Haringey's Housing Strategy 2017-2022
Summary of Responses to Second Stage Consultation

1. Introduction

This paper provides feedback on the second stage of consultation on Haringey's draft housing strategy.

The majority of consultation responses were received through the online SNAP survey. In addition, a number of longer written responses were received via the housing.strategy@haringey.gov.uk mail box. A series of consultation events were also held between the 18th August and the 18th October 2015. Attendees were directed to respond to consultation via the survey, and a paper version was made available.

Engagement took place with a wide range of stakeholders for a 14 week period between 13 July and the 18 October 2015. Stakeholders expressed their views through the survey (online and paper versions), by email, by phone and through meetings to talk about the proposals. 97 written responses were submitted, 82 through the survey.

Second stage consultation was held in addition to a previous, first stage, consultation. During first stage consultation, responses from Haringey residents were prioritised. Consultation focused on engaging residents in shaping the vision of the strategy, and the priorities which would underpin it. Respondents were able to engage with the strategy through responding to the consultation questions. There were 330 responses to first stage consultation.

First stage consultation took place over a 6 week period between 20 October and 12 December 2014, and asked stakeholders for their views on the proposed objectives. A full report was made to Cabinet in March 2015.

Over both stages of the consultation, a total of 426 written consultation responses were received.

2. Summary of quantitative response

Quantitative responses to the second stage consultation demonstrated that:

- 87% agreed or strongly agreed with the question 'do you agree that 'objective 1: to improve help for those in housing crisis' is important?'
- 78% agreed or strongly agreed with the question 'do you agree that 'objective 2: to ensure that housing delivers a clear social dividend' is important?'
- 69% agreed or strongly agreed with the statement that 'affordable rent for a home built by the council or a housing association in Haringey should aim to be no more than 45% of a person's take-home pay'.
- Tackling anti-social behaviour, promoting longer tenancies in the private rented sector and taking an innovative approach to delivering affordable

housing were highlighted as the top three priorities from a list of issues raised during first stage consultation (see table 1).

- Respondents felt that the council should give greatest priority to the provision of council housing and affordable housing, followed by the private rented sector. It was expressed that least priority should be given to market tenure (see table 2).

3.   Summary of qualitative response

Four main themes were highlighted by the qualitative response to the consultation:

- Affordability
  There was a general concern that our definition of affordability would exclude the lowest income households. It was expressed that young people and people reliant on benefits would continue to find housing unaffordable and that the Housing Bill will exacerbate these issues
- Vulnerable and excluded groups
  Respondents asked whether we should do more to recognise the additional needs of people with disabilities. They expressed an opinion that the strategy should ensure vulnerable people are not missed in our preventative approach, and that there was a need to protect existing communities.
- Supply, innovation and quality
  Respondents suggested ways we could enable housing supply through better management of our own stock and taking innovative steps to enable new housing delivery. There was a general consensus that steps should be taken to ensure new housing meets high quality standards.
- Council housing
  Respondents expressed concern that estate regeneration was simply a way of 'demolishing council housing' and therefore would not improve affordability without 1:1 replacement. Strong support was demonstrated for council homes, although some respondents commented that lifetime tenancies were unsuitable in the current climate.

In addition to the online consultation, 15 longer written responses were received. 10 of these were from organisations working in Haringey. These letters provided a more detailed insight into the experience of the housing sector. There was a strong correlation between the themes of these letters and the main themes picked up in the online survey. Feedback from events also echoed the main themes of the consultation.

4.   Tables

Table 1: The list below shows a range of things people raised in first stage consultation about how the quality of homes and neighbourhoods could be improved. Respondents were asked to select their top 3 priorities

Rank	Task	% of respondents who put the priority in their top 3	Actual No. of respondents who put the priority in their top 3

1	Tackle anti-social behaviour	42%	34
2	Promote longer tenancy terms in the private-rented sector so people can stay in their homes for longer	42%	34
3	Look at other ways of building affordable homes such as co-operatives, community land trusts, live/work spaces and others	42%	34
4	Make sure new homes have shops, transport, health, education and community facilities nearby	32%	26
5	Make sure homes are safe and secure	32%	26
6	Keep existing, or increase the number of, green spaces in the borough	30%	24
7	Deal with littering and dumping in the borough	26%	22
8	Reduce fuel bills through better designed and/or insulated homes	23%	19
9	Meet the housing needs of disabled people	21%	17
10	Have more community spaces for meetings and community activities	9%	7
11	Reduce the amount of water wasted in homes	5%	4

Table 2: What type of tenure should we aim to have more of in Haringey? Respondents were asked to rank types of tenure in priority order, from 1-4, where 1 was equal to the highest priority

	1	2	3	4
Private rented housing	8	18	35	21
Council or housing association rented housing	57	9	9	7
Shared ownership	18	43	14	7
Full market price for home ownership	11	10	13	45