

**REGULATORY COMMITTEE COMMENTS ON
HARINGEY'S HOUSING STRATEGY 2017-2022**

The Committee considered a report on the final proposed draft of Haringey's Housing Strategy following completion of the second stage of consultation, comments from which were summarised within the report. The Strategy would progress to Cabinet with a view to recommending adoption to Full Council. A brief outline was provided of amendments made to the draft as a result of the consultation process, although the visions and strategic objectives remained unchanged. Revisions made reflected local policy decisions such as changes to the definition of affordability, and national policy changes such as 'pay to stay', the levy on local authorities to fund the extension of Right to Buy to housing associations etc. It was advised that there would be a suite of underpinning policies and plans to support delivery of the Strategy's key objectives.

The Committee raised the following points in discussion of the Strategy:

- (a) It was requested that a further breakdown be undertaken of table 2, page 517 of the agenda pack summarising consultation responses on priorities for type of tenure, in particular subdividing the responses between Council and housing association tenure to provide continuity with the remainder of the document. Officers agreed to action this subject to the availability of the information **(action: D. Hawthorn)**.
- (b) It was proposed that the Strategy should set out a clear position to facilitate the allocation of affordable housing units on development sites in excess of 1000sqm for management by Homes for Haringey. Officers expressed some reservation on the basis that this approach had yet to be trialled and as such there was no evidence it would be successful or that Homes for Haringey would formally accept. Feasibility would also be reliant on service charge levels. The request was however noted **(action: D. Hawthorn)**.
- (c) Concerns were expressed over the future approach to be adopted for the development of small infill sites on Council estates within the borough. It was considered that the expertise developed in-house should be utilised to bring these schemes forward in order to retain new units within Council ownership and management instead of delivery through alternate housing providers. Officers advised that the Strategy did not incorporate such a level of detail regarding delivery which would be covered in underpinning policies and plans but noted the comment **(action: D. Hawthorn)**.
- (d) The ambitious 19,800 net new homes target by 2026 was identified by the Committee as an area of concern including the associated demand pressure imposed on local public services such as education and health provision. Assurances were sought that this would be fully assessed and managed within underpinning delivery plans and strategies. Officers agreed to double check the start point for this target, which came directly from the London Plan, to clarify whether it aligned with the start date of the Strategy or was already underway **(action: D. Hawthorn)**. Officers advised that the focus on new

homes delivery in the key growth development areas of Tottenham and Wood Green in line with the associated Tottenham and Wood Green Area Action Plans would incorporate planned social infrastructure arrangements. This included the safeguarding of sites for the delivery of new school and medical facilities although it was cautioned that bringing forward delivery would be reliant on the release of associated funding such as from the NHS.

RESOLVED

- (a) To note the feedback from and the response to the second stage consultation conducted on Haringey's Housing Strategy set out in appendix one of the report and to note the revised and final version of the Equalities Impact Assessment attached as appendix three to the report.

- (b) That the Committee's comments on the revised and final version of Haringey's Housing Strategy attached as appendix two to the report be forwarded onto Cabinet for consideration.