Haringey's Housing Strategy 2015 - 2020

Mustafa Ibrahim

Head of Housing Commissioning,

Investment and Sites

Why have a Housing Strategy? Haringey LONDON

- To flesh out the Corporate Plan and Local Plan by:
  - Providing more detail on how we will achieve our housing priorities
  - Show what the council will do and expects others to do
  - Show what success looks like
- To provide a framework for delivery
- To provide a way of engaging with residents and stakeholders about priorities, in a public document

Initial Consultation

- October to December 2014

  Consultation on the vision, priorities and principles for the new Housing Strategy

- Over 300 responses via survey, e-mail, phone and meetings

- Feedback showed strong support for the proposed vision and objectives

Consultation on Vision and Objectives

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		Support	What was missing
Vision	"Housing is about people and communities, not just bricks and mortar. This means mixed and inclusive neighbourhoods where residents can lead happy and fulfilling lives."	85%	Some concern about the break up of communities; bricks and mortar important; affordable housing should be part of vision
Objective 1	Build strong, inclusive and successful communities	86%	Affordability; infrastructure; some scepticism about achievability
Objective 2	Build more homes across the borough	80%	More needed on quality of private sector and temporary accommodation
Objective 3	Improve the quality of housing for everyone	88%	Affordability of homes and what is affordable; problems in private rented market

Issues raised in Consultation

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Issue raised	Council Response
Affordability - what is an affordable home?	Affordable homes will have a rent of less than 45% of average Haringey income
Need more homes than proposed in Strategy	GLA target is that 40% of all new homes are affordable. This will be addressed in the following 'Affordable Housing Delivery Plan'
Concern about good quality environment including empty homes, Decent Homes programme, design standards and multi landlord estates	Addressed as part of Objective 3, driving up the quality of housing for all residents
Concern about quality and management in the private sector	Addressed as part of 'Objective 3 -Improving the quality and management of privately rented homes' - to be supplemented by a sub strategy on Private Sector
Concern as to whether the strategy can be delivered	Monitoring arrangements are set out in the Strategy – including publishing progress and sub-strategies

Strategic Objectives

- Improve help for those in housing crisis

- Ensure that housing delivers a clear social dividend

- Drive up the quality of housing for all residents

- Achieve a step change in the number of new homes built

  No specific targets or milestones - these will be set out in sub-strategies and delivery plans

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Strategic Principles

- Strong emphasis on homelessness prevention
- Clear and open rules on how homes are allocated according to need
- Partnership with residents and encouraging them to take an active role in resolving problems
- Quality standards for all types of housing
- Mixed communities throughout the borough
- Estate renewal

Strategy – the challenge

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- Cuts to the Council's budgets - £70m through to 2017/18
- 65% reduction in subsidy available to build homes
- Housing demand and homelessness – 3,092 households in temporary accommodation (Aug 2015)
- Housing Register – 11,660 (Sept 2015)
- Mayor aims to build 42,000 homes a year to meet need; currently achieving only 25,000 a year
- Average house prices in Haringey £516,004 in the last 12 months (Land Registry Index)
- Average incomes in Haringey - £38,849
- Government Policy

Housing Bill & Welfare Reform

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- Forced Sale of High Value Council properties – this will fund:

    - Brownfield sites building fund;

    - Right to Buy for Housing Association tenants

- Reduction of social housing rent by 1% p.a. for four years

- Removal of Housing benefit from 18 – 21 year olds

- Freeze of working age benefits for 2 years

- Lower benefit cap from £26K to £23K

Impact of Government Policy

- Loss of housing and rental income

- Reduced ability to meet housing need

- Undermines incentive for council to build new homes

- May threaten viability of some smaller Housing Associations

- Reduction in benefits to poorer families increases the threat of homelessness

- Fewer landlords willing to rent their properties to tenants on benefits

Timetable

- Consultation period opened 14th July 2015 and closes on 18th October 2015

- Consultation undertaken on our website, in libraries & community centres, local community groups, and with residents, partners, businesses and private landlords

- Consider responses October – December

- Report on final strategy to Cabinet – January 2016

Objective 1 – Improve help for those in housing crisis

- Prevention: Target private rented homes

- Improve choices including social rented, private rented or in new areas

- Expect more of people to resolve their own crisis

- New approaches to temporary accommodation

- Amendments to Allocations Policy

Objective 2 – Ensure that housing delivers a clear social dividend

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- Promoting stability, independence, health and well being

- Employment & training as part of housing options advice

- Use of buying power to help residents benefit from jobs from Council contracts

- Apprenticeships with providers and suppliers

- Older People's Housing Strategy to support independence for older people

- Affordable Warmth Strategy to address health issues

- Safety addressed through design which tackles ASB

- Giving residents a stake in growth – creating a re-generation company and Community Fund

Objective 3 – Drive up the quality of housing for all residents

- Transformation of housing services

- Address management of Housing Associations, especially multi-landlord estates

- Address private rented sector through a sub strategy on Private Sector housing

- Bring more empty homes back into use

- Work with Planning on design for new homes

- Reducing carbon emissions

Objective 4 – achieve a step change in the number of new homes built

- Identify and allocate sites for new homes

- Lead by example using our own sites

- Work with GLA on new investors from private sector

- Build our own homes

- Keep rents affordable

- New delivery model

- Create a Low Cost Home Ownership register

- Renewal of housing estates – providing at least the same number of habitable rooms