

## Foreword

Overcrowded housing can have potentially devastating impacts on health and wellbeing, on children's future welfare and educational attainment and also family unity. Outdated definitions of overcrowding have for some years masked the true extent of this problem and only now is there a renewed drive to tackle this issue and by doing significantly improve the lives of tenants across the capital.

Despite this drive there are significant challenges ahead; reductions in government spending, unprecedented changes to the welfare system and a limited supply of new affordable housing will exacerbate the situation. This is why it is now more important than ever to ensure that we make the best use of the limited social housing available in the borough. Already we have made significant progress; our new Allocations Policy makes it easier for people under-occupying their properties to move to more suitable accommodation freeing up larger units which in turn will help alleviate overcrowding.

There is also a need for a consistent approach across providers of social housing. Through this strategy we will work with partners toward an agreed definition of overcrowding.

I hope you agree with the priorities for Haringey that we and our partners have identified here and that you will join us to achieve these aims. I welcome any comments you have on this draft strategy.



**Cllr John Bevan**

Cabinet Member for Housing

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## Introduction and overview

In 2007, with the publication of 'Tackling overcrowding in England: An action plan'<sup>1</sup>, the previous government recognised that the problem of overcrowding had long been hidden behind outdated statutory definitions that have significantly underestimated the scale of overcrowding in England.

Overcrowding is not just about a lack of storage space or a queue for the bathroom in the morning, it can have significant negative impacts on family cohesion and wellbeing. Living in overcrowded conditions can lead to increased anxiety, depression and relationship breakdown.

The effects of living in overcrowded conditions are perhaps most keenly felt by children; it is estimated that children growing up in difficult housing conditions are 25% more likely to suffer severe ill health and disability during childhood/early adulthood<sup>2</sup>. Overcrowding can also impact negatively on a child's educational and emotional development; a lack of space to study for example can lead to academic underachievement and strained family relations which can lead to feelings of isolation and unhappiness. This strategy seeks to support the work to combat child poverty being to contribute to the development of Haringey's forthcoming Child Poverty Strategy.

### **Strategic context**

Following the publication of the previous government's overcrowding action plan<sup>1</sup>, all London boroughs were awarded 'Pathfinder' status and allocated funding to support initiatives to tackle overcrowding. Over the period 2008 – 2011 an additional £15m was earmarked for this purpose with the expectation that Local Authorities developed a clear strategic approach to tackling this problem. Specifically the government called on local authorities to pilot housing options and advice services targeting overcrowded households including initiatives such as;

- Making better use of allocation frameworks to give greater priority to under-occupiers and those in severely overcrowded households

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<sup>1</sup> *Tackling overcrowding in England: An action plan*, Communities & Local Government, 2007

<sup>2</sup> *Chance of a lifetime – the impact of bad housing on children's lives*, Shelter, 2006

- Targeted support and cash incentives for under-occupiers to move to smaller properties
- Giving greater priority to severely overcrowded households
- Joint working with housing associations to ensure a common approach to overcrowding
- Supporting adult children of overcrowded households to move to their own tenancy

The London Housing Strategy published in early 2010 echoes the government's prioritisation. It calls for the level of severe overcrowding in the capital to be cut by half and the number of social rented households under-occupying to be reduced by 12,000 by 2016, targets reiterated in the London overcrowding action plan<sup>3</sup>.

A recent report<sup>4</sup> by the London Assembly's Planning & Housing Committee into overcrowding in social housing calls for a number of reforms to ease the burden of overcrowding in London; among the recommendations are that:

- London boroughs should commit to collecting more accurate data to measure overcrowding
- Grant rates in London should be reviewed to incentivise the development of larger units
- The headline target for new affordable housing should be changed to the number of bedrooms provided rather than the number of units

The priority for delivering affordable family housing is entrenched in adopted planning policy and Haringey's Homelessness Strategy. Supporting the recommendation from the London Assembly, Haringey's policy is already based on the number of habitable rooms delivered rather than the number of units which does not act to discourage larger units being built.

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<sup>3</sup> Overcrowding in social housing, A London action plan, GLA, July 2010

<sup>4</sup> Crowded houses, Overcrowding in London's social rented housing, London Assembly, March 2011

Haringey's Housing Strategy 2009-19 recognises that action is needed to combat overcrowding and prioritises the development of this strategy. Whilst considerable work on initiatives to combat overcrowding is already underway in Haringey, we now need to ensure that a co-ordinated multi-agency approach is adopted across the borough.

### **Scope of the Strategy**

This strategy covers the issues of overcrowding and under-occupation in the social housing sector in Haringey. It does not cover overcrowding in the private sector which will be addressed in a forthcoming private sector strategy.

### **Definitions of Overcrowding**

Two statutory standards are currently in place to define overcrowding. These standards, the 'room standard' and the 'space standard' have not been updated since their introduction since their introduction in 1935.

In 2007, with the publication of its action plan<sup>1</sup>, the government called upon all pathfinder authorities to adopt the Bedroom Standard (see explanation overleaf) with a view to adopting the standard in statute at a later date. The Coalition Government's 2010 consultation paper on the reform of social housing<sup>5</sup> sought views on whether the statutory framework should be reviewed. In Haringey's response to this paper we, along with other authorities in the North London Sub-region argued the case that these outdated definitions are no longer fit for purpose evidenced by so many different definitions across providers of what constitutes overcrowding. An updated definition is clearly required, although one which does not put undue pressure on local authorities to re-house young adults at an early age.

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<sup>5</sup> Local decisions: A fairer future for social housing, CLG, Nov 2010

### **The Bedroom Standard**

The Bedroom Standard is based on the ages & composition of the family. A notional number of bedrooms is allocated to each household in accordance with its composition by age, sex and marital status and relationships of family members. A separate bedroom is allocated to each:

- Married or cohabiting couple;
- Adult aged 21 years or more;
- Pair of adolescents aged 10-20 years of the same sex;
- Pair of children under 10 years regardless of sex.

Any unpaired person aged 10-20 years is paired, of possible, with a child aged under 10 years of the same sex or, if that is not possible given a separate bedroom. The same applies to any unpaired child under 10 years.

This standard is then compared with the number of bedrooms available for the sole use of the household. Bedrooms converted to other uses are not included; bedrooms not in use are included unless they are uninhabitable.

Through the new Allocations Policy Haringey Council has adopted a modified version of the Bedroom Standard raising the age at which a separate bedroom is allocated to 25 years old. However, for monitoring and benchmarking purposes the Council will use the Bedroom Standard definition of overcrowding.

### **How we produced this strategy**

The creation of this Overcrowding & Under-occupation Strategy to deliver a borough-wide approach to overcrowding and under-occupation in the social sector was identified in Haringey's Housing Strategy 2009-19. Its development has been led by the Integrated Housing Board, a theme board of the Haringey Strategic Partnership.

This strategy has been developed in partnership with a number of key agencies including housing associations and voluntary and community groups that have demonstrated a commitment to working with the Council on alleviating overcrowding and tackling under-occupation in the social housing sector.

## Consultation on the strategy

There will be a period of consultation from May to July 2011 with a wide range of groups, organisations and residents to make sure we have identified all the issues and help us complete the strategy. The final strategy will include the result of this consultation and we will state how and with whom we consulted. A separate document will be produced with detailed responses.

We will consult widely using Haringey Council's Consultation Framework, thus ensuring we fulfil the requirements of the Compact agreement. This strategy will be strengthened significantly by the input of other organisations and service users.

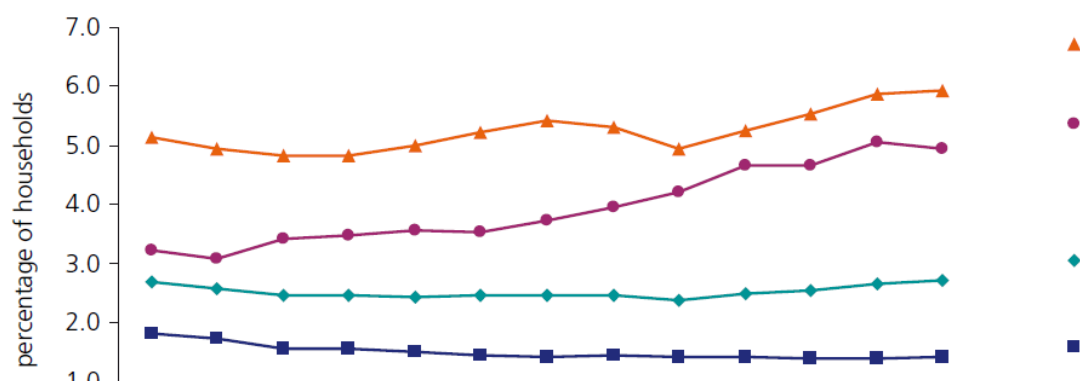
*This section will be completed when the consultation finishes. A separate report on the consultation responses will be produced.*

## The National and Regional Context

The 2009-10 English Housing Survey estimated the overall rate of overcrowding in England to be about 3% which equates to approximately 656,000 households living in overcrowding conditions. Data from the same survey indicates an estimated 7.8 million under-occupied households as measured by the bedroom standard.

The overall rate for overcrowding in England has remained relatively static over the past ten years due mainly to the levels in the owner occupied properties remaining stable. However, data indicates that the level of overcrowding in social housing and the private rented sector has risen (see chart 1).

Chart 1: Trend in overcrowding rates by tenure, 1995–96 to 2008–09<sup>6</sup>





In London around 207,000 households are overcrowded as measured by the Bedroom Standard which equates to 6.8 percent of the total households; around 102,000 of these live in social rented housing.

Chart 2: Number of overcrowded & under-occupied social rented households in London (thousands)<sup>6</sup>

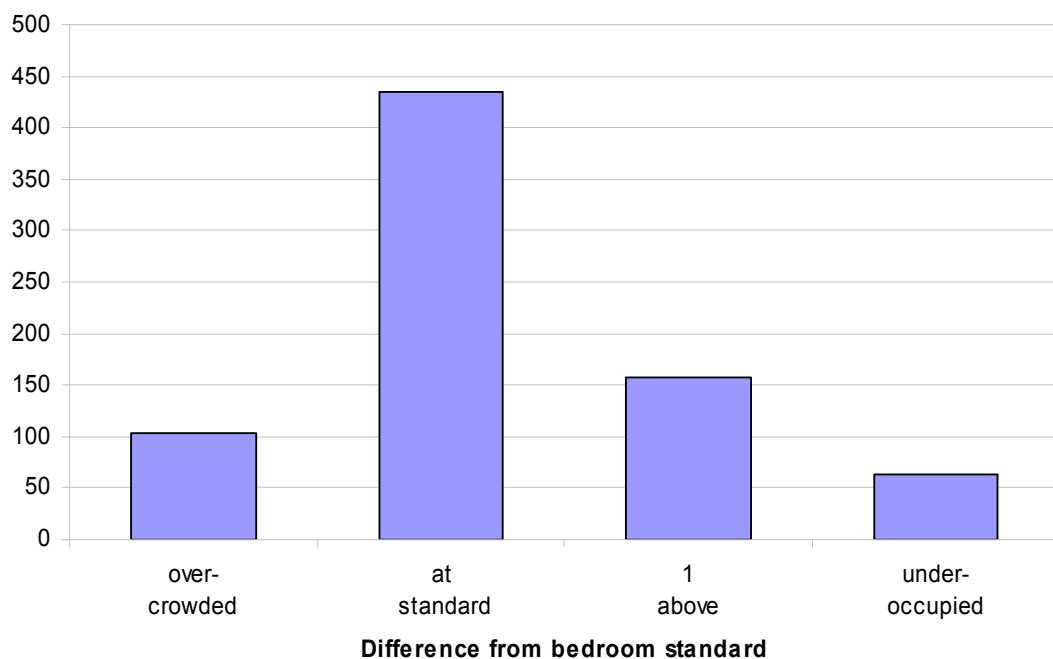


Chart 2 also shows that there are 222,000 social rented households with one or more bedrooms over the Bedroom Standard, demonstrating that local authorities can make significant advances in tackling overcrowding by making better use of under-occupied stock.

## Our Context – the situation in Haringey

### Who lives in Haringey?

Our Borough Profile gives<sup>7</sup> data about the make up of Haringey. There are approximately 230,000 people living in Haringey. It is a very diverse Borough and ranks as the fifth most diverse borough in London.

Haringey is a fast changing borough; some 50% of our population overall, and three-quarters of our young people, are from ethnic minority backgrounds, and around 200 languages are spoken in the borough.

34.4% of Haringey's population belong to a Black and Ethnic Minority group.

30% of Haringey's population live in wards ranked among the 10% most deprived in England.

### Housing in Haringey

As with other London Boroughs there is a shortage of suitable housing in Haringey, particularly family sized accommodation and we have high numbers of people living in temporary accommodation (TA). The current figure is 3305 (Feb 11) which has been reduced from a high of 5449 in January 2008.

Buying a home in Haringey is expensive; the average price is £342,342<sup>8</sup> whereas the average household gross income is £30,295<sup>9</sup> which is lower than the London average. There is significant polarisation between the east and west of Haringey the average household income alone is over £16,000 less in the eastern wards. These lower wages and high house prices make it impossible for some people to ever buy a house.

### What our research has told us about overcrowding & under-occupation in Haringey

According to the 2001 census there are 20,455 households in Haringey who are suffering from overcrowding which equates to 22% of all households in

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<sup>7</sup> [http://www.haringey.gov.uk/index/news\\_and\\_events/fact\\_file/boroughprofile.htm](http://www.haringey.gov.uk/index/news_and_events/fact_file/boroughprofile.htm)

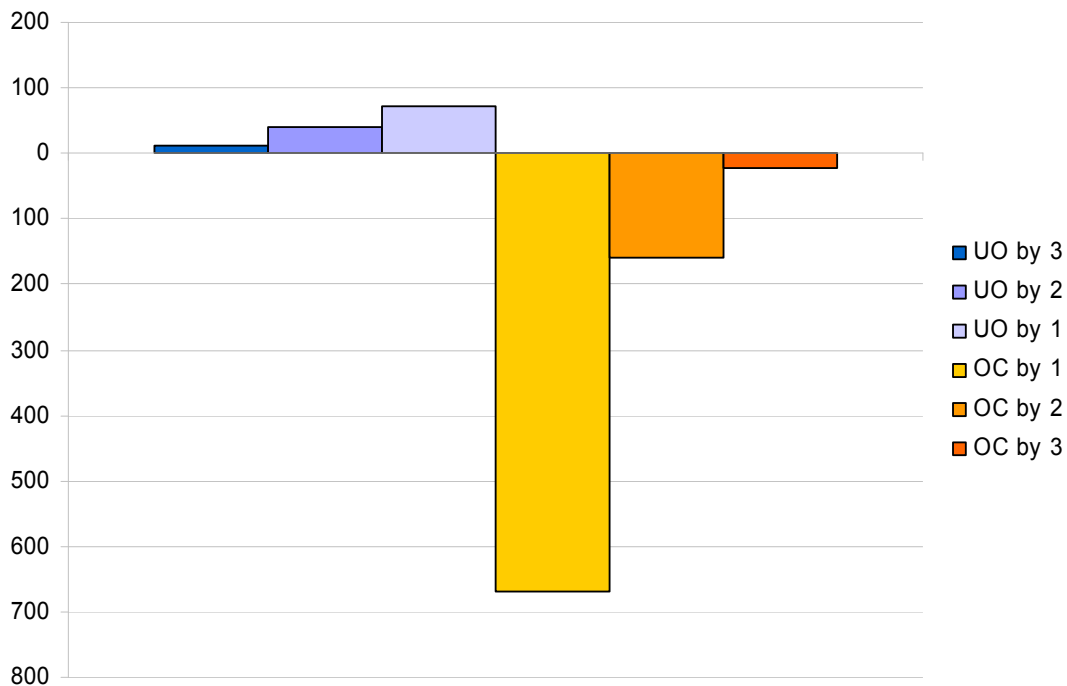
<sup>8</sup> Land Registry data, January 2011

<sup>9</sup> Haringey median household income (gross), CACI, 2010

the Borough. It showed that more than 10% of households living in social housing are overcrowded with 4.4% severely overcrowded.

Although more recent data suggests things have improved, it also shows that there is a long way to go. Chart 3 shows the number of social rented households on Haringey’s housing register that are under-occupying or overcrowded. As those in overcrowded conditions are more likely to self-identify due to the negative impact of overcrowding it is likely that this chart under represents the number of under-occupying households.

Chart 3: Under-occupying and overcrowded Social rented households on Haringey’s Housing Register



Even after this is taken into account, it is clear that there are still significant challenges ahead.

## What we have achieved so far

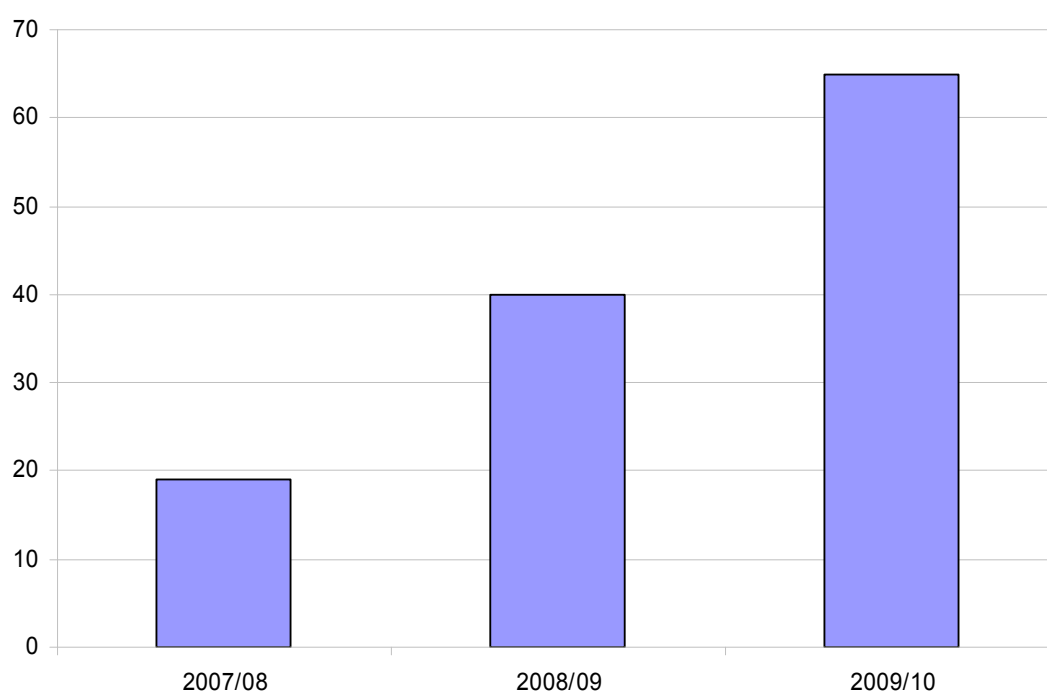
In the first three quarters of 2010/11 we have managed to assist 45 under-occupied households and 23 overcrowded households to move to more suitable accommodation. These successes have been made possible by a

hands on approach to tackling overcrowding and under-occupation utilising a number of initiatives.

### Increasing the number of larger size units

Through delivery of our Planning Policies and working with partner housing associations the number of family sized properties delivered in the borough has increased significantly from a baseline of 19 homes with three or more bedrooms in 2007/08 to 65 in 2009/10 (see chart 4).

Chart 4: The number of new social rented homes delivered in Haringey 2007/08 to 2009/10



Despite this success however it is likely that output in the coming years will be lower caused both by the impact of the credit crunch on housing development and Coalition cuts to social housing grant. What is clear is that Haringey alike other local authorities cannot rely on the delivery of new social rented housing to combat overcrowding, instead we must ensure that we make the best use of the housing we have.

## Extensions & conversion programme

Although still a relatively small programme, our work with Homes for Haringey has so far resulted in 4 overcrowded households being able to stay in their own homes by having loft conversions in 2009/10. There are further plans in 2011 to extend 18 existing 2 bedroom flats to create 4 bedroom units.

## Money to Move Scheme

In 2010 we introduced the Money to Move Scheme to help Council tenants living in large properties move to more suitably sized homes. As well as offering financial incentives to move, a dedicated officer offers help in finding suitable properties, accompanying clients to viewings, arranging removals and providing general assistance and advice.

## Case study

### Moving On.... Moving Out

*August 27 is a special day for former Tottenham residents Leslie and Cicely King.*

It's the day they got married 51 years ago. It's the date that they moved into their council home in Yarmouth Crescent, Tottenham, 33 years ago.

And it was the day this summer that they moved from Haringey to Essex thanks to Haringey Council's

to their sons and because they needed a smaller house because of declining health.

Mr King said: "We spoke to Rom Williams, the housing adviser at Haringey Council. He came round the following day to explain everything. That was February and we moved in August.

"We just looked at the one property. It was love at first sight. It is a two-bedroom bungalow in a small cul-de-



### **Seaside & County Homes Scheme**

This scheme offers council and housing association tenants living in Greater London the opportunity to move home to a one or two bed property in several locations across the country. Priority is given to tenants giving up larger properties. In the first three quarters of 2010-11 five under-occupying households were allocated properties under the scheme.

### **Haringey Home Finder Scheme**

Through the Council's Home Finder scheme in the first three quarters of 2010/11, 17 overcrowded households successfully moved to more suitable accommodation in the private sector. Through the scheme the Council assists households by finding properties in the private sector and matching them to a household's individual requirements. Funds usually required to secure private sector accommodation are covered by a rent and damage guarantee organised by the Council.

### **A new allocations framework for Haringey**

Haringey's new Allocations Policy<sup>10</sup> will come into effect at the start of March 2011. The policy awards priority for cases of both overcrowding (in line with Haringey's bedroom standard) and under-occupation. The new framework will

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<sup>10</sup> [www.haringey.gov.uk/index/housing\\_and\\_planning/housing/housingstrategy/allocations-policy.htm](http://www.haringey.gov.uk/index/housing_and_planning/housing/housingstrategy/allocations-policy.htm)

encourage greater mobility across social housing in the borough and allow Haringey and its partners to make best use of limited stock we have.

## **The future for Haringey**

### **Welfare reform**

In February 2011 the government published the Welfare Reform Bill. If enacted in its present form there is likely to be significant consequences for families across the country but especially in London. Amongst other reforms the Bill proposes to bring together a number of existing benefits (including Housing Benefit) under a 'Universal Credit' which will be capped at £500 per week. The cap will hit larger families hardest, some of whom will be unable to afford anything other than social housing. Consequences may be that families are forced to choose to live in overcrowded and unsuitable accommodation or move to cheaper areas away from schools and family.

### **Funding for new affordable homes**

The government's new framework<sup>11</sup> for the delivery of new affordable housing makes it clear that in light of the economic challenge facing the country requests for funding to support delivery will be expected to be at the minimum level necessary for delivery to be viable. In other words the government is now looking to local authorities and housing associations to bring forward new supply using other methods of funding. This new framework includes for the first time specific reference to local authorities investing in affordable housing schemes.

### **The Affordable Rent Model**

As part of the new framework for affordable housing delivery the government is introducing the 'Affordable Rent' model of social housing. The intention is that housing associations will be able to fill the funding gap by charging social rents at up to 80% of private sector rent levels. Our initial modelling indicates that the new rent levels would be unaffordable to those in housing need requiring larger units and so Haringey will continue to prioritise the

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<sup>11</sup> 2011-15 Affordable Homes Programme – Framework, Communities & Local Government and Homes & Communities Agency, Feb 2011

development of family units at existing rent levels, perhaps offset by higher sustainable rents on smaller units.

### **Additional funding**

Haringey Council has been allocated an additional £150,000 of Government funding over the next two years to help make the best use of social housing. The funding will be used to tackle overcrowding and under-occupation and will be instrumental in the delivery of this strategy. Whilst the majority of the fund is yet to be allocated, it will initially enable the Council to retain advisers to assist overcrowded and under-occupied households, to find alternative, more suitable accommodation either in Haringey or outside the borough.

In cases where it is not possible to facilitate a move for overcrowded families, space saving initiatives may be employed such as creating study areas under stairs for children to do their homework or finding and facilitating attendance at a homework club.

The remainder of the fund will be allocated through this strategy.

## **Links with other Strategies**

### **Housing Strategy 2009 – 19**

Development of this Overcrowding & Under-occupation Strategy is identified as a priority in Haringey's Housing Strategy to deliver a borough-wide approach to overcrowding and under-occupation in the social sector, in close partnership with support services and registered providers of social housing

### **Homelessness Strategy 2008 – 11**



This strategy will build on the work already being delivered by the Homelessness Strategy to tackle overcrowding and under-occupation in Haringey.

### **Child Poverty Strategy 2011**

The causal link between overcrowding and child poverty is well documented. Through this strategy we will ensure that our efforts to combat overcrowding contribute to improving the welfare of children living in social housing and temporary accommodation.

### **Older People's Housing Strategy 2011 – 21**

The greatest instance of under-occupation tends to be among the older population; many older people continue to live in homes that may be too large after children have moved out. We will ensure through this strategy that we help older people that wish to downsize to do so.

## **Outcome**

In order to support the Mayor's priorities our aim is to significantly reduce the levels of overcrowding in Haringey's social housing sector and that through a targeted approach to tackling under-occupation we make better use of the limited stock we have.

## **What are our priorities and how are we going to achieve them**

### **1. Strengthen partnership working Increase the supply of new homes**

#### **Key actions are to:**

- Ensure the delivery of the Overcrowding & Under-occupation Strategy through multi-agency partnership working
- Ensure effective communication with and information dissemination to partner organisations

- Contribute to a sub-regional approach to tackling OC & UO

## **2. Assess the extent of overcrowding and under-occupation in Haringey and monitor the impact of the strategy**

### **Key actions are to:**

- Establish a baseline for OC & UO in social housing
- Set and deliver on clear targets for tackling overcrowding and under-occupation

## **3. Increase the supply and availability of affordable homes**

### **Key actions are to:**

- Increase the provision of new family sized rented dwellings
- Maximise the number of social tenancies available to overcrowded and under occupied households

## **4. Deliver real options and promote choice**

### **Key priorities are to:**

- Increase housing mobility through a clear Allocations Policy
- Provide a targeted housing advice and options service
- Utilise a range of initiatives to encourage moves from overcrowded or under-occupied properties
- Review & improve existing communication channels for disseminating information about housing options to overcrowded and under occupying households

## **5. Make the best use of existing housing stock & improve living conditions**

### **Key priorities are to:**

- Improve existing living conditions in overcrowded households

## **6. Maximise resources to facilitate the delivery of the Strategy**

### **Key priorities are to:**

- Identify capital funding to achieve under-occupation moves and tackle overcrowding

### **How we will implement and monitor this strategy**

The delivery of this strategy will be overseen by the Integrated Housing Board (IHB), a thematic partnership board of Haringey Strategic Partnership.

We will establish an Overcrowding & Under-occupation Strategy Delivery Group that will meet regularly.

Their role will be to make sure that the actions in the delivery plan are being delivered and by monitoring performance demonstrate that they are successful. As well as reporting to the Integrated Housing board this group will identify and share good practice between partners to tackle overcrowding and under-occupation.

This group will produce an annual review detailing progress made in that year and also look to future ways to deliver priorities.

### **Draft Delivery Plan**

The following draft delivery plan has been produced using Haringey's existing overcrowding and under-occupation pathfinder action plan; this will be revised following feedback after the strategy consultation period. It is envisaged that the plan will be a live document that will be further developed over the life of the strategy.



HARINGEY'S OVERCROWDING & UNDEROCCUPATION STRATEGY 2011 - 2016

Overcrowding & Under-occupation Strategy 2010 - 2016 Draft Delivery Plan

Priority	Key Actions	SMART Target	By when	Resources	By whom
<b>1. Strengthen partnership working</b>	<b>Ensure the delivery of the Over crowding (OC) &amp; Under-occupation (UO) Strategy through multi-agency partnership working</b>				
	1.1.1 Utilise the existing Homelessness Strategy networks to establish a delivery mechanism for the strategy	Strategy delivery group (SDG) established	July 2011	Within existing resources	Strategic & Community Housing Services
	1.1.2 Ensure robust and transparent governance arrangements	Delivery group Chair appointed and terms of reference agreed	July 2011	Within existing resources	Strategy delivery group
	1.1.3 Programme regular meetings to ensure the delivery of this delivery plan	Annual programme of meetings scheduled	July 2011	Within existing resources	Strategic & Community Housing Services
	1.1.4 Ensure that progress of the strategy is effectively scrutinised	OC & UO Strategy progress added to the RP Lettings Forum as a standard item	August 2011	Within existing resources	Housing Advice and Options Manager
	1.1.5 Create a system to effectively monitor the progress of the Strategy	Strategy monitoring system established	July 2011	Within existing resources	Strategic & Community Housing Services
	1.1.6 Draw comparative information together on how housing associations tackle OC & UO with a view to standardising	Information collated and standard approach agreed	August/ Sept 2011	Within existing resources	Strategy Delivery Group

HARINGEY'S OVERCROWDING & UNDEROCCUPATION STRATEGY 2011 - 2016

Priority	Key Actions	SMART Target	By when	Resources	By whom
	approach through collaborative working				
	<p><b>Ensure effective communication with and information dissemination to partner organisations</b></p> <p>1.2.1 Housing Options Team to deliver training to Homes for Haringey staff on available schemes</p> <p>1.2.2 Ensure all housing associations working in Haringey are made aware of the Council's Allocations Policy</p>	<p>Training delivered to all relevant staff</p> <p>All housing associations aware of Haringey's Allocation Policy</p>	<p>July 2011</p> <p>July 2011</p>	<p>Within existing resources</p> <p>Within existing resources</p>	<p>Housing Advice &amp; Options Manager</p> <p>Housing Advice &amp; Options Manager</p>
	<p><b>Contribute to a sub-regional approach to tackling OC &amp; UO</b></p> <p>1.3.1 Continue to engage with sub-regional benchmarking and the sharing of good practice on overcrowding and under-occupation</p> <p>1.3.2 Ensure Haringey engagement in the plans for a pan-London mobility scheme</p>	<p>Deliver to timescales set by the sub regional working group</p>	<p>April 2011</p> <p>April 2011</p>	<p>Within existing resources</p> <p>Within existing resources</p>	<p>Housing Advice &amp; Options Manager</p> <p>Strategy Delivery Group</p>
<b>2. Assess the extent of overcrowding and under-occupation</b>	<p><b>Establish a baseline for OC &amp; UO in social housing</b></p> <p>2.1.1 Review current data collection methods</p>	<p>Data collection reviewed and</p>	<p>April 2011</p>	<p>Within existing resources</p>	<p>Strategy Delivery Group &amp; Sub-regional group</p>

HARINGEY'S OVERCROWDING & UNDEROCCUPATION STRATEGY 2011 - 2016

Priority	Key Actions	SMART Target	By when	Resources	By whom
<b>in Haringey and monitor the impact of the strategy</b>		recommendations made to delivery group			
	2.1.2 Devise mechanisms to collect up to date information on overcrowded social housing tenancies		April 2011	Within existing resources	Strategy Delivery Group
	2.1.3 Research& establish information held by housing associations in Haringey		Sept/Oct 2011	Within existing resources	Strategy Delivery Group
	2.1.4 Identify all under-occupying social housing tenants in Haringey (including those in TA)		July 2011	Within existing resources	Strategy Delivery Group
	2.1.5 Identify all severely overcrowded social housing tenancies in Haringey (including those in TA)		July 2011	Within existing resources	Homes for Haringey
	2.1.6 Ensure Haringey Council's housing needs system is capable of effectively monitoring OC & UO		On launch of new allocations framework	Within existing resources	Homes for Haringey
	<b>Set and deliver on clear targets for tackling overcrowding and under-occupation</b>				
2.2.1 Set clear targets on how many several overcrowded social housing tenants are moved	5 tenants move into PRS as solution  10 tenants move into alternative	Quarterly  Quarterly	Quarterly  Quarterly	Within existing resources	Housing Advice & Options Manager

HARINGEY'S OVERCROWDING & UNDEROCCUPATION STRATEGY 2011 - 2016

Priority	Key Actions	SMART Target	By when	Resources	By whom
	<p>2.2.2 Set clear targets on how many under-occupying social housing tenants are moved</p> <p>2.2.3 Review targets on a regular basis</p>	<p>housing</p> <p>1 property converted/extended</p> <p>1 Council move via TDS scheme</p> <p>5 tenants receive space saving solutions</p> <p>3 tenants move to PRS as solution</p> <p>20 tenants move into alternative housing</p> <p>2 tenants move via TDS scheme</p> <p>Targets reviewed and updated</p>	<p>Quarterly</p> <p>Quarterly</p> <p>Quarterly</p> <p>Quarterly</p> <p>Quarterly</p> <p>Quarterly</p> <p>At start of quarter 1 each year</p>		
<b>3. Increase the supply and availability of affordable homes</b>	<p><b>Increase the provision of new family sized rented dwellings</b></p> <p>3.1.1 Prioritise the development of larger family units through the development of planning policies</p>	Adoption of Housing SPD	March 2011/ ongoing		Planning Policy



HARINGEY'S OVERCROWDING & UNDEROCCUPATION STRATEGY 2011 - 2016

Priority	Key Actions	SMART Target	By when	Resources	By whom
	3.1.2 Deliver larger family units through the de-conversion of hostels and other suitable properties as they become void	15 units identified for de-conversion in 2010/11	Ongoing		Enabling Team
	3.1.3 Develop with housing association partners purchase and repair schemes to secure larger sized family homes	Schemes developed	Ongoing	Subject to funding to be identified	Enabling Team
	3.1.4 Assess the demand for larger sized home ownership units		August/ Sept 2011		Enabling Team
	<b>Maximise the number of social tenancies available to overcrowded and under occupied households</b>				
	3.2.2 Hold a mutual exchange event with UO and OC Council and housing association tenants	Event held, resulting moves reported to delivery group	Sept/Oct 2011	Within existing resources	Strategic & Community Housing Services
	3.2.3 Assess Islington's Smart Move Scheme and consider whether a similar scheme would be beneficial for Haringey	Scheme assessed and recommendations made to delivery group	Sept/Oct 2011	Within existing resources	Strategic & Community Housing Services
<b>4. Deliver real options and promote choice</b>	<b>Increase housing mobility through a clear Allocations Policy</b>				
	4.1.1 Through a revised Allocations Policy ensure that priority is given to overcrowded households	Overcrowding requirement incorporated into the Allocations	January 2011	Within existing resources	Strategic & Community Housing Services

HARINGEY'S OVERCROWDING & UNDEROCCUPATION STRATEGY 2011 - 2016

Priority	Key Actions	SMART Target	By when	Resources	By whom
	4.1.2 Through a revised Allocations Policy ensure that priority is given to under-occupying households	Policy Under-occupation requirement incorporated into the Allocations Policy	January 2011	Within existing resources	Strategic & Community Housing Services
	<b>Provide a targeted housing advice and options service</b>				
	4.2.1 Ensure dedicated casework support to advise OC & UO households of the range of housing options	Recruitment of OC & UO advisers	2010	CLG funded posts	Strategic & Community Housing Services
	4.2.2 Actively promote alternative housing options to overcrowded households in temporary accommodation (TA)	100% of overcrowded TA tenants visited and offered housing options	March 2011/ ongoing	Within existing resources	Temporary Accommodation Team
	<b>Utilise a range of initiatives to encourage moves from overcrowded or under-occupied properties</b>				
	4.3.1 Establish a cash incentive scheme to encourage moves from under-occupied Council properties	Money to Move scheme established	Nov 2010	Funded through Housing Revenue Account	Housing Advice & Options Manager
	4.3.2 Explore with housing association partners the development of a joint incentive scheme		Sept 2011	Within existing resources	Housing Advice & Options Manager

HARINGEY'S OVERCROWDING & UNDEROCCUPATION STRATEGY 2011 - 2016

Priority	Key Actions	SMART Target	By when	Resources	By whom
	4.3.3 Actively promote the Seaside & County Homes scheme to eligible under-occupying households		Ongoing	Within existing resources	Housing Advice & Options Manager
	4.3.4 Assess the viability of new initiatives in line with this Strategy including the InComE project		Ongoing	Subject to funding	Housing Advice & Options Manager
	<b>Review &amp; improve existing communication channels for disseminating information about housing options to overcrowded and under occupying households</b>				
	4.4.1 Develop Housing Options leaflet for overcrowded households	Options pack developed and distributed	December 2010	Within existing resources	Housing Options Team
	4.4.2 Publish information leaflet on housing options for under-occupiers (including cash incentive scheme)	Leaflet produced and distributed	Summer 2010	Within existing resources	Housing Options Team
	4.4.3 Through events and publications promote housing options for under-occupiers (including cash incentive scheme) & overcrowded households	Promotion of housing options at all relevant events	Ongoing	Within existing resources	Housing Options Team

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Priority	Key Actions	SMART Target	By when	Resources	By whom
<b>5. Make the best use of existing housing stock &amp; improve living conditions</b>	<b>Improve existing living conditions in overcrowded households</b>  5.1.1 Implement a property improvement/adaptation grant programme to make better use of space and storage in overcrowded households	100% of severely overcrowded Council households visited and assessed for conversion/ extension/ space saving grant	March 2011/ ongoing		Housing Options Team
	5.1.2 Ensure families living in overcrowded conditions are given support to help alleviate the effects of overcrowding	Launch a rolling programme of outreach work including children's centres, parenting groups and schools	Sept/Oct 2011		Housing Options Team
<b>6. Maximise resources to facilitate the delivery of the Strategy</b>	<b>Identify capital funding to achieve under-occupation moves and tackle overcrowding</b>  6.1.1 Utilise resource of PSLT to procure and secure suitable properties in the PRS for under-occupation & severely overcrowded moves		Ongoing		Housing Advice & Options Manager
	6.1.2 Utilise resource of HOT to promote housing options to overcrowded and under-occupying households through outreach work in particular		Ongoing		Housing Advice & Options Manager

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Priority	Key Actions	SMART Target	By when	Resources	By whom
	6.1.3 Capital funding made available for conversions		April 2011	£1.5m for conversions identified by HfH	Housing Manager Advice & Options
	6.1.4 Capital funding made available for under-occupation incentive moves		April 2011	09/10 £50,000 spent	Housing Manager Advice & Options
	6.1.5 Review current revenue funding to establish whether further funding could be made available for small alterations to alleviate symptoms of overcrowding		April 2011	None currently available	Housing Manager Advice & Options