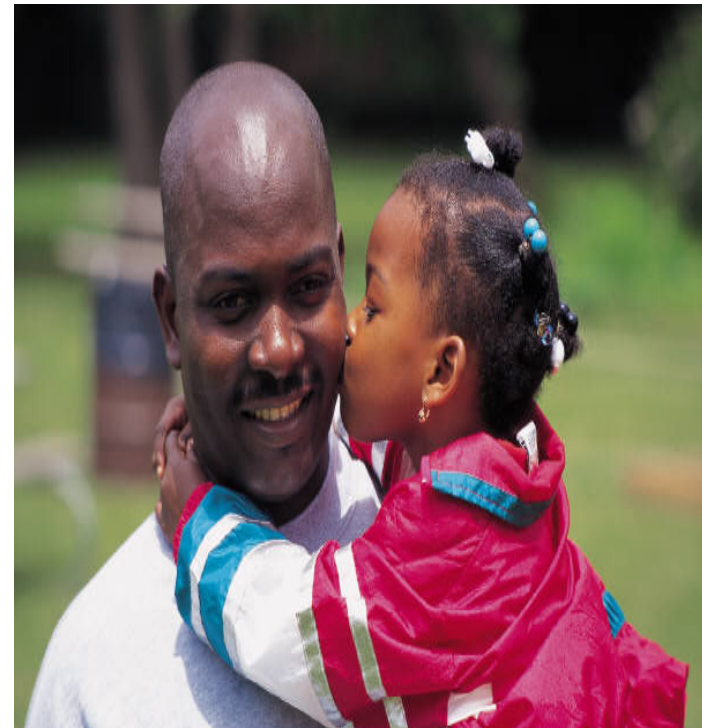
Housing in Haringey 2010/11

Transformation and improvement

Nick Powell

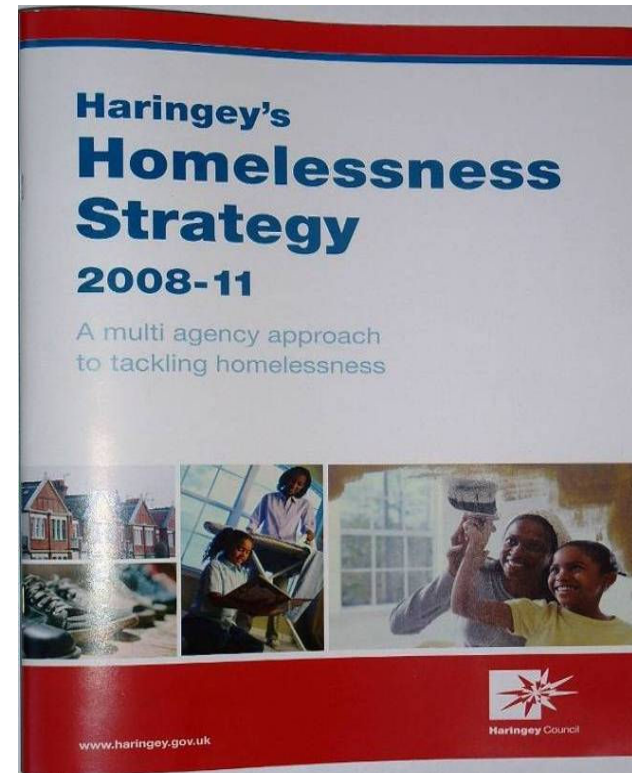
**Head of Housing Strategy,
Development & Partnerships**

21 October 2010



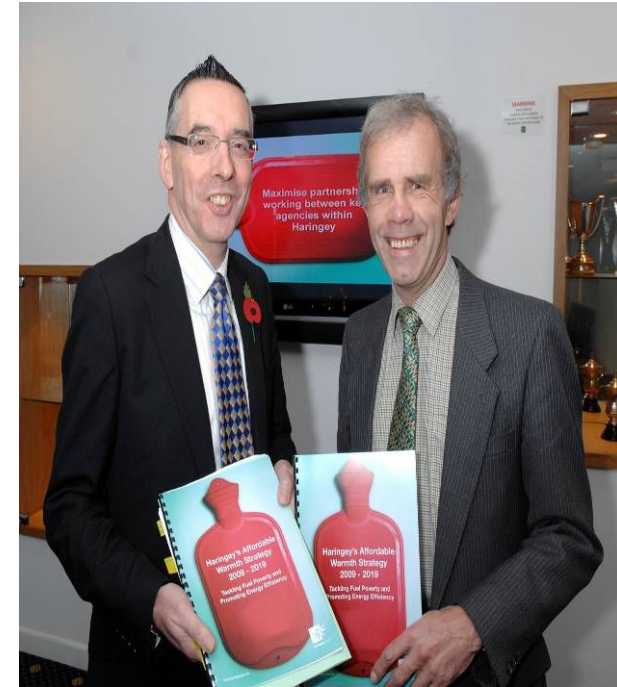
What we have focused on

- **Developing inclusive plans and strategies**
- **Tackling homelessness**
- **Meeting housing need**
- **Reconfiguring services**
- **Improving services through partnership**



Plans and strategies

- **Borough Investment Plan**
- **Rough Sleepers Strategy**
- **Affordable Warmth Strategy launched in November 2009**
- **Move-On Strategy**



Innovation and ambition



Reconfiguring services

- **Emphasis on advice, choice, independence**
- **Private Sector Housing integrated into service**
- **Multi disciplinary teams for vulnerable adults and supported housing**



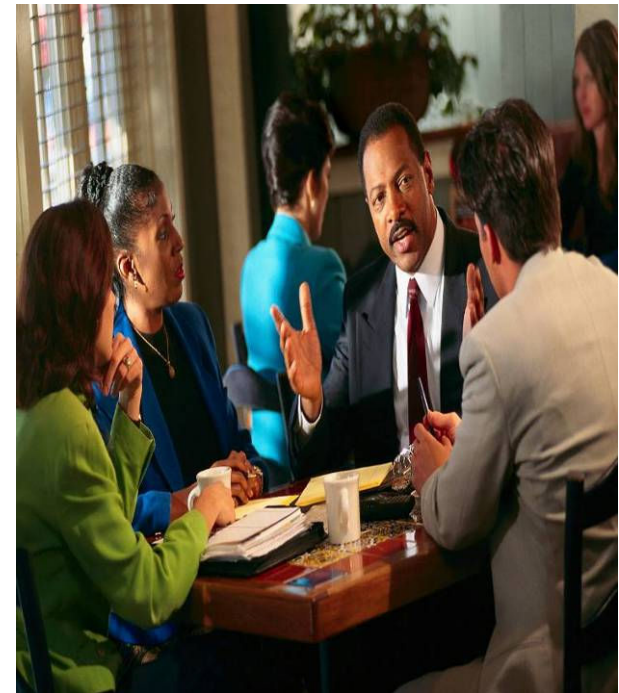
Reducing the use of TA

- **Early intervention and homelessness prevention**
- **Use of private rented accommodation**
- **Temporary housing reduced to 3341**
- **Market influence**



Working together

- **Integrated Housing Board**
- **Homelessness Strategy Delivery Groups**
- **Private Landlords Forum**
- **RP & Developers Forum**
- **TA User Forum**
- **Rent Arrears Forum**

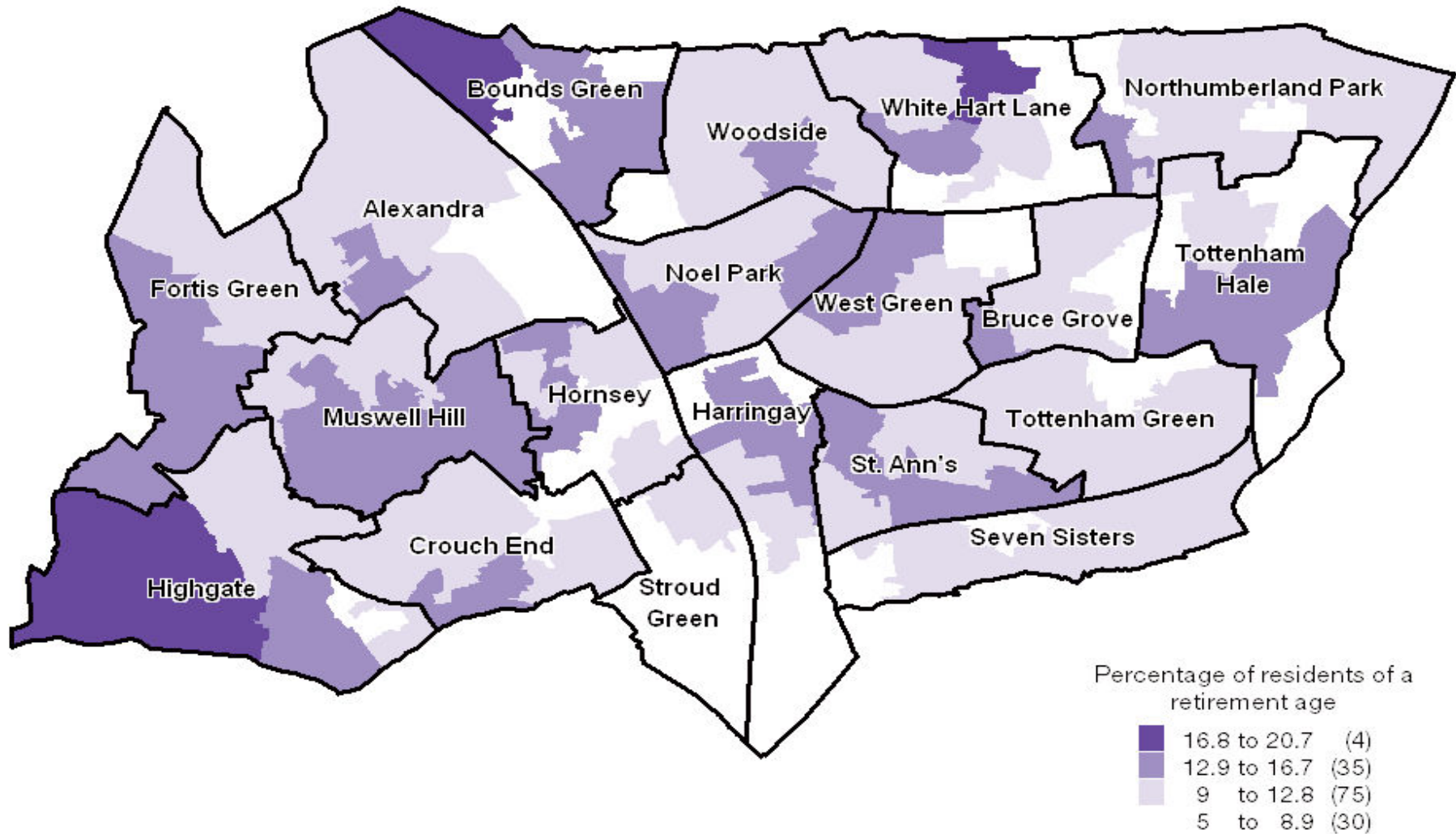


Still much more to do ...

Older People's Housing Strategy



More of us are getting older



Changing needs

- **54% of older people in Haringey own their own homes**
- **2011 census - this figure is likely to rise**
- **Need for appropriate homes that enable older people to achieve and maintain independence**



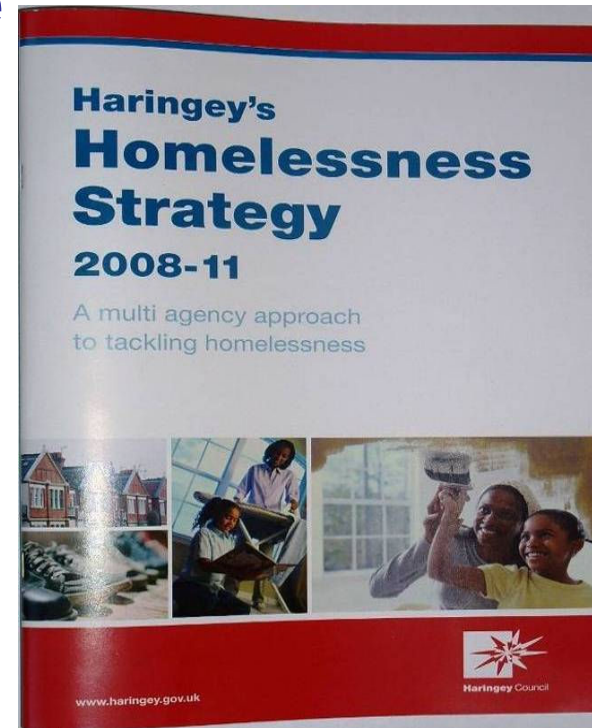
Changes in benefit

- **LHA maximum applied to each size of property**
- **£400pw maximum**
- **30 percentile used to calculate the LHA**
- **Only 90% of HB will be paid to applicants who have been getting JSA for 12 months or longer**

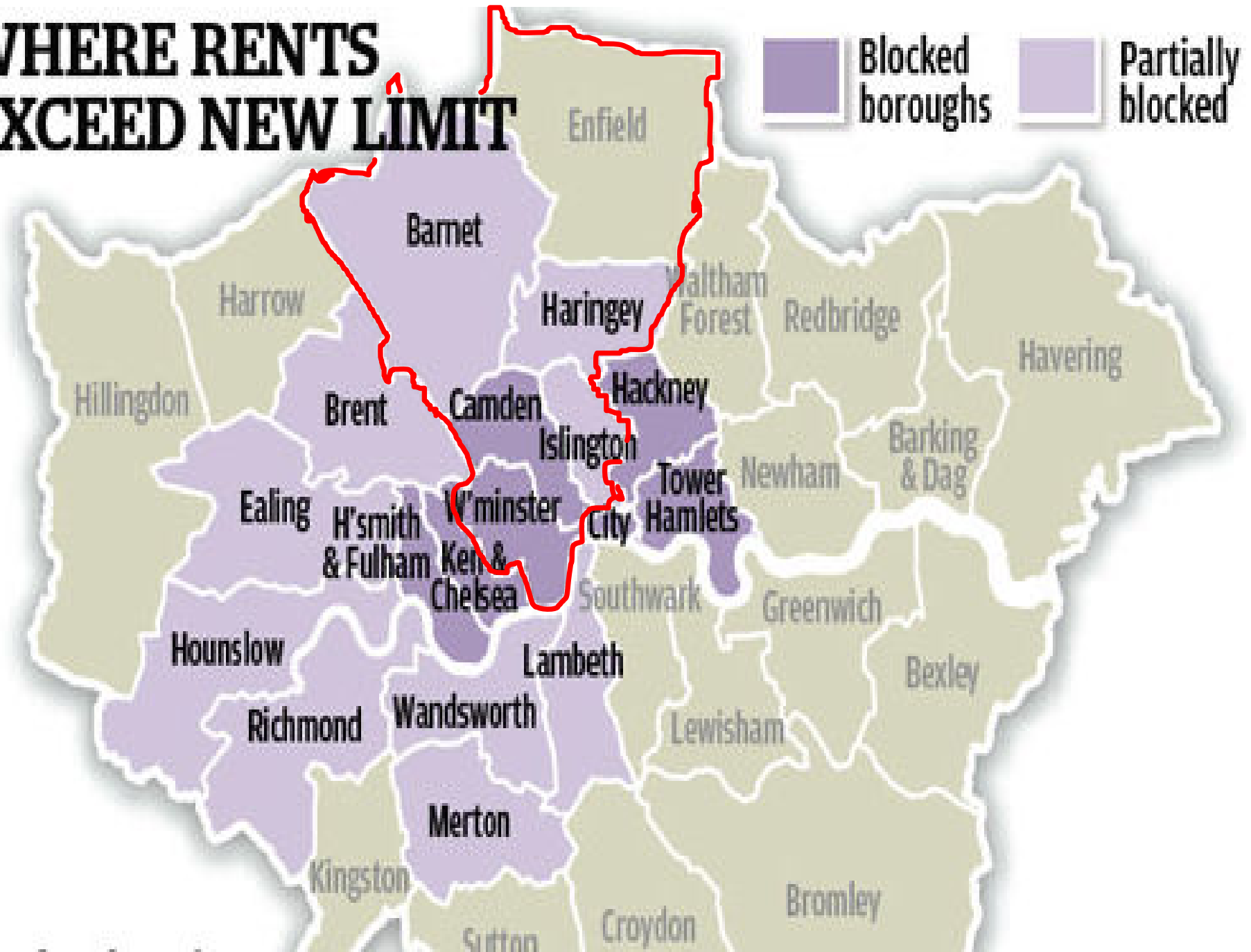


Consequences of these changes

- **ASTs will not be sustainable in many parts of London**
- **TA and ASTs will be procured in cheaper areas of Outer London**
- **More homelessness**
- **Unable to discharge duty if AST unaffordable**

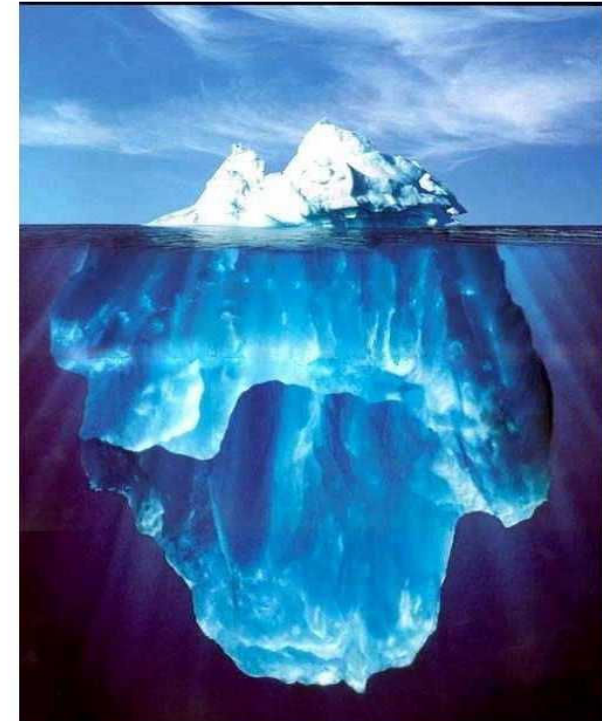


WHERE RENTS EXCEED NEW LIMIT



Unintended consequences

- **Unprecedented increase in out-of-borough placements**
- **Increased concentration of ASTs (and TA) in areas with lower housing costs**
- **Disruption to schooling, healthcare and support**
- **Increased pupil mobility**



And even more ...

- **Unauthorised, poor quality property conversions**
- **Market distorted by TA**
- **LAs will compete**
- **TA will become the only option for large families**
- **Supported housing will quickly 'silt' up**
- **Increased rent arrears**



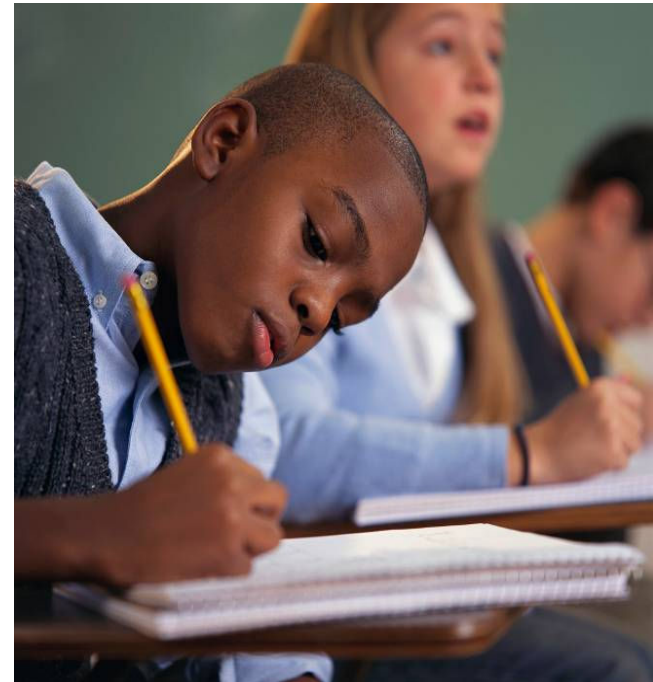
More serious consequences

- **Increased overcrowding**
- **Higher demand will push up rents and lower standards**
- **Extra pressure on local social care, mental health and support services**
- **Serious implications for the safeguarding of children and vulnerable adults**



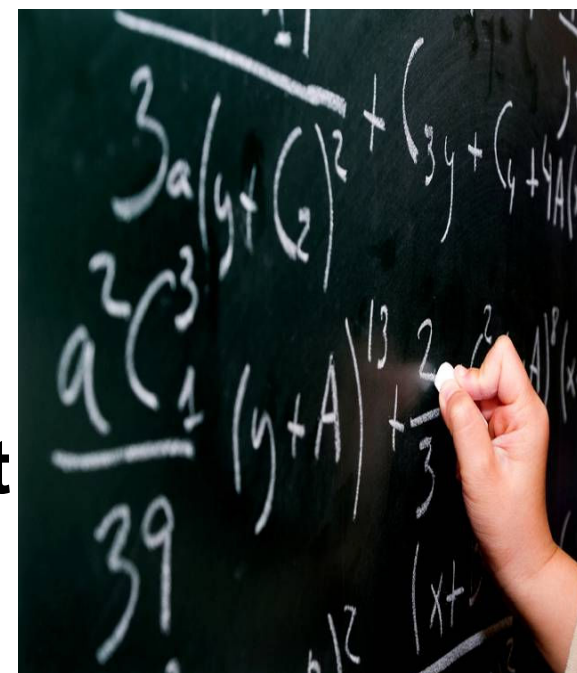
Implications of 'capping'

- **Proposal to 'cap' families' welfare benefits package at £500 per week**
- **Includes Housing Benefit and Council Tax Benefit**
- **Disadvantages families and households living in London if in TA or PRS**



Implications of 'capping'

- **Weekly HB & Council Tax Benefit payable for 4 bedroom home**
 - **£135 – Council**
 - **£161 – Housing assoc**
 - **£428 – Private rented**
 - **£403 – Temp accomm**
- **Worst in high cost areas that have limited social housing**





Thank you for listening