

Final Document Text - September 2008

Haringey Local Development Framework

Housing Supplementary Planning Document

Final Document - Text

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1.0 Introduction

- 1.1 The Council's Unitary Development Plan was adopted on 17 July 2006. This Supplementary Planning Document (SPD) will form part of the Council's Local Development Framework (LDF) and will provide guidance to supplement the housing policies of the adopted Unitary Development Plan. A summary of these policies is provided in Section 3.
- 1.2 The SPD has been prepared in accordance with national planning guidance and the policies in the Mayor of London's spatial development strategy, the London Plan (2008). It replaces existing supplementary planning guidance on housing standards (SPG3a), affordable housing (SPG10b) and privacy, sunlight and daylight (SPG3b).
- 1.3 The SPD is based on the following UDP objectives to:
 - maximise new housing opportunities
 - ensure an adequate standard and range of housing, especially affordable and accessible housing in order to meet current and future needs in the borough
 - help create mixed and balanced communities
- 1.4 The SPD is intended for use in the determination of planning applications for housing development or for mixed use proposals involving housing. It provides detailed guidance on standards for new housing and conversions, on affordable housing provision and on housing density and design.
- 1.5 The SPD has been subject to a sustainability appraisal to ensure that it contributes to the achievement of sustainability objectives.

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2.0 National and Regional Policy Context

2.1 Planning Policy Statement 3 Housing (CLG, 2006)

PPS3 sets out the national planning policy framework for delivering the Government's housing objectives. The guidance needs to be taken into account by local authorities in the preparation of their Development Plan Documents and local authorities should:

- Ensure that housing is developed in suitable locations by making effective use of land by re-using land that has been previously developed
- Develop policies and implementation strategies to ensure that sufficient, suitable land is available to achieve their housing and previously developed land delivery objectives, reflecting the principles of 'Plan, Monitor, Manage'
- Identify sufficient specific deliverable sites, according to the sequential test, to deliver a five year supply of housing
- Identify a further supply of specific, developable sites that will enable continuous delivery of housing for at least 15 years
- Develop positive policies to identify and bring into residential use empty housing and buildings
- Ensure places, streets and spaces which meet the needs of people, are visually attractive, safe, accessible, functional, inclusive, have their own distinctive identity and maintain and improve local character.
- Promote designs and layouts which make efficient and effective use of land, including encouraging innovative approaches to help deliver high quality outcomes.

2.2 In terms of affordable housing, local authorities should, in local development documents:

- Set an overall target for the amount of affordable housing to be provided aimed at meeting the housing needs of current and future occupiers.
- Set separate targets for social rented and intermediate affordable housing, where appropriate, providing a wider choice for households and ensuring that sites have a mix of tenures.
- Specify the size and type of affordable housing that, in the Council's judgement, is likely to be needed in particular locations and, where appropriate, on specific sites.
- Set out the range of circumstances in which affordable housing will be required, including a minimum site size threshold.
- Set out an approach to negotiate developer contributions, where the presumption is that affordable housing will be provided on the application site so that it contributes towards creating a mix of housing.

2.3 London Plan (Mayor of London, February 2008)

The London Plan – consolidated with alterations since 2004 (February 2008) includes a number of policies on increasing the overall supply of housing and improving housing choice which boroughs are required to be in general conformity with. Boroughs should:

- Increase London's supply of housing by maximising the potential of sites and making better use of existing housing;
- Offer a range of housing choices to meet housing needs, including Lifetime Homes and wheelchair accessible housing.
- Prepare planning frameworks for large residential developments on sites of 5 or more hectares or those capable of accommodating more than 500 dwellings.

2.4 The London Plan (2008) includes a number of policies for affordable housing which boroughs are required to be in general conformity with. Boroughs should:

- Set a site threshold for affordable housing of no greater than 10 units seeking lower thresholds where justifiable.
- Set affordable housing targets which take account of the overall strategic affordable target of 50% of new housing provision (supply from all sources).
- Set targets which take account of the London-wide objective that 70% should be social housing and that 30% should be intermediate housing.
- Set out a policy which requires a range of housing choices in terms of the mix of housing sizes and types, taking account the requirements of different groups.
- Seek the maximum reasonable amount of affordable housing when negotiating on individual private residential and mixed used sites, taking into account individual site costs, the availability of public subsidy and other scheme requirements.
- Resist the loss of affordable housing, including hostel accommodation, staff accommodation and shared housing.

2.5 The London Plan (2008) promotes London as a compact city through maximising the potential of development sites. This approach will require the intensification of sites in terms of density and uses. These increased densities can support more sustainable forms of development; however any higher development densities can only be achieved successfully when designed to a very high quality. The following points are important elements when dealing with higher densities, and development proposals should demonstrate how they positively address the following;

- Development should respond positively to the local social, historical and physical context, character and communities.
- Development should seek to be beautiful and enjoyable to visit as well as functional, safe, accessible, sustainable and inclusive for all.
- Development proposals should respect and enhance the natural environment and contribute to the adaptation to, and mitigation of, the effects of climate change.
- Development should enhance the public realm

2.6 The minimum annual target for housing provision in London is 30,500 additional homes per year between 2007/08 – 2016/17. The housing target for Haringey is 680 additional homes per annum. The delivery of these targets is dependent on adequate funding for transport infrastructure, social infrastructure and affordable housing. Delivery will also be affected by market factors. Consequently, the housing targets will be reviewed on a five yearly basis.

2.7 North London Housing Strategy

A Framework Strategy has been developed for north London, comprising the boroughs of Barnet, Camden, Enfield, Haringey, Islington and Westminster. It sets out the shared objectives of:

- Increasing the supply of permanent affordable housing
- Meeting the needs of homeless households
- Investing in the intermediate market
- Promoting mobility and choice
- Contributing to the development of balanced and sustainable communities
- Meeting the need for Supporting People services
- Improving the quality of all housing across the sub-region.

3.0 **Local Policy Context**

3.1 Haringey Unitary Development Plan (2006)

The SPD provides guidance on the implementation of the following Unitary Development Plan housing policies.

Policy G2:	Development and Urban Design – development should be of high quality design and contribute to the character of the local environment
Policy G3:	Housing Supply – providing sources of new housing to meet a borough target of 680 additional homes per annum
Policy UD2:	Sustainable Design and Construction – ensuring design that maximises the potential of the site without causing any unnecessary local nor global consequences
Policy UD3:	General Principles – encouraging design that responds positively to its context and that is accessible.
Policy UD4:	Quality Design – Development should positively address detailed and interrelated elements of design
Policy HSG1:	New Housing Developments – ensuring an adequate standard, quality and range of housing across the borough
Policy HSG2:	Change of Use to Residential – encouraging changes of use to housing, but ensuring no loss of viable employment, retail, or open space
Policy HSG3:	Protecting Existing Housing
Policy HSG4:	Housing developments capable of providing 10 or more units will be required to include a proportion of affordable housing to meet an overall borough target of 50%

Policy HSG5:	Hostel Accommodation – criteria controlling the provision of new hostel provision
Policy HSG6:	Houses in Multiple Occupation (HMOs) – restricting conversions into HMOs and encouraging conversion of sub-standard HMOs back into single family dwellings
Policy HSG7:	Housing for Special Needs – encouraging supported housing schemes
Policy HSG8:	Gypsies and Travellers – criteria restricting proposals for new sites
Policy HSG9:	Density Standards – applies a general density range of 200-700 habitable rooms per hectare to new residential developments and using a ‘design-led’ approach to density, including site character.
Policy HSG10:	Dwelling Mix – ensuring a mix of dwelling types and sizes
Policy HSG11:	Restricted Conversion Areas – restricting conversion of single dwellings into flats in specified areas and in streets which already a concentration of converted properties.

3.2 Haringey Housing Strategy 2003-2008

The Council’s Housing Strategy contains a vision for Haringey by:

Meeting the Borough’s current and future housing needs – and through doing so, making a major contribution to social inclusion and the socio-economic well-being of Haringey.

3.3 The strategy outlines the main housing issues that affect the borough:

- High cost of market housing
- A high level of housing need
- A shortage of settled affordable housing
- An high level of homelessness and temporary accommodation
- Some areas characterised by poor housing conditions – in public, owner-occupation and private rented sectors
- Problems associated with multiple deprivation in some parts of the borough
- A shortage of affordable family sized housing

3.4 These issues are reflected in the Housing Strategy’s four main priorities:

- To improve housing services to residents across the tenures
- To maximise the supply of affordable homes, increasing access and housing choice
- To improve community safety, sustainability and cohesion in our most deprived communities and create opportunities for people to achieve and succeed
- To regenerate our neighbourhoods, achieving decent homes for all and improve the environment through high quality design.

4.0 **Housing Supply in Haringey**

4.1 A London Housing Capacity Study was carried out in 2004 to provide a comprehensive assessment of London’s potential housing capacity. The assessment underpins the borough housing targets in the London Plan (2008) to provide an average of 680 units per annum and 6800 units during the plan period. The housing target is based on potential capacity for net additional homes provided through:

- development and redevelopment, conversions from residential and non-residential properties (known as conventional supply)
- long-term vacant properties brought back into use
- household spaces in new non self-contained accommodation.

Table 1 Housing capacity in Haringey

	Conventional Supply	Vacant units returning to use	New non-self contained	Total
Additional homes per annum	595	77	9	680

4.2 Conventional supply is made up of large and small sites. The majority of conventional supply (at 78%) is provided by large sites of over 0.5 hectares.

4.3 In accordance with PPS3, the Council has identified a five year supply of deliverable land for housing. It relates to the conventional supply component of housing capacity in Table 1 and includes identified sites with capacity of 10 units or more. It identifies that the borough has a five year supply of 5,188 dwellings up to 2011/12. This list of sites will be regularly updated. At March 2007, there were 2,699 units in the development pipeline, comprising sites with unimplemented planning permissions and sites where development has started but has not completed.

4.4 In addition, the Council has produced a longer term housing trajectory which illustrates annual housing completions over a 15 year period up to 2015/16. This trajectory is contained within the Council’s Annual Monitoring Report.

Impact on infrastructure and planning obligations

4.5 A significant amount of new housing is to be provided in the two main regeneration areas in the borough, at Haringey Heartlands and Tottenham Hale. These areas have the potential to deliver additional homes over and above the borough’s housing target. However, this uplift in housing delivery is dependent on the provision of supporting infrastructure in these areas, such as transport, utilities education and health facilities. The Council has prepared a policy framework to guide development in these areas: namely a Tottenham Hale Urban Centre Masterplan and a Haringey Heartlands Development Framework. The Council has secured Growth Area Funding from the Government to deliver new housing in these areas and provide necessary supporting infrastructure.

- 4.6 Where additional housing creates a need for supporting facilities and infrastructure or action is required to mitigate the impacts of the development, the Council will negotiate planning obligations to secure contributions, either in kind or financial. In some cases, financial contributions are 'pooled' to address the cumulative impacts of development within the locality. The following indicates some of the kinds of contribution that will be sought:
- Affordable housing for schemes of 10 units or more (see Section 5 on affordable housing)
 - Education for schemes of five or more units with child bed spaces (see SPG10c)
 - Health for schemes of 250 or more units (see Code of Practice No.2)
 - Open space and recreation facilities (see SPD)
 - Employment and training (see Code of Practice No1.)
 - Improvements to public transport infrastructure and services (see SPG10e)

Location for housing

- 4.7 The Council has identified a five year supply of housing sites. However, there will be sites that come forward for development in addition to those identified. These sites are known as 'windfall' sites and will contribute to meeting housing requirements in Haringey. All new housing development should take place on previously developed land and development proposals should make effective and efficient use of land. The Council will consider the following factors in addition to physical considerations such as flood risk:
- Locations with good accessibility to public transport;
 - Re-use of buildings, including empty properties and conversion of vacant commercial buildings into residential use
 - Redevelopment of surplus or derelict sites
 - Mixed use redevelopment of under-utilised commercial sites
 - Redevelopment of existing housing sites and buildings at higher densities where appropriate (see section on housing density)

Loss of housing

- 4.8 In order to maximise housing opportunities in the borough and address housing need, the net loss of residential units will be resisted. This includes replacement buildings, changes of use, refurbishment and estate renewal schemes. A change of use from housing or demolition of housing will only be considered in specific circumstances, where in the case of houses in multiple accommodation the existing accommodation is substandard and incapable of improvement or where replacement housing is provided as part of a wider regeneration programme.

5.0 Affordable housing

5.1 Definition of affordable housing

The Unitary Development Plan defines affordable housing as:

Housing which is attainable to buy/rent for those people whose incomes are insufficient to allow them to afford to buy/rent locally on the open market. This will include social rented and intermediate forms of housing. The affordable housing should achieve weekly outgoings levels appreciably below the minimum cost of market housing and should be available in perpetuity for those in housing need.

Since the adoption of the Unitary Development Plan affordable housing has been given a broader definition in The London Plan.

The London Plan (2008) defines affordable housing as:

Housing designed to meet the needs of households whose incomes are not sufficient to all them to access decent and appropriate housing in their borough.

- 5.2 Affordable housing may require some form of subsidy. This subsidy can take a number of forms, including direct public subsidy in the form of social housing grant, a financial contribution from a developer under a Section 106 agreement, or a subsidy from a landowner (through discounted land disposal), employer or other third party.
- 5.3 **Social rented housing** is housing provided by a landlord where access is on the basis of housing need, and rents are no higher than target rents set by the government for housing association and local authority rents. Service charges should not be set at a level which makes a tenancy unaffordable. The Council will seek to secure 100% nomination rights to help meet local housing needs.
- 5.4 **Intermediate housing** is sub-market housing, where costs, including service charges, are above target rents for social housing. Intermediate housing includes shared ownership and other sub-market rent provision and key worker housing which meets this criterion and meets an identified housing need. Shared ownership is a form of shared equity under which the purchaser buys an initial share in a home from a housing provider, who retains the remainder and may charge a rent. The purchaser may buy additional shares ('staircasing'), and this payment should be 'recycled' for more affordable housing. In most cases, a purchaser may buy the final share ('staircase out') and own the whole home.
- 5.5 **Key Worker housing** is a form of intermediate housing which is targeted towards groups of public sector workers who are unable to afford market accommodation within travelling distance on their place of work and who do not qualify for social housing. Not all intermediate housing will be affordable by all key workers and therefore separate key worker schemes are available. Key Workers in Haringey could include qualified teachers, qualified social workers, police officers, planners, speech & language therapists, occupational therapists, education psychologists,

nursery nurses, clinical staff and rehabilitation officers for visually impaired. In future, the definition of a key worker could be extended to include professions where there are local recruitment difficulties. Also, anyone classified as a key worker can also apply for an empty property owner occupation grant.

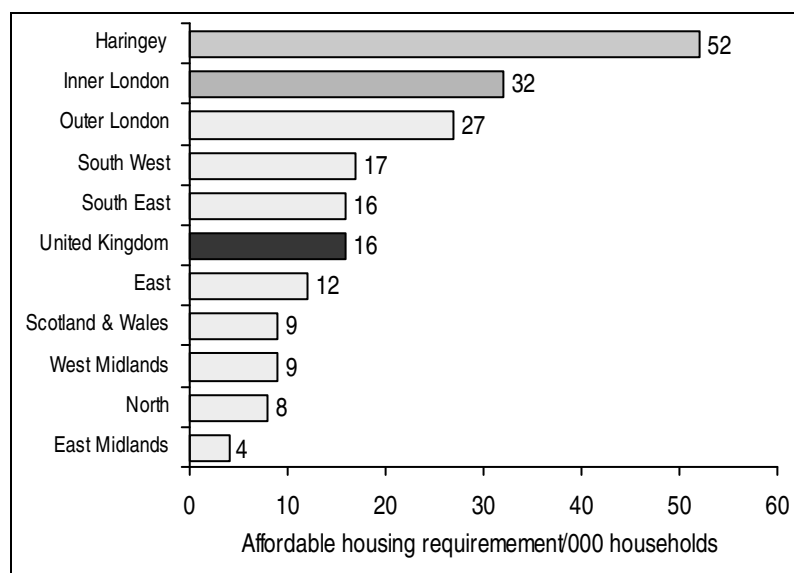
5.6 **Home Connections** is the Council’s Choice Based Lettings scheme which allows Haringey residents to access to housing opportunities across the whole of North London. Residents on the Council’s housing and transfer register can use the scheme to find permanent housing to rent from the Council (Homes for Haringey) or from a housing association. It uses the Council’s Letting Policy to allocate housing on a points system.

5.7 **Temporary accommodation** is that which a local authority provides to a household to whom it either has a statutory duty to do so. A statutorily homeless household, i.e. to whom a local authority has a rehousing duty, is one that is eligible, homeless or threatened with homelessness and is in priority need e.g. families with children, pregnant household member, or who are vulnerable e.g. through physical or mental disability or other categories e.g. care leavers etc. They should not have made themselves intentionally homeless and they need to have local connections with the borough.

5.8 Housing Need in Haringey

A 2007 Housing Needs Assessment for Haringey estimates a requirement for an additional 4,865 affordable dwellings per annum for the next five years. The relative scale of housing need is significantly above an inner London average – see Figure 1 below.

Figure 1 Levels of need for new affordable housing



5.9 The assessment identifies:

- An estimated 20.9% of households living in unsuitable housing, with the main reason being overcrowding.

- Around 15% of households in the social rented sector are overcrowded which emphasises the pressure on the existing larger (three and four bedroom) social rented dwellings in the borough.
- Just under half of households are owner-occupiers with around 30% living in the social rented sector.
- The requirement for affordable housing is most acute i.e. reflected in waiting time for permanent rehousing for three and four bedroom properties. However, the greatest numerical demand is for 2 bedroom properties.
- All 19 wards display an overall shortage of affordable housing.
- An estimated 16.8% of households have lived in their current home for less than two years, with nearly 45% of moves occurring within the borough.
- Of the overall requirement for affordable housing, it is estimated that 44.3% could be met by intermediate housing and 55.7% by social rented housing.
- The mean annual gross household income (including non-housing benefits) in Haringey is £33,301.
- Only the cheaper intermediate housing is affordable to households in Haringey.
- Key worker households have a greater requirement for properties with three or more bedrooms than non-key worker households and a lower requirement for one bedroom dwellings.
- Over 60% of key worker households can afford market housing in the borough.

5.10 The Supply of Affordable Housing

The provision of new affordable housing to meet local housing needs is a key priority for the Council's Unitary Development Plan and its Housing Strategy. The demand for housing cannot be met solely through private market housing and a range of different types and prices is required to meet overall needs. Of those households in housing need in the borough, 90% are on housing benefit and presently have very limited housing choices.

- 5.11 A shortfall in the supply of affordable housing in Haringey has been a contributing factor to increasing numbers of households living in temporary housing, overcrowded conditions and bed and breakfast accommodation.
- 5.12 The Council's Housing Corporation funded affordable housing programme is the largest in North London, with a 2006/08 allocated programme of over £70m, delivering approximately 750 new units of accommodation.
- 5.13 At June 2007, there were around 5,700 households living in temporary accommodation in Haringey. The Council tries to rehouse as many households in permanent accommodation as it is able. The Government has set a target for all local authorities to reduce their numbers of households in temporary accommodation by 50% over a five year period 2005/6 – 2009/10. This is a challenging target given the relatively low proportion of households in Haringey living in local authority or RSL homes. Therefore, the focus is on rehousing households in temporary housing into new permanent affordable housing and working with private sector landlords under new Assured Shorthold Tenancy schemes. Given the high number of households in temporary housing and homeless, there is the need to ensure that affordable housing meets households in priority need.

- 5.14 Housing authorities are required by legislation to have an allocations scheme for determining priorities in the allocation of social housing. As priority must be given to those in greatest housing need, the scheme must be a tool for achieving this. Haringey use a points based system to determine an applicant's housing need. This is known as the Housing Register.
- 5.15 Given the high level of housing need, the Council aims to maximise the availability of affordable housing from all possible sources, particularly from new development. It seeks to maximise the provision of affordable housing by requiring all development capable of providing 10 units or more residential units to provide affordable housing to meet an overall borough target of 50%.
- 5.16 There is a small, but significant number of privately owned empty properties in Haringey. At April 2007, there were around 1,001 private sector properties that had been vacant for over 6 months (Council Tax Records). The Council has an Empty Property Strategy which aims to get privately owned properties occupied and offers grants for repairs and improvements to bring empty properties back into use.
- 5.17 The Council will endeavour to make best use of existing affordable housing stock. The Council is working to encourage tenants to downsize or free up their accommodation in order to maximise opportunities to match households to the appropriate sized properties.
- 5.18 Over the next ten years, the affordable housing capacity in Haringey will be increased by two major regeneration areas in the Borough, at Tottenham Hale and Haringey Heartlands. These two areas will provide over four-fifths of the housing supply currently identified in Haringey and provide a significant opportunity to help addressing the severe need for affordable housing in the Borough.
- 5.19 Thresholds for Affordable Housing
Whether a site or development is capable of providing 10 or more units will be determined by characteristics of the site and its size, the proposed mix of unit sizes, and the appropriate density for the site (see Section 6 on housing density). In most cases, the proportion of affordable housing will be calculated by number of habitable rooms rather than units.
- 5.20 It is recognised that some small sites with a capacity for fewer than 10 units may be developed entirely for social rented and intermediate affordable housing, funded mainly from Housing Corporation or local authority grant, without contributions being required from Section 106. Nevertheless, it is recognised that these schemes make a positive contribution to the overall borough target and the provision of affordable housing.

5.21 Loss of Affordable Housing

Given the high demand for housing in the borough, the net loss of residential units will not normally be acceptable. The loss of residential units which provide a source of affordable accommodation in the borough, particularly family sized units, or serve a specific housing need, will normally be resisted in line with Policy HSG3 'Protecting Existing Housing' and Policy HSG6 'Houses in Multiple Occupation'.

5.22 Live / Work Schemes

The Council considers that live / work units form residential accommodation and as such the affordable housing policy will apply to these types of development. The Council will seek a contribution towards affordable housing on developments of 10 or more units. The contribution will be based on 50% of habitable rooms of the residential element. In most cases it is likely that the contribution will be off site or via a financial payment.

5.23 Phased and Split Developments

Where a single development site, in the same ownership is split and brought forward as separate planning applications for housing development below the threshold in policy HSG4, then the Council will seek affordable housing provision on each component site. Where a phased residential development with planning permission is subsequently amended and the total units are increased the Council will apply the normal UDP affordable housing requirement of 50% on any net additional units over that already approved.

5.24 Mixed Use Schemes

The Council will expect a contribution to affordable housing in mixed use schemes where the residential units meet or exceed the threshold in Policy HSG4. Mixed-use schemes that fall short of these requirements will need to be justified by way of a financial appraisal. The affordable housing requirement will apply to the residential element of the scheme.

5.25 Where planning permission is granted for a mixed-use scheme and the subsequent proposal on the site seeks a change of use from a non-residential element to residential use, a full re-assessment of the affordable housing on the site will be required.

5.26 Affordable housing type

A key housing objective is to create stable, mixed communities. The extremely high levels of need identified mean that it is necessary to prioritise the households whose need is most acute, particularly those in temporary and unsuitable accommodation. The high volume of temporary housing in the poorer parts of the borough has contributed to population transience and concentrations of vulnerable people. This has a negative impact upon other services such as education, health and social services in these areas.

5.27 Therefore a key aim is to provide permanent affordable housing for those households in temporary housing. Intermediate housing is unaffordable for these households in priority need. Indeed, the housing needs assessment identifies that only the cheapest intermediate housing is affordable.

- 5.28 The Council will seek to balance the need to provide social rented affordable housing for those in greatest housing need against the aim to create mixed communities and improve access to affordable home ownership in the borough.
- 5.29 A mix of social rented and intermediate affordable housing is required to meet housing needs in the borough. As a starting point for negotiation, the Council will apply a borough wide target of 70% social rented and 30% intermediate housing. The precise mix on individual sites will be set out in a planning brief which will have regard to the following factors:
- the existing proportion of social rented housing in a ward
 - the overall amount of affordable housing provided
 - the suitability of the site and location for family housing
 - individual site costs
 - the availability of public subsidy and other planning requirements
- 5.30 Haringey is both socially and economically polarised, with high levels of deprivation in eastern parts of the borough and relative affluence in the west. Haringey has a smaller proportion of home ownership in comparison to other London boroughs and owner occupation is focused in the west. Conversely, households renting housing from the Council or a RSL are concentrated in the east of the borough.
- 5.31 In order to address this polarisation the Council will seek a more even balance of social rented and intermediate affordable housing across the borough. It will assess the existing proportion of Council and RSL rented housing and temporary private rented housing on a ward basis. This assessment will be used to determine the circumstances under which 100% social rented affordable housing will be acceptable.
- 5.32 Where intermediate housing is provided, the Council preference is for shared ownership units as this provides an opportunity for affordable home ownership. Intermediate provision should be affordable to the majority of Haringey households in need and provide a mix of dwelling sizes, including 3 and 4 bedroom shared ownership units.
- 5.33 In order to encourage a range of unit sizes, in most cases the proportion of social rented and intermediate affordable housing will be calculated by habitable rooms rather than by units.
- 5.34 Negotiation of Affordable Housing
The Council will seek to achieve the maximum reasonable proportion of affordable housing through negotiating section 106 agreements on all suitable development sites.
- 5.35 The Council will seek to negotiate an element of affordable housing on all housing sites capable of providing 10 or more units. This applies to the gross number of units proposed. The aim will be to achieve a borough wide target of 50% of habitable rooms as affordable housing depending on location, scheme details or site characteristics. The Council recognises that in some cases it may not be

financially viable to provide the full amount of affordable housing as required. In these cases the Council will request that the developer provides a financial appraisal of the scheme so that a fair contribution can be agreed. The GLA Affordable Housing Toolkit can be used for this purpose.

- 5.36 The Council will secure the provision of affordable housing through section 106 agreements, which will set out:
- The amount and location of affordable housing to be provided or the sum of the financial payment;
 - Units to be transferred to an RSL(s) that has previously been approved by the Council as Housing Authority;
 - RSL to be legally committed to Deed(s) of Nominations in accordance with the Council's Housing Strategy;
 - A requirement that the units are retained in perpetuity for Haringey households in need of affordable housing. This can be ensured by transferring to a named RSL.
- 5.37 Further details on the planning obligations is set out in Policy UD8 'Planning Obligations' and SPG10a 'The Negotiation, Management and Monitoring of Planning Obligations'.
- 5.38 There are three ways in which a developer can provide affordable housing:
- On site – as part of the proposed development
 - Off site – provide land or property elsewhere in the borough for affordable housing
 - Cash in lieu
- 5.39 On Site Provision
Affordable housing should be provided on the application site so that it contributes towards achieving the objective of creating more mixed communities and avoids creating concentrations of deprivation.
- 5.40 In providing affordable housing on site the Council will expect the developer to transfer completed units to an RSL. The Council would encourage developers and landowners to seek the advice of the Housing Strategy and Needs division of the Council to ascertain if an interest in the site has previously been registered.
- 5.41 Haringey Council supports the minimum grant needed to make the scheme viable and this will be negotiated on a case by case basis as circumstances will differ depending on the details of the scheme and the location within the borough. Developers should be aware that there might be instances where grant funding is not available and in such cases the transfer to the RSL will have to be lower.
- 5.42 The Council will encourage developers to use the Greater London Authority Affordable Housing Development Control Toolkit to test the financial viability of residential schemes to provide affordable housing.

5.43 Off Site Provision

There may be exceptional circumstances where off site provision of affordable housing may be preferable to on site provision. For example, where off site provision would be of superior quality to that provided on site. Off-site provision misses the opportunity for creating mixed and balanced communities and will only be acceptable where the Council is satisfied that the preferred unit mix and tenure of affordable housing could not be provided on site.

5.44 Where it is considered appropriate to provide the affordable housing off site a higher proportion of affordable housing will be sought in order to reflect the fact that the development achieved 100% private market housing on the initial site. The two sites should be considered together for the purpose of calculating the affordable housing to be provided to ensure that the percentage of affordable housing delivered is 50% of the total number of habitable rooms developed across both sites. The ratio of affordable housing to private market housing when provided on site would be 1:1 therefore 100% of the habitable rooms provided on an alternative site should be affordable.

5.45 The alternative site should be identified and deliverable. It should provide nominations in perpetuity and will preferably be located within the borough.

5.46 Cash in Lieu

Financial payments to the Council in lieu of affordable housing are not normally acceptable. Cases where a financial payment can be made are:

- Where no RSL is willing to take the units on
- The size of the site is too small
- Practicalities of design.

5.47 The financial sum agreed will be paid into an affordable housing fund to be used to finance developments throughout the borough. The financial contribution sought will reflect the fact that the facilitating site achieved 100% private market housing. Therefore the financial contribution should be sufficient to build the same amount of affordable housing, as units on the facilitating site, elsewhere in the borough. The contribution should allow the units to be built without subsidy and will be based on the amount of average grant that would have been received.

6.0 **Density and Design**

6.1 Residential development proposed for Haringey is expected to fall within a density range of between 200-700 habitable rooms per hectare (hrh) in line with the density matrix set out in Table 3A.2 of London Plan (2008). The density ranges are indicative, and higher densities may be acceptable provided that the criteria set out in Policy HSG9 of the Haringey Unitary Development Plan are satisfied.

High quality design is of primary importance in Haringey and high density development will only be acceptable where proposals display high design quality.

Density standards

6.2 The Council will expect high standards of design, layout and landscaping for all developments, which respect the character of the area and address the principles of quality design in accordance with UDP Policy UD4 and SPG1a: Design Guidance.

6.3 The following factors must be positively addressed;

- the character of the surrounding area, in terms of existing building form, massing and building heights;
- historic heritage context, including listed buildings and conservation areas;
- the characteristics of the site;
- the quality of the design;
- the range and mix of housing types;
- the level of service provision and public spaces; and
- car parking provision.

6.4 In addition to the planning policy and guidance the following publications should be used as reference material in working up development proposals;

Building for Life: Delivering great places to live, CABE

By design – urban design and the planning system: towards better practice, DTLR
Urban Design Compendium 1 & 2, English Partnerships

Methodology for calculating density

6.5 The residential site area is taken to be the net of the actual site plus half the width of the shortest adjacent road frontage up to a maximum of 6m. Where development is within the curtilage of an existing dwelling the habitable rooms on the site must be taken into account site.

6.6 On a corner site the residential site area should include half the width of the road on the shorter road frontage only.

6.7 On a backland site the residential site area is the net site area, access roads are excluded from the calculation.

6.8 Where a large open space is included in the development this should be included as part of the site area for calculating density.

6.9 For mixed use developments the residential site area should be calculated using total net site area apportioned between the various uses. [This can be calculated in two ways – building footprint or floorspace]. Half width of the road should also be calculated on a proportional basis.

6.10 Design requirements for affordable housing

To ensure the creation of mixed and integrated communities the affordable housing should not be visually distinguishable from the market housing on the site in terms of build quality, materials, details, levels of amenity space and privacy.

- 6.11 The affordable housing should be 'tenure-blind' and fully integrated with the market housing. This is to achieve social integration within the development and ensure that the standard of design applies both to the affordable and private market elements. The affordable housing should be evenly 'pepper-potted' across the site or in the case of flats, in small clusters within a block. The integration of affordable and private market housing should be considered at an early stage of the detailed design and layout of the site. The Council considers that, in most cases, integration can be achieved by good design and that longer term management arrangements can ensure that services and facilities are maintained at a high level.
- 6.12 All social housing and intermediate housing requiring Housing Corporation Social Housing Grant must be built to meet the relevant Housing Corporation standards. For schemes funded from the 2006-08 National Affordable Housing Programme (NAHP) these comprise the "essential items" set out in the Housing Corporation's Scheme Development Standards (April 2003), supplemented by the achievement of:
- EcoHomes "Very Good" or better;
 - Housing Quality Indicator unit minima scores for Size of 41, Layout of 32, Noise, services, light of 22, Accessibility of 31 and Energy of 71.
- 6.13 For schemes funded from the forthcoming 2008-11 NAHP, these must be built to meet or exceed the Housing Corporation's Design and Quality Standards (April 2007). The performance measures which indicate compliance are:
- For each home, Housing Quality Indicator (HQI) unit minima scores for Size of 41, Layout of 32, Noise, services, light of 22. In meeting the HQI unit layout minimum score, it is expected that internal and external storage provision at least meets the requirements for storage specified in the HQI guidance for the occupancy and does not fall short in any aspect.
 - The achievement of the Code for Sustainable Homes level 3 (three star) as a minimum. Please note that full points need to be achieved in the security section.
 - An assessment against the 20 "Building for Life" criteria which demonstrates a minimum achievement of:
 - 10 out of 20 positive responses (street-fronted infill)
 - 12 out of 20 positive responses (all other developments)

7.0 Dwelling Mix

- 7.1 New residential developments and conversions should provide a mix of dwelling types and sizes to meet local housing requirements, such as families with children, single person households and older people. In certain locations, where there is an unsuitable external environment for children and no opportunity to provide sufficient amenity space, the provision of family housing of 3 or more bedrooms may be inappropriate. Conversely, in other locations family housing will be particularly encouraged.

Dwelling mix for new build schemes

- 7.2 The Housing Needs Survey (2007) identifies a shortfall for all sizes of accommodation. However, the requirement is most acute for affordable three and four bedroom properties. The Council would prefer dwellings of 3 bedrooms and above to be provided in the form of houses rather than flats.

Private market housing

- 7.3 There is evidence of an increasing poor match between the need for larger dwellings and the development of smaller units. This has implications for overcrowding, particularly in the private rented sector. Nevertheless, there is a continuing trend towards smaller households. Therefore, the table in Figure 7.1, recommends a mix of unit sizes.

Figure 7.1 Recommended Dwelling Mix for Private Market Housing

Size of dwelling	Percentage mix
1 bed	37
2 bed	30
3 bed	22
4+ bed	11

Affordable housing

- 7.4 The housing needs survey showed a shortfall for all sizes of accommodation. However, the table in Figure 7.2, below, identifies that the requirement is most acute for three and four bedroom properties.

Figure 7.2 Net need for affordable housing by size

Size required	Need	Supply	Shortfall	Supply as % of need
1 bedroom	1,221	465	756	38.1%
2 bedroom	2,391	359	2,032	15.0%
3 bedroom	1,704	155	1,550	9.1%
4+ bedroom	567	40	527	7.1%
TOTAL	5,884	1,019	4,865	17.3%

Source: 2007 Housing Needs Assessment

- 7.5 Whilst it is important that on any site a range of sizes of affordable homes are built to ensure that there is an appropriate mix and balance within the community, generally greater weighting should be given to larger family sized accommodation. The recommended mix for affordable housing developments is shown in the table in Figure 7.3 below:

Figure 7.3: Affordable Housing Dwelling mix

Size of dwelling	Percentage mix
1 bed	19
2 bed	26
3 bed	27
4+ bed	28

- 7.6 Figure 7.3, above, does not differentiate between social rented and intermediate accommodation and it applies to the overall provision of affordable housing.

Dwelling Mix for Conversions

- 7.7 In order to ensure that there are dwellings of a sufficient variety to match local needs a variety of sizes of accommodation in the borough's older housing stock needs to be available. With no controls in place, conversions into smaller units would increase, reducing the variety of housing stock.
- 7.8 The Council will normally require all conversions to provide a mix of unit of units in accordance with Figure 7.4. In exceptional circumstances, a different mix of units may be essential to meet the special housing needs as identified in Policy HSG7 or to secure improvements to a listed building.

Figure 7.4: Dwelling Mix for Conversions

Net Internal Area of the Property	Number of Flat Types	
	Expected	Optional
120m ² - 129m ²	1 unit of at least 3 habitable rooms (i.e. two bedroom 3/4 person flat)	and one or more units of at least 2 habitable rooms (i.e. one bedroom 2 person flat)
130m ² - 149m ²	1 unit of at least 3 habitable rooms for 4 persons (i.e. two bedroom 4 person flat)	
150m ² - 159m ²	1 unit of at least 4 habitable rooms for 5 persons (i.e. three bedroom 5 person flat)	
160m ² - 179m ²	1 unit of at least 4 habitable rooms for 5 persons (i.e. three bedroom 5 person flat) and 1 unit of at least 3 habitable rooms (i.e. two bedroom 3 person flat)	
180m ² - 239m ²	1 unit of at least 4 habitable rooms for 5 persons (i.e. three bedroom 5 person flat) and 1 unit of at least 3 habitable rooms for 4 persons (i.e. two bedroom 4 person flat)	and one or more units of at least 2 habitable rooms (i.e. one bedroom 2 person flats)
Over 240m ²	At least one unit of 4 habitable rooms for 5 persons (i.e. three bedroom 5 person flat) and two units of three habitable for 4 persons (i.e. two bedroom 4 person flats)	

- 7.9 Net internal area excludes outside walls, but includes inside walls, partitions, cupboards and chimney breasts. Habitable rooms are defined as bedrooms, living rooms, dining rooms, and kitchens with a floor area over 13 sq.m. A room with a floor area greater than 20 sqm, if it is capable of subdivision, is counted as two habitable rooms.

8.0 Housing Standards

Floorspace standards

- 8.1 All new residential accommodation, including conversions, will normally be required to conform to the minimum space standards based on the table in Figure 8.1. The space to be provided for individual dwellings will be an important factor in the quality of the accommodation to be provided, and in the impact of the proposed development on the character and amenity of the surrounding area. It is expected that the minimum floorspace standards will be exceeded to create good quality accommodation and to ensure future adaptability of the dwelling – see section on Lifetime Homes.

Figure 8.1: Minimum floor area for residential accommodation

Number of persons	Dwelling size (net internal floor area in sq.m.)						
	1p	2p	3p	4p	5p	6p	7p
Bedrooms	1	1	2	2/3	3	3/4	4
Kitchen / Dining / Living area	20	22	24	27	30	33	36
Main bedroom	8	11	11	11	11	11	11
Other double bedrooms	-	-	-	10	10	10	10
Single bedroom	-	-	6.5	6.5	6.5	6.5	6.5
Indicative total floor area	32.5	48	60	73	82	90	95

Net internal area excludes outside walls, but includes inside walls, partitions, cupboards and chimney breasts

- 8.2 All habitable rooms and kitchens must be of a regular shape, have adequate natural light and ventilation and have a minimum floor to ceiling height of 2.3 metres. Bathrooms and WCs must be of a regular shape and be adequately ventilated. The minimum internal floor area for a single bedroom should be 6.5 sq.m and for a double bedroom should be 10 sq.m. No bedroom should be less than 2.1 metres wide. Ensuite bathrooms or shower rooms do not count towards the minimum bedroom floor areas.
- 8.3 Each dwelling must include adequate circulation space and separate storage space. The storage space will provide an opportunity for the internal storage of, among other things, pushchairs and bicycles. For information on space for waste storage and recycling please see SPG 8a: Waste and Recycling.
- 8.4 The total minimum floor areas in Table 6 are indicative and include storage, circulation space and space for bathrooms/WCs.

Layout

- 8.5 All dwellings must be self-contained and have a private entrance leading off the street or from a common lobby or hallway.
- 8.6 Flats must be laid out to minimise noise between them. Particular attention should be given to the necessity for stacking potentially noisy rooms in vertically adjoining dwellings, one above the other, in order to reduce nuisance from sound transmission. As a general rule bedrooms should be placed above bedrooms, living rooms above living rooms and bathrooms above bathrooms so that noise disturbance is kept to a minimum. Sound insulation is required between all the party floors and party walls in accordance with Part E of the Building Regulations. Higher standards of sound insulation should be considered as part of the Code for Sustainable Homes.
- 8.7 The best conversions are usually those that change the existing rooms and features in the building as little as possible. Such natural conversions usually result in no more than one flat per floor.

Private and Communal Amenity Space

- 8.8 All new residential development, including conversions where appropriate, should provide external amenity space and this should be appropriate to the needs of the likely occupants.
- 8.9 Wherever possible, family houses should be provided with back gardens which are safe for young children to play in. The minimum private garden space needed for a family dwelling is 50 sq.m. Where a family dwelling cannot be located on the basement or ground floor of the building, either individual private gardens or communal space at a minimum of 25 sq.m for each unit should be provided.
- 8.10 For non-family or flatted developments, communal open space provided for the exclusive use of occupants of the development may be acceptable as long as its location, size and shape enable it to be enjoyed by the occupants. The layout and design should offer privacy for dwellings adjoining the space, e.g. a landscaped area of at least 3m deep along the length of the building. The minimum area for useable communal space is 50 sq.m, plus 5 sq.m per additional unit over five units.
- 8.11 In cases where external staircases are provided to access gardens, it should be designed to avoid loss of privacy, loss of outlook and problems of security for other residents. Staircases should be no more than 1 storey in height and should be constructed in acceptable materials such as iron or wood.
- 8.12 All gardens and communal amenity space should generally enjoy a reasonable amount of sunlight.

Children's playspace

- 8.13 New residential development of 5 units and over should make a contribution towards children's play space. Table 1.1 of the Haringey Local Open Space and Recreations Standards SPD, adopted in June 2008, provides more detail. The playspace itself and the access to it should be overlooked in order to give the maximum degree of "passive supervision". However, consideration needs to be given to ensure that residents' privacy is not unduly disturbed by the activities within the playspace. Locating playspaces next to elderly persons units should, as far as is practical, be avoided.

Extensions as part of conversions

- 8.14 The conversion of properties into self-contained flats should ideally be carried out within the existing building without the need for any extensions. Extensions which create a whole new flat or flats, or new habitable room or rooms are not acceptable. Extensions should be designed to improve otherwise sub-standard facilities of an existing flat, such as to enable a separate bathroom to be provided or to make the kitchen bigger, provided that it does not harm the amenity of adjoining occupiers.
- 8.15 Simultaneous extension into the roofspace and basements will not normally be acceptable. Rear extensions are not acceptable where the amount of garden amenity space is reduced to less than 75 sq.m for shared gardens or 50 sq.m. where one flat has sole use.

Extensions and alterations

- 8.16 Extensions or alterations to buildings should be subordinate in scale to the original building and should respect the architectural unity of a block or terrace of houses and the character of the surrounding area. The development should not undermine existing uniformity of the building or terrace, and should not over balance or dominate existing features important to the building.
- 8.17 Full width rear extensions are not normally considered acceptable and they should not extend more than two thirds the width of the rear of the house and should remain at least one storey below eaves level. In terms of depth of rear extension, they should not normally extend beyond 3 metres for terraced houses and 4 metres for semi detached or detached houses from the rear wall of the house. Rear extensions above ground floor level are generally unacceptable because of the likely adverse effect on neighbouring properties.
- 8.18 Dormer windows should be subordinate to the roof, being small enough to preserve the dominance of the main pitch and its silhouette and be in keeping with the character size and scale of the building as a whole. Dormer windows or roof extensions projecting above the ridge height and 'wrap around' roof extensions will normally not be acceptable. Dormers should be set well within the slope of the roof away from the eaves and ridge, the flanks should be set well in from any gables or party walls and the dormer should not straddle any hip line. They should not be located on the front elevation except where front dormer windows are an original feature on neighbouring properties.
- 8.19 The Council expects all development proposals, including alterations or extensions to be of a high quality design. As such it will expect all alterations and extensions to

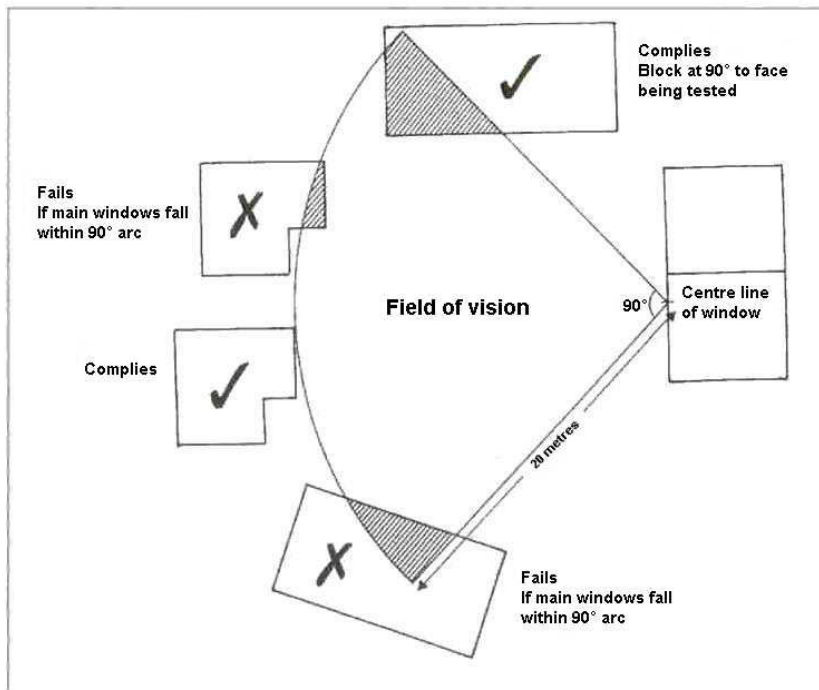
be of a sympathetic architectural style with detailing, fenestration and materials to match existing styles.

Privacy and Overlooking

- 8.20 The Council expects new developments to maintain the level of privacy enjoyed by adjoining properties and not to create new problems of overlooking. Applicants are expected to give careful consideration to the layout and design of new residential development to ensure privacy to all private living areas both from other dwellings and from public space.
- 8.21 As a general rule the following standards are considered important to prevent overlooking and loss of privacy:
- All rear facing habitable rooms directly opposite one another should be a minimum of 20 metres apart for two storey developments. This minimum requirement will be the distance measured between the two closest points of each building including any balconies.
 - Additional 10 metres is required for each additional storey.
 - New two storey development which only just meets the 20 metre rear to rear requirement will have any permitted development rights withdrawn if the likelihood of overlooking would be increased as a result (dormer windows for example).
 - Balconies should be designed and positioned so that neighbours' privacy is not encroached on.
 - Where appropriate mechanisms should be implemented to prevent any possible problems, including the use of obscured glazing. Suitable boundary treatment and landscaping can also minimise the effects of overlooking and protect privacy.

- 8.22 The privacy arc in Figure 8.2 gives some guidance on the positioning of windows to prevent overlooking and loss of privacy

Figure 8.2: Privacy Arc



Aspect and Outlook

- 8.23 Aspect is a planning term which can be used either for a view out of a building, otherwise known as “outlook”, or for the direction in which a development faces. In terms of outlook, it tends to be a view out of or to a view out of a building. There is no automatic right to a view over land outside an individual’s ownership in planning law. However a detrimental impact on aspect or outlook from a ground floor rear window in adjoining property likely to be caused by a proposal for a rear extension can be a material consideration in the assessment of the impact of that scheme. This is especially the case when a “tunnelling” effect of an overly long and/or high extension can adversely impact on the outlook/aspect from the property.
- 8.24 In designing new build proposals or extensions to existing extensions care should be taken to ensure that the outlook from the proposal or onto the site does not result in detriment to either existing occupiers or to the future occupiers of the new development.

Daylighting and Sunlighting

- 8.25 The Council expects new development to be laid out in a way that allows for adequate natural lighting to reach both the development and adjoining properties in line with the Building Research Establishment (BRE) Standards as set out in their publication entitled “Site Layout Planning for Daylight and Sunlight: A Guide to Good Practice”, BRE 1991. In addition, reference should be made to the Code for Sustainable Homes addresses standards for daylight.

8.26 New development will be assessed to ensure that the building layout maintains acceptable levels of daylight and sunlight to appropriate existing windows. Where it appears that the loss may be significant, the guidance set out in the BRE Standards (1991) will be used to measure the impact.

8.27 Wheelchair and Lifetime Homes

The concept of lifetime homes was developed by the Joseph Rowntree Trust so that people with disabilities or with impaired mobility bought on by age could continue to live in accommodation for life instead of being forced to move to specialist accommodation at a certain time in their lives. The design of lifetime homes incorporates improved accessibility and other features that enable changes to be made to the internal layout of the accommodation providing flexible, high quality accommodation. The full standards are set out in SPG4 Access for All – Mobility Standards.

8.29 The Council will seek to ensure that all new housing is built to 'Lifetime Homes' Standards and that 10% of new housing is designed to be wheelchair accessible or easily adaptable for residents who are wheelchair users.

8.30 The difference between Lifetime homes and Wheelchair standard dwellings is that the former are homes that can be adapted to suit any mobility changes that occur to the occupants as they happen. Wheelchair homes will be expected to provide wheelchair access to all parts of the dwelling from the moment of occupation. For this reason wheelchair homes would be expected to be on one level only, usually at ground floor unless there is a lift service and backup in the event of the lift breaking down

8.31 The standards for Lifetime Homes which can also be applied to Wheelchair Housing are as follows:

- Parking space capable of widening to 3.6 metres
- Distance from car parking space kept to a minimum
- Level of gently sloping approach to the lifetime home
- Level area outside the front door and over the threshold covered and lit
- Provision for future stair lift
- Widths of doors and hall to wheelchair access requirements
- Turning circles for wheelchairs in ground floor living rooms
- Living rooms at entrance level
- Ground floor future bedspace
- Downstairs toilet or bathroom
- Wheelchair accessible ground floor toilet
- Walls able to take future aids
- Provision for future house lift to bedroom
- Provision for future access from bedroom to bathroom
- Bathroom planned to give access to toilet and bath
- Low window sills
- Sockets and controls at low level

8.32 Regard will also need to be had to the relevant Building Regulations with respect to access for the disabled. Details of the Building Regulations requirements are available from Haringey's Building Control, or by reference to Approved Document M of the Building Regulations.

8.33 Where a lifetime home standard is more onerous than Part M of the Building Regulations, it will be expected that the Lifetime Home Standard be adhered to. Lifetime Homes standards are also an element of the national Code for Sustainable Homes.

9.0 Conversions and Houses in Multiple Occupation (HMOs)

9.1 New units created through conversions and new non self-contained units in Houses in Multiple Occupation (HMOs) make a relatively small contribution towards meeting the borough's housing target. However, the Council wishes to restrict the conversion of single dwellings into flats and HMOs for the following reasons:

- To retain an adequate stock of small family housing;
- To provide flats of an acceptable standard and mix of sizes to contribute towards meeting housing needs;
- To prevent the creation of unsatisfactory levels of on-street parking / congestion within a particular area; and
- To prevent an over-concentration of conversions/HMOs which would harm the character or amenity of an area.

9.2 The Council wishes to resist the conversion of small houses with gardens into flats as this would reduce the availability of family housing in Haringey for which there is a strong demand. Therefore, the Council will only permit the conversion of a single dwelling house with an existing net internal floor area of more than 120 sq.m. and at least five habitable rooms. Any increase in the net internal floor area or number of habitable rooms since 1st July 1948 will not be counted. Net internal area excludes outside walls, but includes inside walls, partitions, cupboards and chimney breasts.

Restricted Conversion Areas

9.3 The Council has identified areas of the borough which already have a high number of converted properties. Further conversions and HMOs will be resisted for the reasons set out in paragraph 9.1. These areas are as follows:

- The Miltons: area to north east side of Archway Road
- Archway Road: area to the south west side of Archway Road.
- Harringay Ladder: Green Lanes to Wightman Road.
- Stroud Green: area bounded by Stroud Green Road, Stapleton Hall Road, Florence Road and Woodstock Road.
- Muswell Hill: roads near centre.
- Bruce Grove Ward
- Crouch End: roads near centre
- West Green Road
- Myddleton Road

- 9.4 In addition, the Council will normally resist applications for conversions and HMOs in streets where conversions and/or HMOs already equal 20% of the properties.
- 9.5 The calculation of the existing proportion of conversions and/or HMOs in a street should be used as a guide to indicate a likely concentration of conversions and/or HMOs in an area. Where it is shown that a street has breached or is close to breaching the 20% threshold, the Council will have regard to the policy aims in paragraph 9.1 when considering an application for a conversion.
- 9.6 To calculate the proportion of converted properties, information collated from the Council Tax Valuation List, planning permission records as well as a visual inspection will be used. Purpose built flats should not be included.
- 9.7 In the case of long streets, it is considered appropriate to calculate the proportion of existing conversions in a part of the street or terraces that can be clearly identified in terms of property type or character. In some cases main roads may intersect these streets. As a rule of thumb a distance of 300 metres will be used.
- 9.8 In the case of very short streets, it is considered appropriate to combine adjoining streets or parts of streets or terraces of a similar property type or character. Also, to assess on-street parking pressure, adjoining roads will be included.

Houses in Multiple Occupation

- 9.9 For the purposes of planning, Houses in Multiple Occupation (HMOs) are defined as “a single dwelling house or self contained flat in a house organised in such a way that it becomes occupied by a number of separate households that share certain facilities in common”.
- 9.10 The borough contains approximately 10,000 private sector HMOs. The Council acknowledges that they are an important element of the borough’s housing stock and provide an important source of low cost rented accommodation. However, many HMOs in Haringey are sub standard and the Council aims to ensure that standards are improved to provide satisfactory living conditions or where this is not possible encourage the buildings to be converted back to single dwelling houses. The Council will use its enforcement powers to ensure that HMOs are of a satisfactory standard.
- 9.11 A change of use from an HMO to a single dwelling house will be considered in the following circumstances:
- where the property is small and only 2 storeys;
 - where the property does not meet the appropriate standards and has no realistic prospect of meeting the standards; or
 - where the property is in a Housing Renewal Area and is not licensed.

9.12 The Housing Act 2004 requires local authorities to licence certain HMOs within their area. In licensing a HMO, the Council will apply minimum standards for heating, washing facilities and WCs, kitchens, fire precautions and room sizes and will issue conditions limiting the occupation of HMOs and controlling the management arrangements. The Council is also actively working with private landlord partners to raise standards throughout the borough.

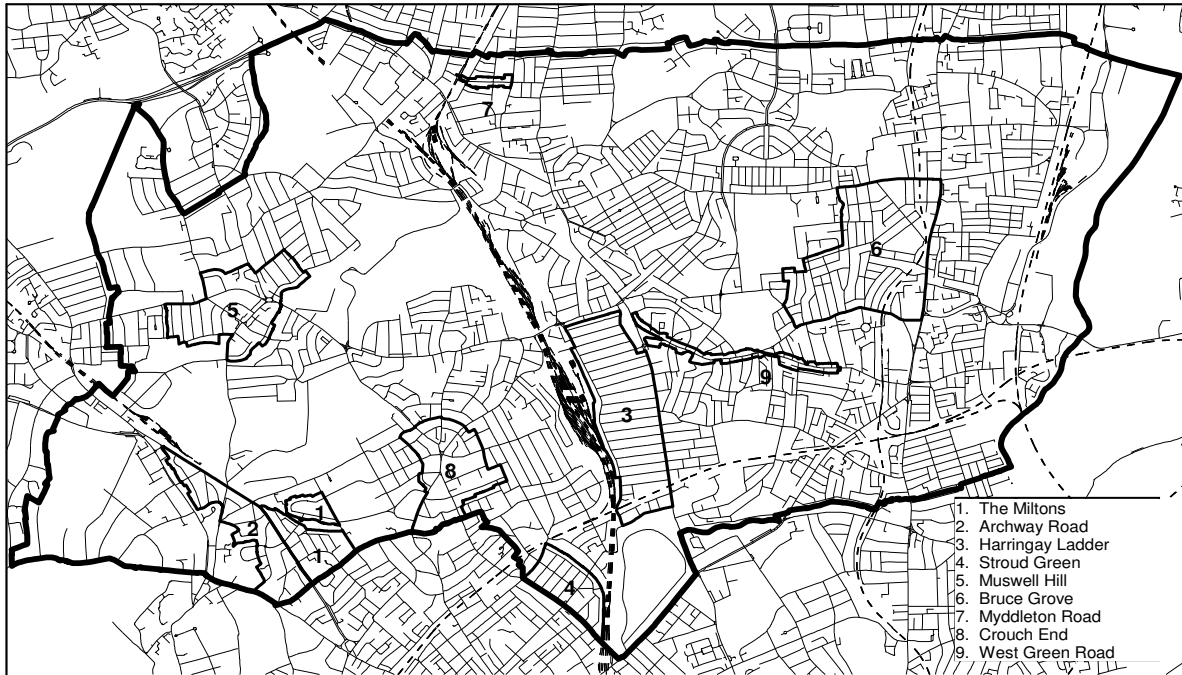
10.0 References and Contacts

For further information please contact:

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Email: ldf@haringey.gov.uk

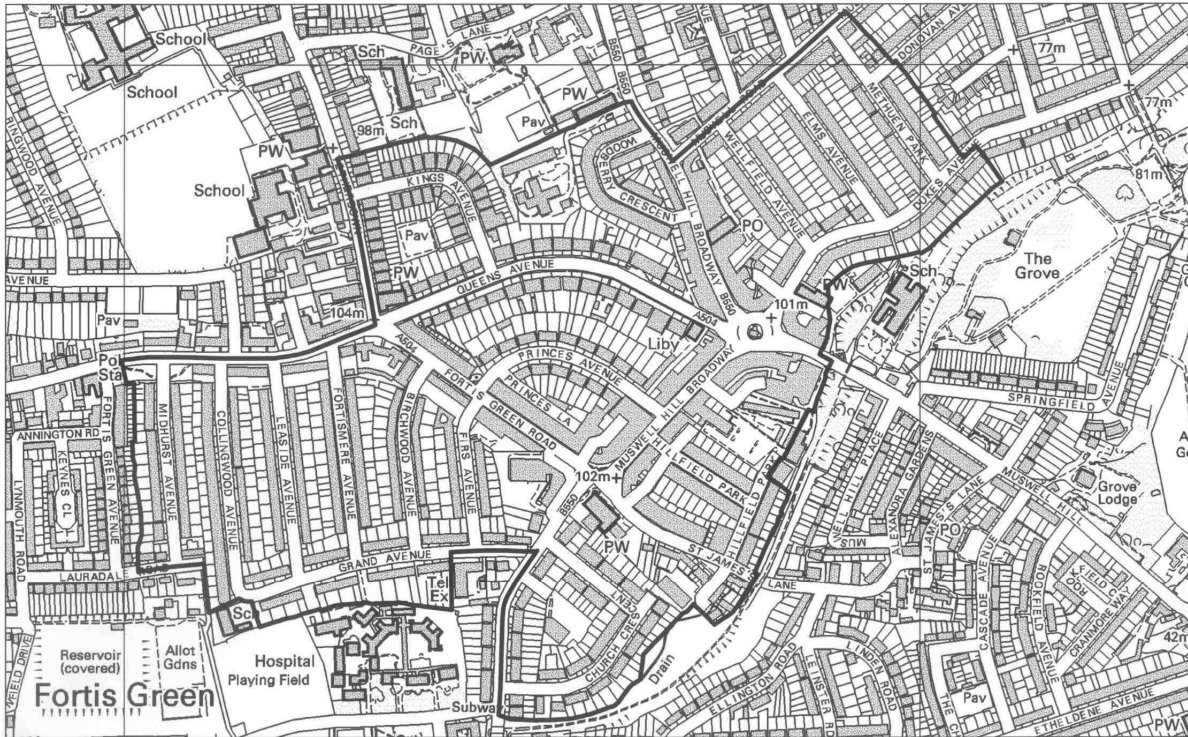
Private Sector Supply Team
Apex House
820 Seven Sisters Road
LONDON
N15 5PQ
Tel: 020 8489 4726

Appendix 1 Restricted Conversion Area maps



Restricted Conversion Areas

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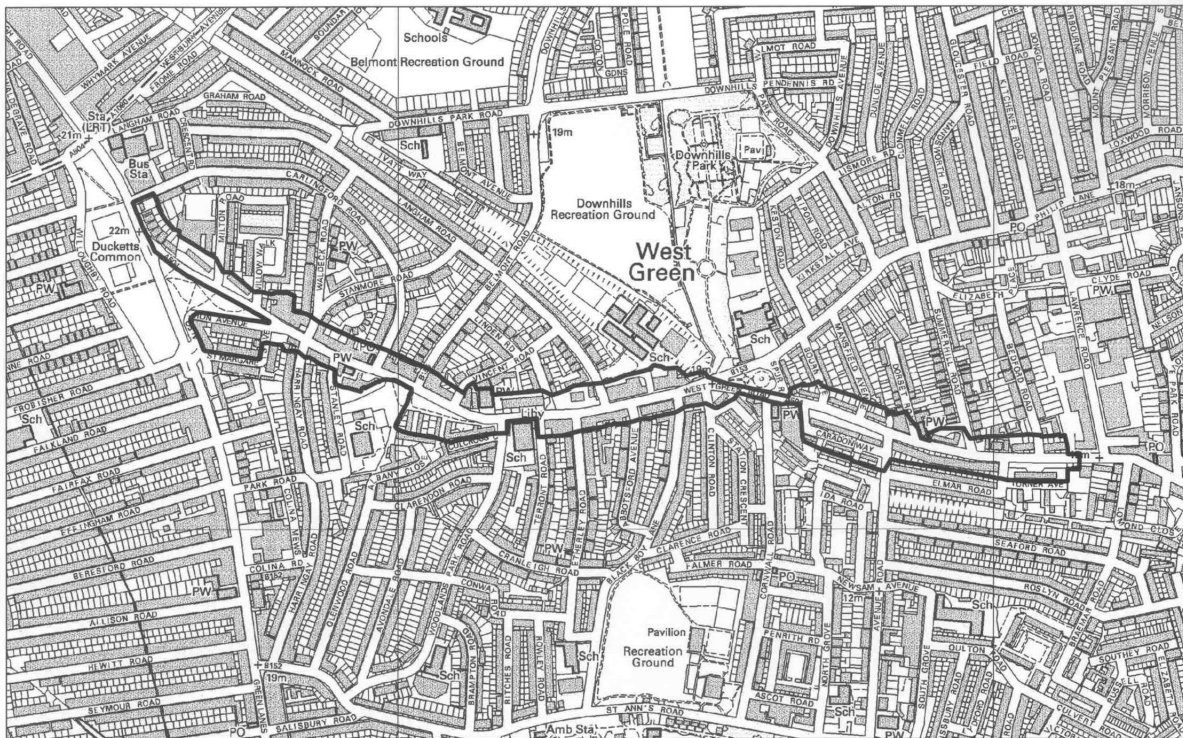
Restricted Conversion Area 5 - Muswell Hill

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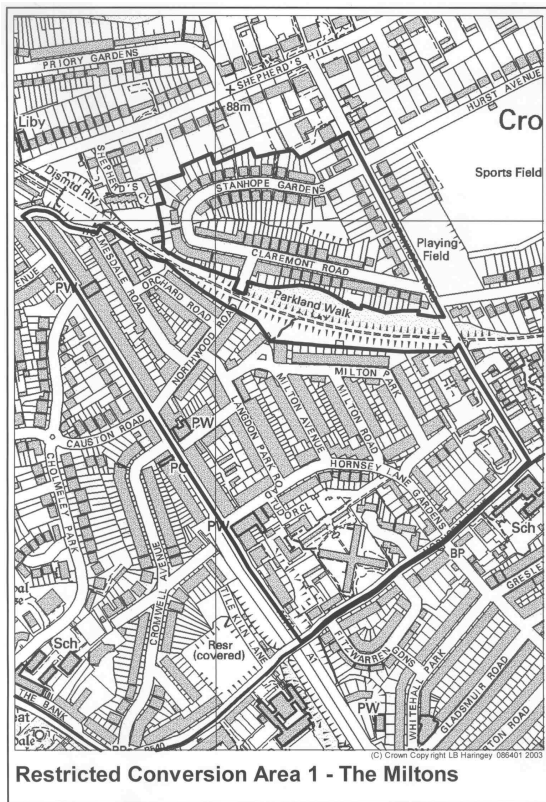
Restricted Conversion Area 7 - Myddleton Road

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Restricted Conversion Area 9 - West Green Road

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Restricted Conversion Area 1 - The Miltons

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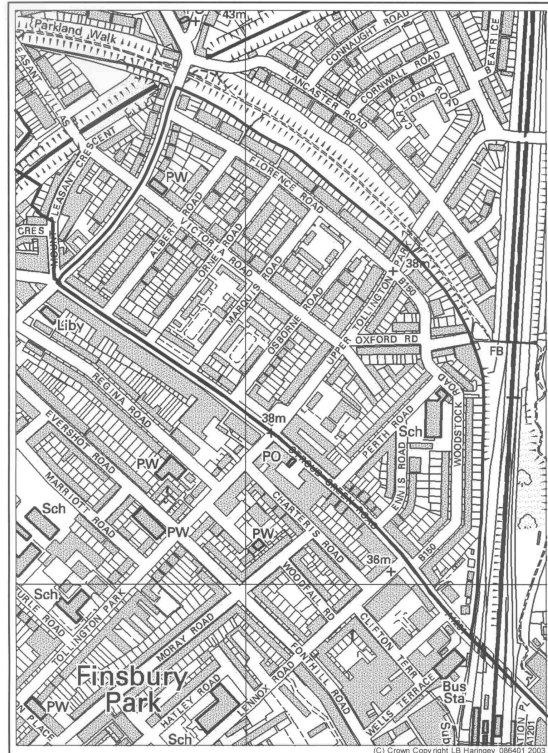


Restricted Conversion Area 2 - Archway Road

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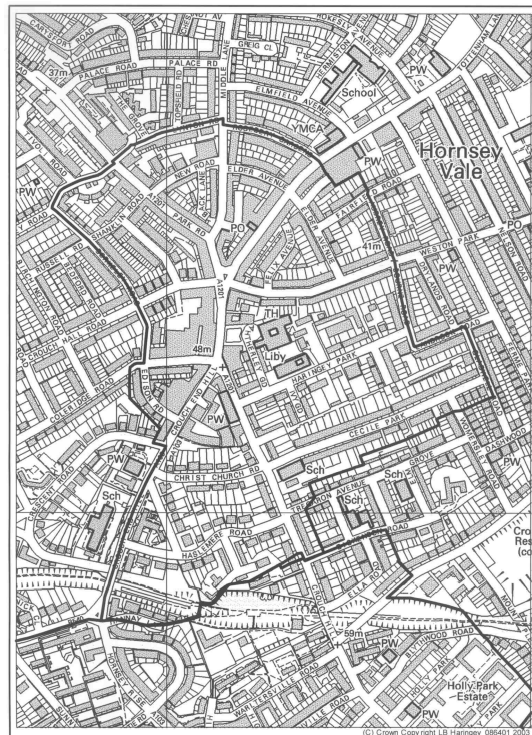
Restricted Conversion Area 3 - Harringay Ladder



Restricted Conversion Area 4 - Stroud Green



Restricted Conversion Area 6 - Bruce Grove



Restricted Conversion Area 8 - Crouch End