

Report for: **Housing & Regeneration Scrutiny Panel – 3rd March 2020**
Title: **Housing Associations in Haringey**
Report
Authorised by: **Dan Hawthorn, Director of Housing, Regeneration and Planning**
Lead Officer: **Alan Benson, Interim Assistant Director for Housing**
Ward(s) affected: **All**
Report for Key/
Non Key Decision: **Non-Key Decision**

1. Describe the issue under consideration

- 1.1. Housing associations make up an important part of social housing provision in London, and in the rest of England. This report provides an overview of housing associations in Haringey, the relationship between the Council and housing associations in the borough, and the sector's main concerns.

2. Recommendations

- 2.1. To note the report

3. Background information

Housing associations in London

- 3.1. Housing associations have provided affordable housing in England for the past century. Housing associations generally started out as small, local organisations. Over the past decades, many housing associations have grown. As local authorities moved away from housing development from the 1970s onwards, housing associations picked up this work. Additionally, from the late 1990s, a number of stock-holding councils transferred their homes to housing associations for them to own and manage.
- 3.2. Social housing is housing owned by either local councils or housing associations. Central government sets the parameters for social rents, although landlords have a degree of flexibility within these. In London, roughly half of all social housing is owned by housing associations.
- 3.3. The G15 are a group of the biggest housing associations in the capital. As a result of a number of mergers, the G15 is now actually the G12: A2 Dominion, Catalyst, Clarion, Hyde, L&Q, Metropolitan Thames Valley, Network, Notting Hill, One Housing, Optivo, Peabody and Southern. Collectively they manage 550,000 homes, over one fifth of the whole sector's stock in England and they dominate the housing association sector in London.

Housing Associations in Haringey

- 3.4. In Haringey, housing associations own 43% of the total social rented stock – which is slightly lower than the London average.
- 3.5. Seven housing associations own 84% of the total housing association stock in Haringey. This is set out in the table below:

Housing Association	Number of homes in Haringey	Share of the total number of HA homes
L&Q	2468	18%
Metropolitan Thames Valley	2397	17%
Clarion	1894	14%
Peabody	1363	10%
Newlon	1198	9%
Notting Hill Genesis	1284	9%
Sanctuary	993	7%
The 7 HAs above combined	11597	84%
Total HA stock	13780	100%

- 3.6. To compare, the Council owns 15,283 tenanted properties, and is the freeholder of 4,975 homes occupied by leaseholders.
- 3.7. In addition to the housing associations above, it is worth noting the role of One Housing Group, which has relatively few homes in the borough but has become a major supplier of extra care housing. This includes Protheroe House N17, with 50 homes completed in July 2016 and Lorenzo House N17, with 52 homes completed in November 2016.
- 3.8. Hornsey Housing Trust is also notable as a very local housing association with the majority of its stock in the borough, having 362 homes in Haringey (and only 22 out of Haringey). Additionally, Newlon is headquartered in the borough.

Key issues with and for housing associations

- 3.9. Housing associations face many of the same similar property and tenant management issues as local authorities. This includes the management and maintenance of properties, relationship with and support for their tenants, and wider anti-social behavioural issues.
- 3.10. These similarities and shared interests outweigh the differences, which are in large part due to the dispersed geography of most housing associations compared to local authorities and that much of their stock is more recently built. Being based across a much wider geographical area, they have less of a sense of place and ownership of local issues and less reason to be concerned about specific local issues. The most fundamental difference though remains the direct political accountability of councils for their stock, compared to the more distant and diffuse accountability of housing associations to their tenants.
- 3.11. Housing associations would point to the fact that in any comparison of performance, they tend to perform better than local authorities on the key performance indicators, in particular tenant satisfaction. But that lack of local focus and accountability does make it harder for them to respond in the minority of cases where there is a problem.
- 3.12. In terms of new development, now that a number of councils are starting to deliver new council housing themselves, there are reduced opportunities for housing associations to undertake new development, especially on council-owned land which has historically been a significant part of their land supply pipeline. Similarly, in Haringey and some other boroughs, the Council is stepping in to acquire 'section 106' affordable housing on large private

developments, which would previously have all been acquired and managed by housing associations. Nevertheless, housing associations will still be delivering far more homes than local authorities for the foreseeable future.

- 3.13. In the capital, the G15 have developed an 'offer to London', identifying the key housing issues in the city and what the G15 proposes to do to address these alongside the Mayor and boroughs. It is sub-headed 'Tackling the Housing Crisis Together'. Its main focus is on delivery of new homes – both their own programmes and supporting councils with theirs. It does address the whole housing picture, but its commitments on homelessness and temporary accommodation are much thinner – and lower on the list of priorities – than they are for Haringey or any other London local authority. It also commits to better working with officers and councillors, including on individual casework.

Relationship between the Council and housing associations in the borough

- 3.14. In Haringey, Council officers meet with representatives from housing associations with stock in the borough, on a regular basis. It was agreed in 2019 to meet on a quarterly basis to discuss a distinct major shared strategic issue each time. So far, topics for discussion have included building safety and responses to the Hackitt review, and adult safeguarding issues.
- 3.15. In addition to this, Homes for Haringey has been holding regular meetings with the major housing associations in the borough to consider operational housing management issues for some years.
- 3.16. Meetings such as those outlined above are not the best forums for Members to raise specific service issues with housing associations. Instead, it is best if Members use a single point of contact in each housing association. Contact details are kept up to date by officers and the current list has been circulated to all members recently.

4. Contribution to strategic outcomes

- 4.1. This contributes to priority 1 of the borough plan and in particular the outcome that: 'We will work together to drive up the quality of housing for everyone' and that 'We will work together to deliver the new homes Haringey needs, especially new affordable homes'.

5. Use of appendices

- 5.1. None.

6. Local Government (Access to Information) Act 1985

The G15 Offer to London: <https://g15.london/what-we-do/our-offer-to-london>