

Report for:	Housing & Regeneration Scrutiny Panel 3 November 2014	Item Number:	
Title:	Developing a new Housing Strategy for Haringey: Consultation on Vision, Priorities and Principles		
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1. The issues under consideration

- 1.1 This report sets out the council's proposed vision, priorities and principles which will be included in Haringey's new Housing Strategy which will be written by the end of the year. These are currently out for six weeks public consultation which ends on 28 November 2014.

2. Background information

- 2.1 The council's published Housing Strategy sets out the vision and priorities for housing in Haringey. Specifically, the document is intended to:
- assess and plan for the current and future housing needs of the population of Haringey, across all tenures
 - make the best use of existing housing stock to meet need
 - plan and enable new housing supply
 - plan and commission housing support services which link homes to support and other services
 - ensure effective housing and neighbourhood management through partnership
- 2.2 The purpose of the Housing Strategy is to provide a framework for achieving the outcomes and priorities for housing in Haringey and contribute towards delivery of the council's corporate plan.
- 2.3 In addition to setting out local priorities, a Housing Strategy must also reflect national housing priorities and in the case of Haringey the regional housing priorities and targets set by the Mayor of London.



- 2.4 Finally, a Housing Strategy reflects the council's role in discharging a range of statutory duties such as those relating to homelessness, private sector housing and the safeguarding of vulnerable children and adults. It will also contribute to meeting the council's priorities across a range of other priority policy areas including growth and regeneration
- 2.5 The Housing Strategy is a wide ranging strategy that touches the lives of all Haringey residents in one way or another, be that directly through the provision of accommodation and services or indirectly through improvements in the public realm, environment and health. To this end, the Housing Strategy contributes to many of the council's corporate priorities both in the current and emerging Corporate Plan. In the current Corporate Plan, housing most directly impacts on Priority 9 (Ensure that everyone has a decent place to live) and Priority 8 (Deliver regeneration at priority locations across the borough) while contributing to Priority 2 (Enable every child and young person to thrive and achieve their full potential), Priority 3 (Make Haringey one of the safest boroughs in London), Priority 4 (Safeguard adults and children from abuse and neglect wherever possible, and deal with it appropriately and effectively if it does occur), Priority 6 (Reduce health inequalities and improve wellbeing for all) and Priority 7 (Drive economic growth in which in which everyone can participate).
- 2.6 While the Housing Strategy covers issues across the full scope of the emerging Corporate Plan for 2015-18, it most directly impacts on Priority 5 (Housing) and Priority 4 (Growth).

Evidence base

- 2.7 The strategy will be based on current research into the housing market in Haringey, including the Strategic Housing Market Assessment, carried out by GVA in 2013/14. This contains information on the demographic and socio-economic profile of Haringey, together with housing market information and details of housing need/demand and supply. The evidence base will be up-dated as new data becomes available.
- 2.8 The following vision, priorities and principles for Haringey's new Housing Strategy have been developed through taking into account the council's draft corporate priorities and a range of demographic and other data about housing need in the borough. They reflect the overarching need for more homes in the borough together with the council's ambition to set those new homes within neighbourhoods that local residents identify with and where they can thrive.
- 2.8.1 The proposed vision is:

"Housing is about people and communities, not just bricks and mortar. This means we want to see mixed and inclusive neighbourhoods where residents can lead happy and fulfilling lives"



2.8.2 The proposed priorities are:

- Build strong, inclusive and mixed communities
- Build more homes across the borough
- Improve the quality of housing for everyone

2.8.3 The proposed principles underpinning Haringey's new Housing Strategy state the council will:

- help people help themselves by working supportively with them on their need for a home
- build homes that people want and need and can afford
- deliver excellent housing services whilst managing our budgets well and reducing costs
- make best use of council-owned homes and assets
- work in partnership with residents and stakeholders to deliver our housing vision for Haringey

3. Delivery

3.1 The Housing Strategy will be delivered through a series of delivery plans and sub strategies that sit beneath the Strategy and cover areas such as homelessness, the private rented sector, housing investment and estate renewal. These plans will set out how the council and its partners will use the diminishing resources available to deliver the vision and meet the priorities contained within the overarching Strategy. In moving forward we need to be realistic about what is achievable, and what is not, and who is best placed to deliver on key aspects of the strategy. The council will remain accountable for the delivery of the housing strategy even if services are delivered by other organisations.

4. Next Steps

4.1 Following approval by Cabinet on 14 October 2014, the council's housing vision, priorities and principles were issued for public consultation for a period six weeks between 20¹ October 2014 and 28 November 2014. Appendix 1 contains a copy of the consultation document; Appendix 2 contains a copy of the survey which is collecting feedback on the proposed vision, priorities and principles. Appendix 3 sets out the range of stakeholders being engaged and the methods for consulting them.

4.2 The following stakeholders are being consulted:

- Registered providers (housing associations) working in Haringey
- Haringey residents
- Members
- MPs

¹ May not be up on website until 22 or 23 October



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- Council staff
- Statutory and other public bodies, eg, the Greater London Authority, local planning authority, Department of Work and Pensions, and others
- Private rented sector landlords
- Third sector organisations including those representing Black and minority ethnic communities, disabled residents, womens' groups, LGBT groups, travellers and gypsies groups, welfare groups (eg, CAB) groups representing older people, youth groups
- Tenants and residents associations in Haringey
- Developers with whom Haringey already works or may in the future
- Health organisations, eg, CCG, GP surgeries
- Education organisations including CHENEL
- Business organisations, eg, North London Chamber of Commerce

4.3 Following the consultation, a final draft of the Housing Strategy 2015-2020 will be submitted to Cabinet in February or March 2015 to approve it for adoption by Full Council by the end of March 2015.