

Borough Profile Housing Information

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Introduction

In recent years there have been significant developments in housing in Haringey with issues relating to homelessness being much improved, and increased availability of 'decent' housing.

The main challenges concerning housing in Haringey are:

- the need to reduce the number of households in temporary accommodation
- the need to ensure that housing meets the Decent Homes Standard
- overcrowding and under-occupation of homes
- providing affordable homes

Haringey's priorities for Housing are articulated in our [Housing Strategy](#) and in our developing [Core Strategy](#). Our vision for housing in Haringey is to create:

Neighbourhoods that people choose to live in with a balance of different types of homes which offer quality, affordability and sustainability for current and future generations.

Key facts

- There are an estimated 92,170 households in Haringey
- A high proportion of households live in social rented accommodation - an estimated 30%
- Single occupier households account for 36% of all households in the borough (close to the London average of 35%)
- There is excess demand for social housing and high demand for private rented accommodation
- The average property price in Haringey in November 2009 was £315,634 compared to a London average of £324,231
- Residents from Black and Black British backgrounds are over-represented amongst Haringey's social rented residents
- Residents from Black African and Black Caribbean backgrounds are over-represented on Haringey's housing register
- We are reducing the number of households in temporary accommodation (TA) faster than any other authority. As at 31st March 2010, 3,547 households were in TA, compared to our 2008/09 figure of 4,548.

Household composition, tenure, and property type

The number of people living in the Borough was estimated by the Office for National Statistics in mid-2008 to be 226,200. For further information on Haringey's population and future population estimates please see [section one of Haringey's Borough Profile](#).

Household composition

According to the 2001 census, 29.2% of Haringey's households had dependent children, which is in line with London (29%). As Table 1 shows, 13.6% all households were lone parent households with either dependent or non-dependent children, which was higher than in London (11.1%). The proportion of single person households was 35.8%, slightly higher than London (34.7%). The proportion of married couple households (27.2%) was below London (34%).

Table 2 shows the distribution of households at ward level. The proportion of lone parent households with dependent children is highest in White Hart Lane (17.8%), Northumberland Park (15.5%) and Tottenham Hale (15.5%), and lowest in Crouch End (4.2%), Highgate (4.4%) and Muswell Hill (4.4%) - this is illustrated further in Map 1. The areas with the highest proportion of couples with dependent children are Alexandra (22.6%) and Muswell Hill (20%); and the areas with the lowest proportions are Highgate (11.6%) and Harringay (11.8%).

Table 1: Household Composition in Haringey, 2001

	Haringey		London
All Households	92,170		3,015,997
	Count	%	%
Single Person	33,053	35.8	34.7
Pensioner	9,519	10.3	12.7
Other	23,534	25.5	22.0
Married couple household and no others	25,055	27.2	34.0
All pensioners	3,171	3.4	5.4
No children	6,482	7.0	8.5
With dependent children	11,924	12.9	15.2
All children non-dependent	3,478	3.8	4.9
Cohabiting couple household	7,981	8.6	8.1
No children	5,469	5.9	5.3
With dependent children	2,313	2.5	2.5
All children non-dependent	199	0.2	0.3
Lone parent households	12,548	13.6	11.1
With dependent children	9,050	9.8	7.6
All children non-dependent	3,498	3.8	3.5
Other households	13,533	14.7	12.3
With dependent children	3,580	3.9	3.7
All student	775	0.8	0.5
All pensioner	332	0.4	0.4
Other	8,846	9.6	7.7
Total with dependent children	26,867	29.2	29.0

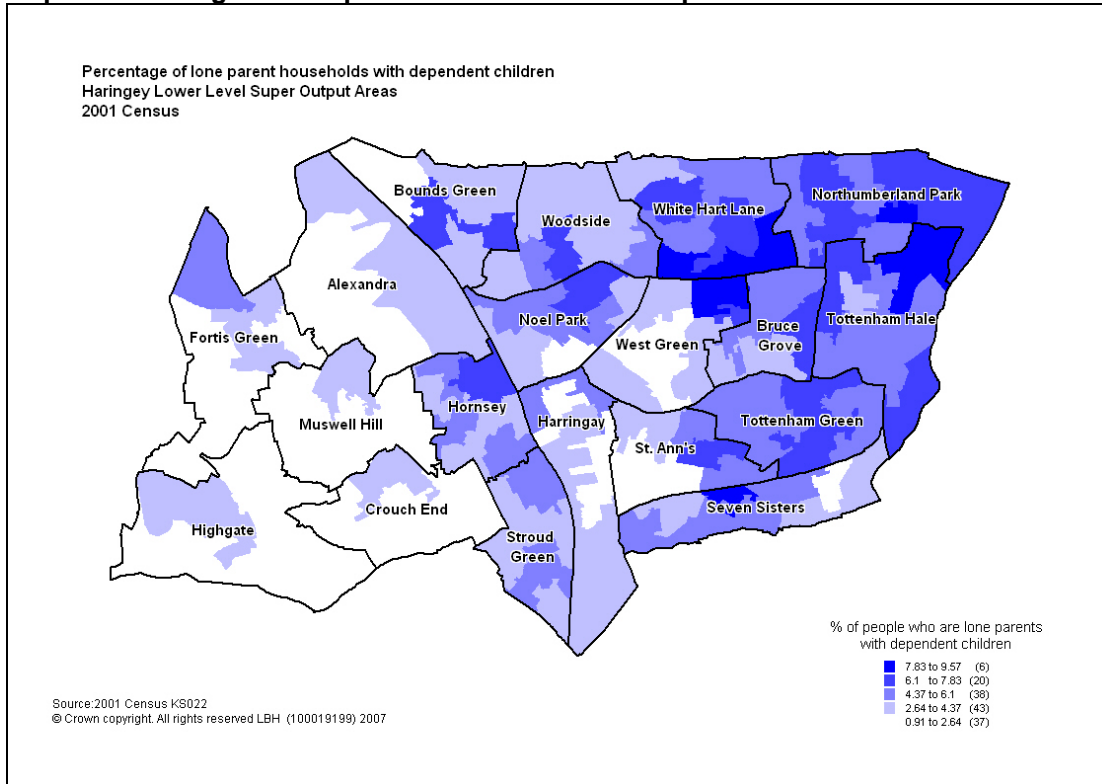
Source: KS20, 2001 Census, ONS

Table 2: Percentage of household by household type (ward level)

	Single person	Pensioner	Ward	Couples with children (dependent)	Couples with children (non-dependent)	Lone Parent (dependent)	Lone Parents (non-dependent)	Others
Bruce Grove	26.4	12.36	9.16	15.52	4.78	12.12	4.52	15.16
Alexandra	22.01	12.56	17.07	22.59	4.62	6	3.3	11.85
Bounds Green	24.85	17.43	12.97	13.78	3.87	10.1	3.69	13.29
Crouch End	32.61	13.02	20.92	12.89	2.11	4.2	2.24	12.03
Fortis Green	23.05	17.02	17.56	17.93	3.75	5.41	2.55	12.72
Harringay	27.63	10.88	14.27	11.84	4.24	6.48	3.27	21.37
Highgate	30.17	15.39	20.42	11.56	2.93	4.41	2.06	13.06
Hornsey	27.39	14.86	15.56	13.74	3.07	9.66	3.67	12.05
Muswell Hill	23.58	16.36	16.82	20	4.12	4.44	2.73	11.94
Noel Park	24.95	14.76	9.26	13.14	4.51	11.54	5.09	16.74
Northumberland Park	24.13	15.79	7.91	15.52	4.29	15.54	4.8	12
Seven Sisters	23.24	13.42	9.75	18.54	4.07	11.72	3.95	15.3
St Ann's	23.66	13.65	10.42	14.94	4.96	8.96	4.23	19.18
Stroud Green	33.63	7.9	17.61	12.63	2.72	8.01	2.98	14.52
Tottenham Green	27.87	13.86	9.39	13.55	3.38	13.03	4.2	14.72
Tottenham Hale	22.81	13.91	7.99	17.24	4.46	15.5	4.48	13.61
West Green	24.85	12.05	10.03	17.37	4.73	11.04	3.81	16.12
White Hart Lane	17.18	17.83	7.98	17.48	4.71	17.18	6.06	11.59
Woodside	23.49	15.51	11.87	14.57	4.86	10.17	4.47	15.05
Haringey	25.53	14.13	12.96	15.45	3.99	9.82	3.8	14.32

Source: 2001 Census, ONS

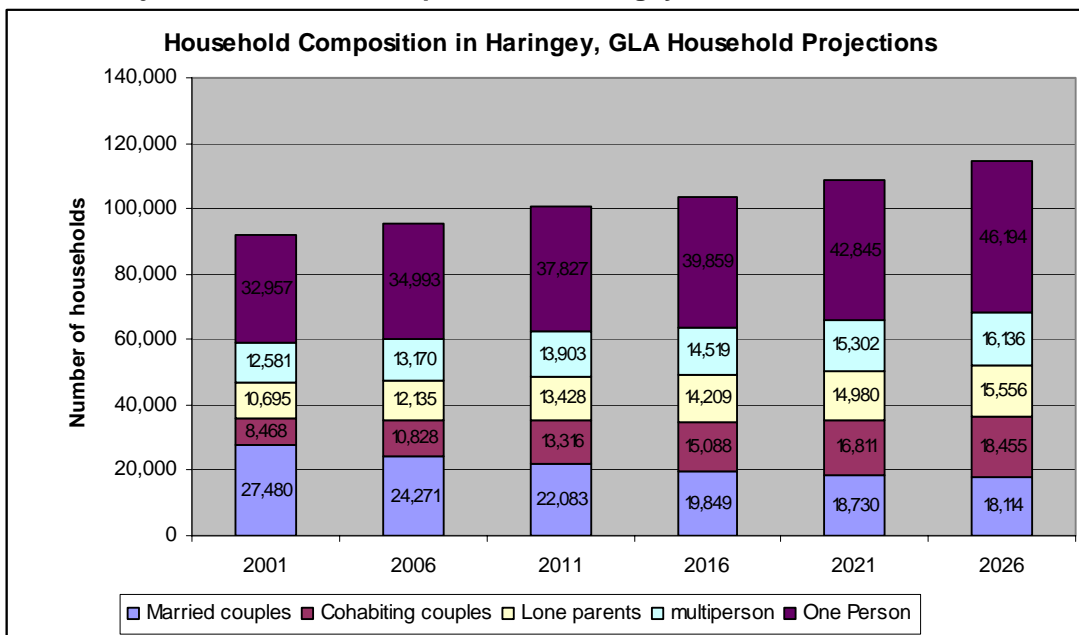
Map 1: Percentage of lone parent households with dependent children



Source: 2001 Census, ONS

GLA household projections are shown in Chart 1. These indicate the anticipated growth over time of one person household (40%), lone parent households (45%) and cohabiting couples (118%). Married couple households will fall by 34%. These trends will inevitably have implications for services, including housing and family services, required in the borough.

Chart 1: Projected household composition in Haringey, 2001-2026



Tenure and property type

Of the 92,170 households in the borough (Table 3):

- 44.6% are owner occupiers compared to 55.6% in London and 68.2% in England and Wales (49.7% in 1991 census);
- 20.1% are renting privately (19% in 1991 census);
- 19.7% are Council tenants (24.9% in 1991 census); and
- 10.5% are RSL tenants (6.4% in 1991 census).

Table 3: Tenure of Dwellings in Haringey, 2001

Tenure	Haringey		London		Eng & Wales	
	No.	%	No.	%	No.	%
Owned outright	14,953	16.2	665,061	22.1	6,380,682	29.46
Owned with a mortgage or loan	26,178	28.4	1,010,629	33.5	8,396,178	38.76
Shared ownership	1,109	1.2	29,029	1.0	139,605	0.64
Rented from council	18,196	19.7	516,242	17.1	2,868,529	13.24
Other social rented	9,694	10.5	274,129	9.1	1,288,722	5.95
Private rented	18,557	20.1	432,482	14.3	1,888,696	8.72
Other	3,483	3.8	88,425	2.9	698,063	3.22
ALL HOUSEHOLDS	92,170		3,015,997		21,660,475	

Source: Census 2001, ONS

Private rented accommodation

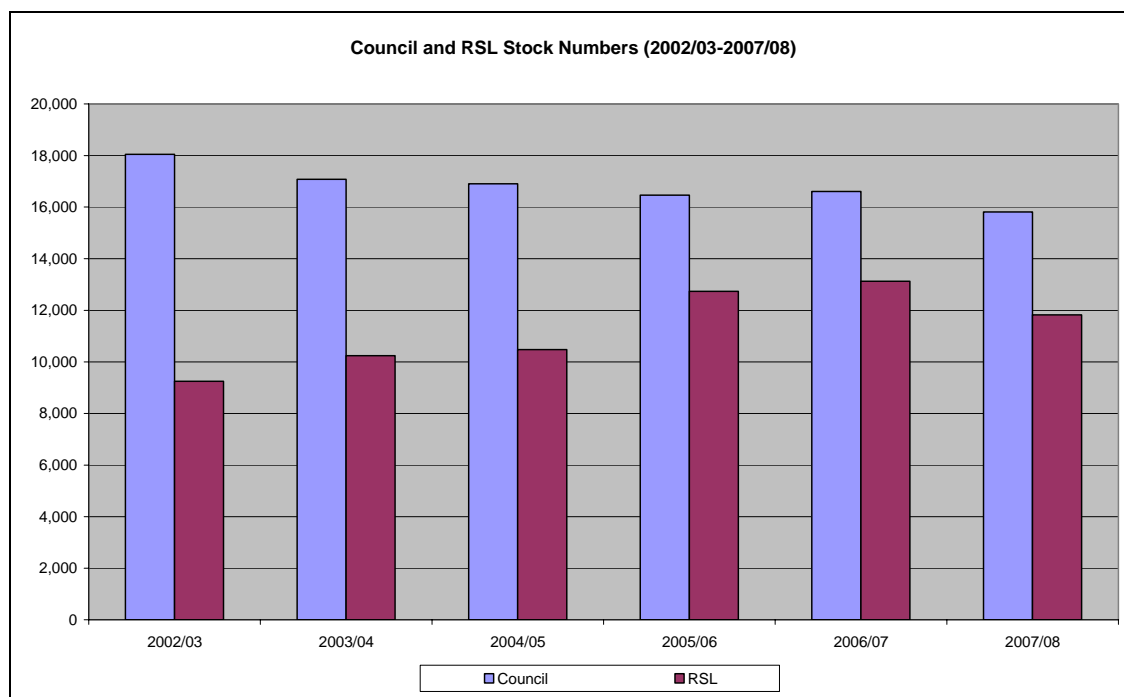
In 2001, there was a larger than average number of households living in private rented accommodation in Haringey. 20.1% of Haringey households live in private rented accommodation compared to 14.3% in London and 8.72% in England and Wales.

Social rented stock

Chart 2 shows that there has been an increase in the number of Registered Social Landlord (RSL) properties and a decrease in the number of Council rented properties. The reductions recorded in Council stock numbers between 2003 and 2005 are largely due to Right-to-Buy sales. Overall, there has been a net increase of 332 properties (1.2%) from Haringey Borough's social housing stock between 2002/03 to 2007/08. Across London there has been a net decrease of -2.2% between 2002/03 to 2007/08; RSL properties have shown an increase and council stock has reduced.

Homes for Haringey is Haringey's Arms Length Management Organisation (ALMO) that was established in April 2006. Homes for Haringey manages the running of council housing, whilst the council remains the landlord.

Chart 2: Council and RSL Stock, Haringey, 2002/03-2007/08¹



Source: Haringey's Housing Strategy Statistical Appendix (HSSA) - Communities & Local Government (CLG)

Table 4: Council and RSL Stock, Haringey and London, 2002/03-2007/08

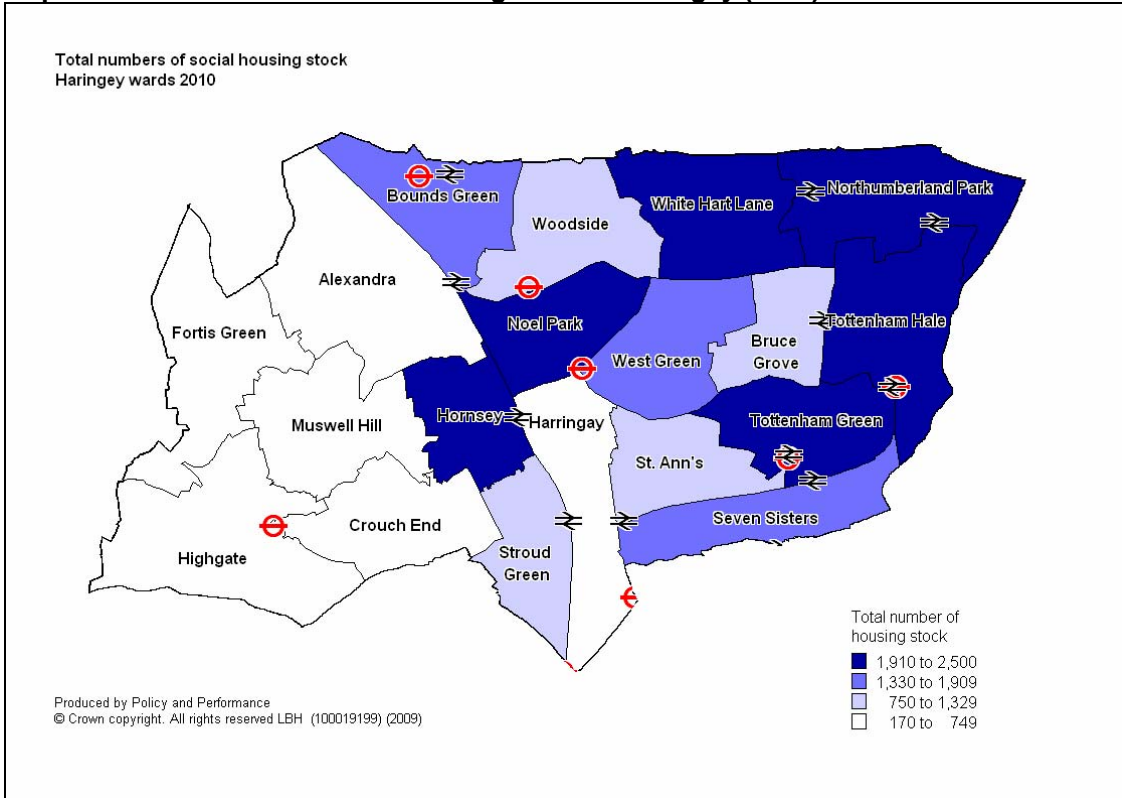
Year	Haringey		London	
	Council	RSL	Council	RSL
2002/03	18,050	9,249	496,587	305,804
2003/04	17,072	10,241	479,195	310,433
2004/05	16,907	10,473	465,908	310,806
2005/06	16,462	12,738	453,705	318,940
2006/07	16,606	13,128	446,562	332,365
2007/08	15,808	11,823	432,406	351,983

Source: Haringey's Housing Strategy Statistical Appendix (HSSA) - Communities & Local Government (CLG)

Map 2 shows the distribution of social housing in the borough. The highest concentrations are in the east of the borough, particularly White Hart Lane, Northumberland Park and Noel Park.

¹ N.B. RSL data for 2008/9 is sourced from the Regulatory Statistical Return (RSR). RSR data is incomplete as it excludes RSLs with fewer than 1,000 units; data capture definitions are also incompatible at present.

Map 2: Total numbers of social housing stock in Haringey (2009)



Source: Haringey Council

As at 1 April 2009, property in Haringey was categorised as in Table 5:

Table 5: Categories of dwelling in Haringey, April 2009

Category of dwelling	Number
Local authority owned	16,151
Registered Social Landlord	11,823
Private Sector	72,382
TOTAL	100,356

Source: Housing Strategy Statistical Appendix 2009

There are 44 stock-holding Registered Social Landlords (RSL) that operate in the borough.

Housing need and ethnicity

As at 1 April 2009, there were 16,053 applicants on Haringey's Housing Register. The main ethnic groups on the Housing Register were as follows:

Table 6: Applicants on Housing Register by Ethnicity, Haringey

Ethnicity	Total applicants on Housing Register	Percentage of those on Housing Register
Black African	3,569	22.2%
Black Caribbean	2,229	13.9%
White British	2,184	13.6%
Any other ethnic group	1,269	7.9%
Other White European	1,205	7.5%

Source: Haringey Council

The number of bedrooms required by those on the Housing Register as at 1 April 2009 was as follows:

Table 7: Number of bedrooms required by those on the Housing Register, 1st April 2009

Bedrooms required	Total
1	8,262
2	4,910
3	2,315
4	485
5	74
6	7

Source: Haringey Council

The highest demand for 3 bedroom properties was from the following ethnic groups:

Table 8: Number of households requiring 3 bedrooms by ethnicity, 1st April 2009

Ethnicity	No. of households requiring 3 bedrooms as at 1 April 2009
Black African	541
Other White European	257
Any other ethnic group	217
Black Caribbean	201
White British	185

Source: Haringey Council

Housing and affordability

Haringey incomes and affordable housing

The average gross weekly pay in Haringey is £562.80². This is compared to an inner London average of £704.20 and outer London average of £582.10. These figures illustrate that for a high proportion of Haringey households the only affordable housing is social housing or the cheaper parts of the private rented sector.

Haringey's Unitary Development Plan (2006) 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. Affordable housing comprises social housing, intermediate housing and in some cases, low cost market housing".

Further information on income is available in the [Local Economy, Skills and Educational Attainment](#) section of the Borough Profile.

House prices and rent levels

The average home in Haringey costs £315,634 in November 2009, compared to an average house price in London of £324,231³. However, this average Haringey price masks big differences in house prices across the borough.

Despite the economic downturn, house prices in Haringey and across London have increased significantly over the past five years. Table 9 shows the difference in average costs of houses across Haringey and neighbouring boroughs in May 2003 and May 2009.

Table 9: Average cost of Housing 2003-2009, Haringey and neighbouring boroughs

Borough	May 2003 average house price (£)	May 2009 average house price (£)	% increase 2003-2009
Haringey	246,063	301,655	22.6%
Enfield	212,290	234,059	10.3%
Islington	283,627	365,751	29.0%
Barnet	268,166	307,485	14.7%
Hackney	234,906	294,178	25.2%
Greater London	253,687	296,644	16.9%
England and Wales	126,430	152,819	20.9%

Source: Land Registry

Private renting costs vary across the borough but the average rent for a 3-bedroom property as at February 2010 was £300 per week, compared to £277 per week in Greater London. The average weekly rent for a 2-bedroom property was £254 per week, compared to £230 across Greater London. Prices vary greatly across the borough, however, with many rental properties costing far more than this⁴.

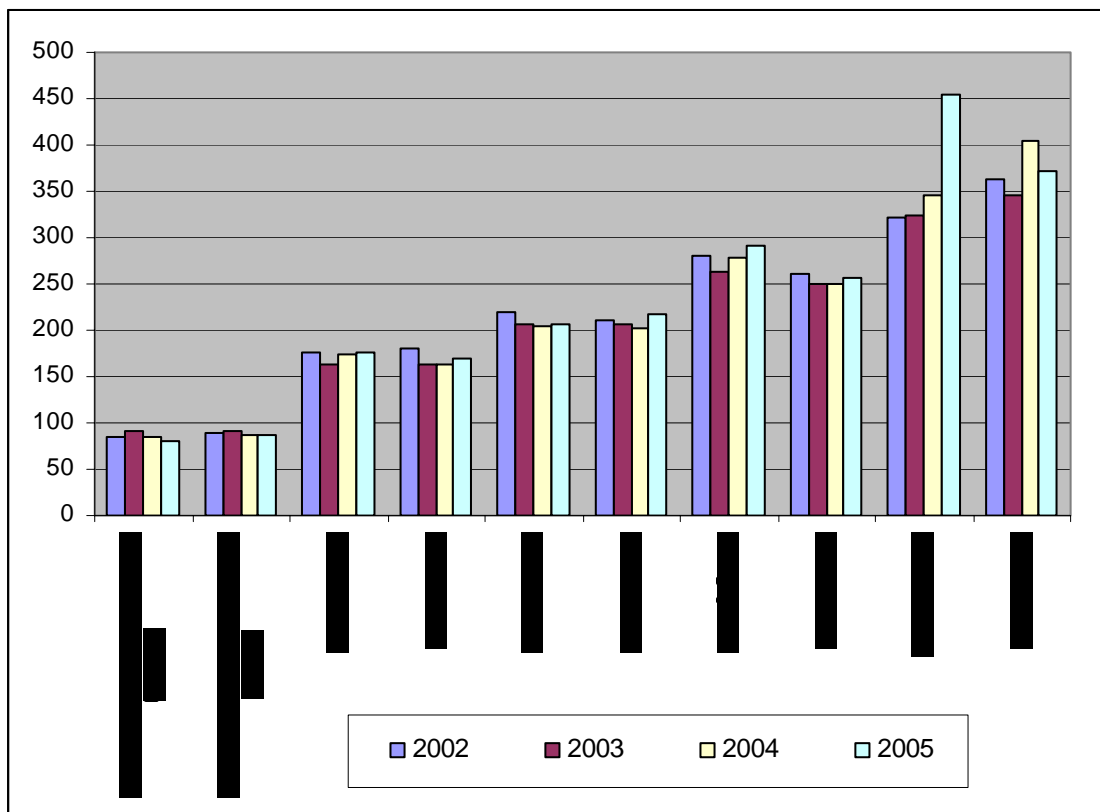
² Source: Annual Survey of Hours and Earnings 2009, Office of National Statistics

³ Source: Land Registry House Price Index

⁴ Source: www.london.gov.uk/rents

The Greater London Authority's Private Sector Rents bulletin, which gave information on average rental prices, is no longer produced, but Chart 3 demonstrates average rents per week in Haringey and Outer London from 2002 – 2005.

Chart 3: Average rent per week in Haringey and Outer London 2002-2005



Source: GLA Private Sector Rents Bulletin 2002-2005

Between 2002-2005, the average rent per week in Haringey remained stable across all property sizes, with the exception of 4 bed houses, which saw a significant increase between 2004-2005 of over £100 per week. In comparison with London, Haringey's average rent per week for 3 and 4 bedroom properties is higher, demonstrating the need for larger affordable housing properties.

Housing Supply

Housing Development

The Mayor's [draft London Plan](#) will abolish the previous Mayor's 50 per cent affordable housing planning target. Instead, it adopts a new regional planning target for an average net supply of at least 13,200 new affordable homes each year in London, taking into account economic viability and the likely availability of public sector investment.

Affordable housing targets

The Mayor sets two types of affordable housing target, one set out in the *draft London Plan* and the other in the [London Housing Strategy](#). There are important differences in how each is defined and determined.

The *draft London Plan* proposes a long term London-wide target of 13,200 new affordable homes each year. This is measured in terms of net conventional supply: that is, supply from new developments or conversions, adjusted to take account of demolitions and other losses.

The *London Housing Strategy* sets out a London-wide target for delivery of 50,000 affordable homes in the four years 2008/09 to 2011/12. This includes conventional supply but also counts acquisitions of homes for affordable housing, for example assisted purchase by those on intermediate incomes or acquisitions of homes on the market by housing associations for letting out at social rents.

Haringey's Unitary Development Plan 2006 states that 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%, in line with the current London Plan (2008). Haringey's Core Strategy, which is currently in development, will contain policy statements regarding affordable housing.

Affordable Housing- Supply

A buoyant property market combined with a considerable injection of government subsidy for affordable housing saw a rise in the number of new developments starting on site through 2006/7. See Chart 5. These projects came to fruition over the following two years culminating in the number of affordable housing completions reaching a six year high of 415 in 2008/9. See Chart 6.

The impact of the credit crunch began to show in the property market around March 2008 with a month by month fall in average property prices lasting until August 2009. Falling prices meant that starting new projects was financially unviable for developers and Housing Associations alike, especially considering a reduction in the availability of credit. Consequently the number of projects starting on site in 2008/9 showed a significant decrease on the previous year.

As the market showed signs of recovery over 2009/10 more projects have started on site but the impact of the 2008/9 slump in new development will be felt over the coming years.

The *London Housing Strategy* sets a target for Haringey of 1,115 affordable homes by 2012.

The need for affordable housing in Haringey outstrips supply, with a shortfall in provision of 4,865 units per annum, or 52 per 1,000 head of population - outstripping the average Inner London shortfall of 32 units per 1000 head of population⁵.

Housing need disproportionately affects BME households, and 40% of Black African and Asian households are living in unsuitable accommodation.

Providing new and affordable homes for local people and in particular for large family homes to cater for Haringey's growing population is likely to be a key policy in Haringey's developing Core Strategy.

The anticipated total number of housing completions for the 2009/10 is 547 (see Table 11). Although this is below the London Plan target of 680 homes per year, this is related to the impacts of the economic downturn on the construction industry.

Our projected⁶ net additional dwellings up to 2024/25 are as follows:

Table 11: Projected net additional dwellings up to 2024/25

Year	Net additional dwellings (actual and *projected)
2006/07	1,067
2007/08	662
2008/09	828
2009/10	547*
2010/11	1,173*
2011/12	1,203*
2012/13	1,254*
2013/14	1,391*
2014/15	1,117*
2015/16	1,004*
2016/17	1,116*
2017/18	1,172*
2018/19	1,052*
2019/20	1,021*
2020/21	415*
2021/22	400*
2022/23	320*
2023/24	274*
2024/25	495*
2025/26	556*

Source: Haringey Council

⁵ Source: Haringey's Housing Needs Assessment 2006

⁶ Please note: Projected net additional dwelling figures are subject to change

Of these completions the following will be affordable homes:

Table 12: Affordable Completions in Haringey, Actual and Forecast

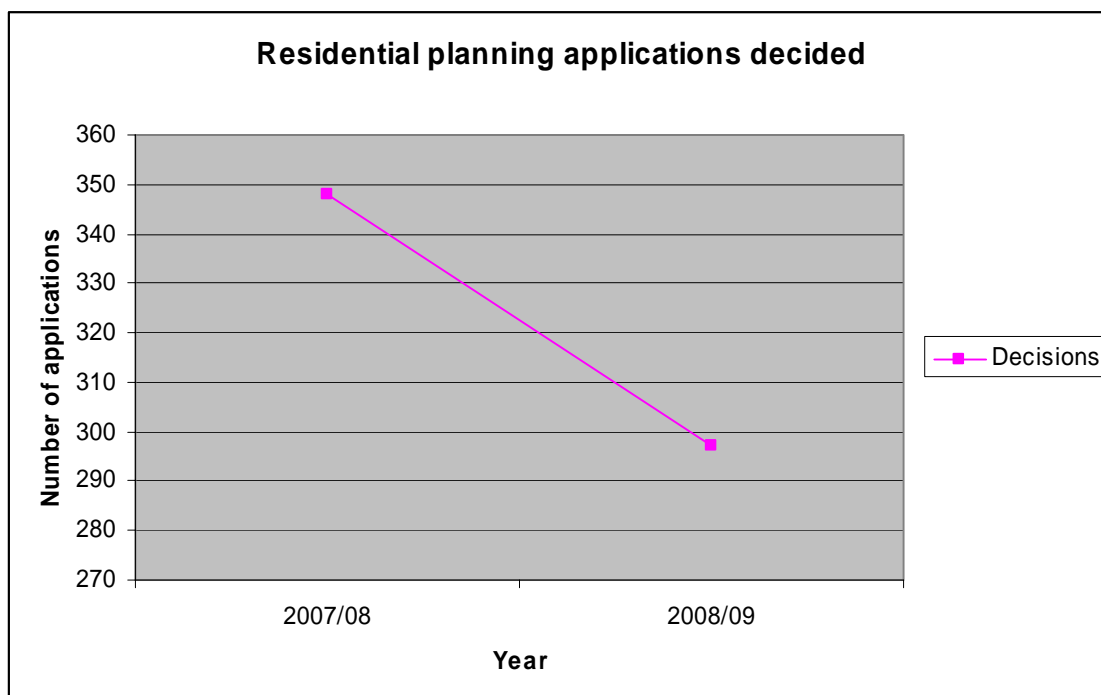
Year	Total affordable completions (Actual & *forecast)
2004-05	284
2005-06	417
2006-07	204
2007-08	315
2008-09	415
2009-10	181*
2010-11	205*
2011-12	425*

Source: Haringey Council

415 affordable homes were completed during 2008/09, through our work with registered social landlords and the Homes and Communities Agency. This exceeded our target of 340 homes (set out in the London Plan). Two RSLs (London & Quadrant and the Genesis Housing Group) were responsible for 250 of the 415 completions. Between them, they delivered 151 shared ownership homes, 58 social rented homes and 41 homes for intermediate rent.

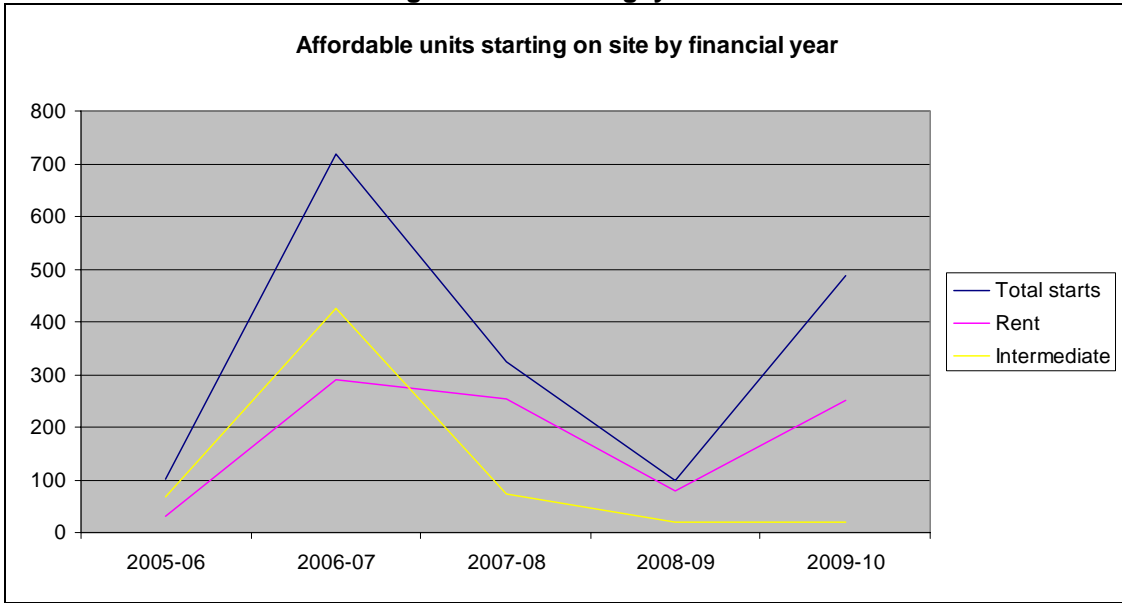
Chart 4 demonstrates the numbers of planning applications decided and the numbers of housing builds completed and projected in Haringey.

Chart 4:



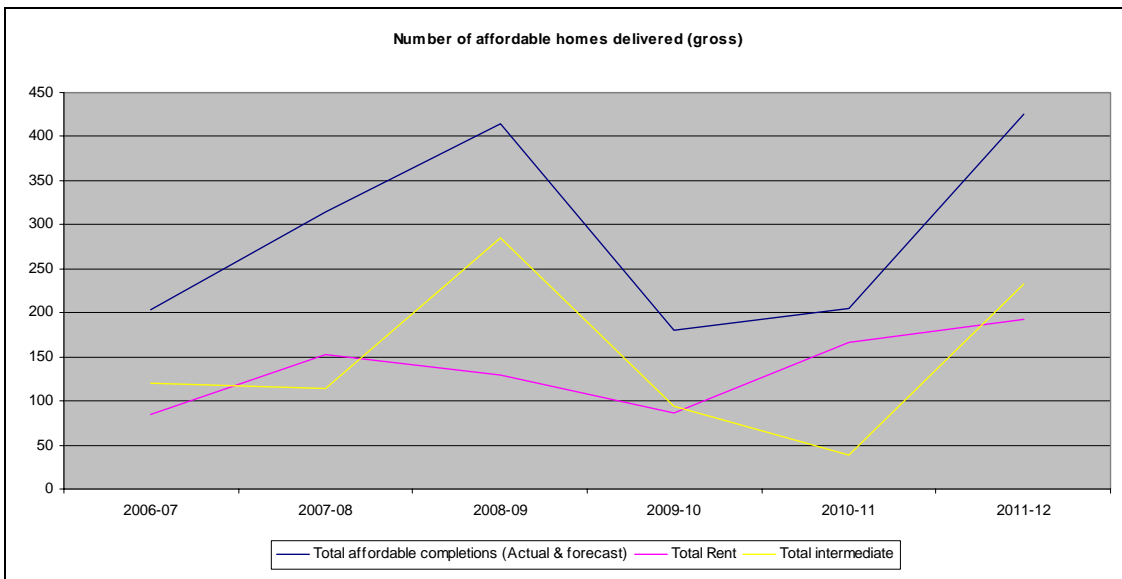
Source: Haringey Council

Chart 5: Affordable units starting on site in Haringey



Source: Haringey Council

Chart 6: Number of affordable homes delivered in Haringey (gross)



Source: Haringey Council

Overcrowding and under-occupation

Table 13 gives at a sub-regional level⁷ the percentage of overcrowded households based on the 'bedroom standard'⁸, which makes allowance for the age and sex of people living in a house, and the estimated number of overcrowded households. It will be seen that overcrowding in Newham and Tower Hamlets is substantially worse than in other London boroughs, and London boroughs occupy the "top ten" rankings in terms of overcrowding. Haringey ranks fifth, with an estimated 10,000 overcrowded households.

Table 13: Overcrowding by sub-regional area

Rank	Area	Percentage below standard		All households	Estimated number of overcrowded households
		Estimate from combined surveys ⁹	Estimate adjusted for consistency with national results	Interim mid-year estimates 2002	
		%	%	000s	000s
1	Newham	13	15	99	15
2	Tower Hamlets	12	14	90	12
3	Hackney	8	10	93	9
4	Islington	8	10	85	8
5	Haringey	8	10	101	10
6	Waltham Forest	8	9	97	9
7	Southwark	8	9	116	11
8	Brent	7	9	115	10
9	Ealing	7	8	131	11
10	Kensington and Chelsea	6	7	87	6
11	Leicester UA	6	6	113	7
12	Cities of London and Westminster	5	6	100	6
13	Lambeth	5	6	131	8
14	Redbridge	5	6	99	6
15	Slough UA	5	6	50	3
16	Camden	5	5	97	5
17	Hounslow	4	5	90	5
18	Enfield	4	5	116	6
19	Merton	4	5	84	4
20	Birmingham	4	5	395	19

Source: Department of Communities and Local Government

⁷ "Sub-regional" relates to Counties, London Boroughs, Metropolitan Districts and Unitary Authorities.

⁸ See footnote 9.

⁹ In order to produce results at this level, data has been used from both the Survey of English Housing and the DWP Family Resources Survey for the three years 2000/01, 20001/02, 2002/03.

Homelessness and temporary accommodation

Haringey is tackling a serious homelessness challenge.

Table 14: Number of households accepted as homeless and in priority need in Haringey

Year	Total households	No. per 1000 households
2004-05	1175	11.6
2005-06	1128	11.2
2006-07	585	6.2
2007-08	699	7.4
2008-09	946	9.8

Source: CLG

The latest comparative data available at the time of writing was homelessness decisions made between October-December 2009. Across London, the ten boroughs who accepted the most households as homeless during this period are shown in table 15:

Table 15: Number of households accepted as homeless and in priority need, London boroughs with the most acceptances

Borough	Number of households accepted as homeless and in priority need
Croydon	221
Lewisham	184
Hackney	145
Tower Hamlets	134
Lambeth	132
Southwark	132
Wandsworth	122
Hillingdon	113
Bromley	88
Haringey	88
London Average (Excl. City of London)	71

Source: CLG

However, just looking at the number of acceptances can be misleading. Table 16 shows the same boroughs' total number of homeless households as a percentage of their household population (according to 2006 mid-year estimates):

Table 16: Total number of homeless households as a % of total households, London boroughs with the most acceptances

Borough	Total number of homeless households on 31 st Dec 2009	As percentage of the total number of households (%)
Croydon	1,285	0.9
Lewisham	1,329	1.2
Hackney	1,388	1.6
Tower Hamlets	2,086	2.4
Lambeth	1,617	1.3
Southwark	780	0.7
Wandsworth	465	0.4
Hillingdon	1,183	1.2
Bromley	536	0.4
Haringey	3,800	4.0
London Average (Excl. City of London)	1,287	1.3

Source: CLG

Temporary accommodation can take various forms, the most common in Haringey are accommodation leased from private owners on a long term basis by the council or registered social landlord for letting to homeless families, and accommodation rented directly by homeless families from private landlords. However of all the London boroughs Haringey makes most use of accommodation rented directly from private landlords (see Table). Table 17 shows where households accepted as homeless were placed on 31st December 2009.

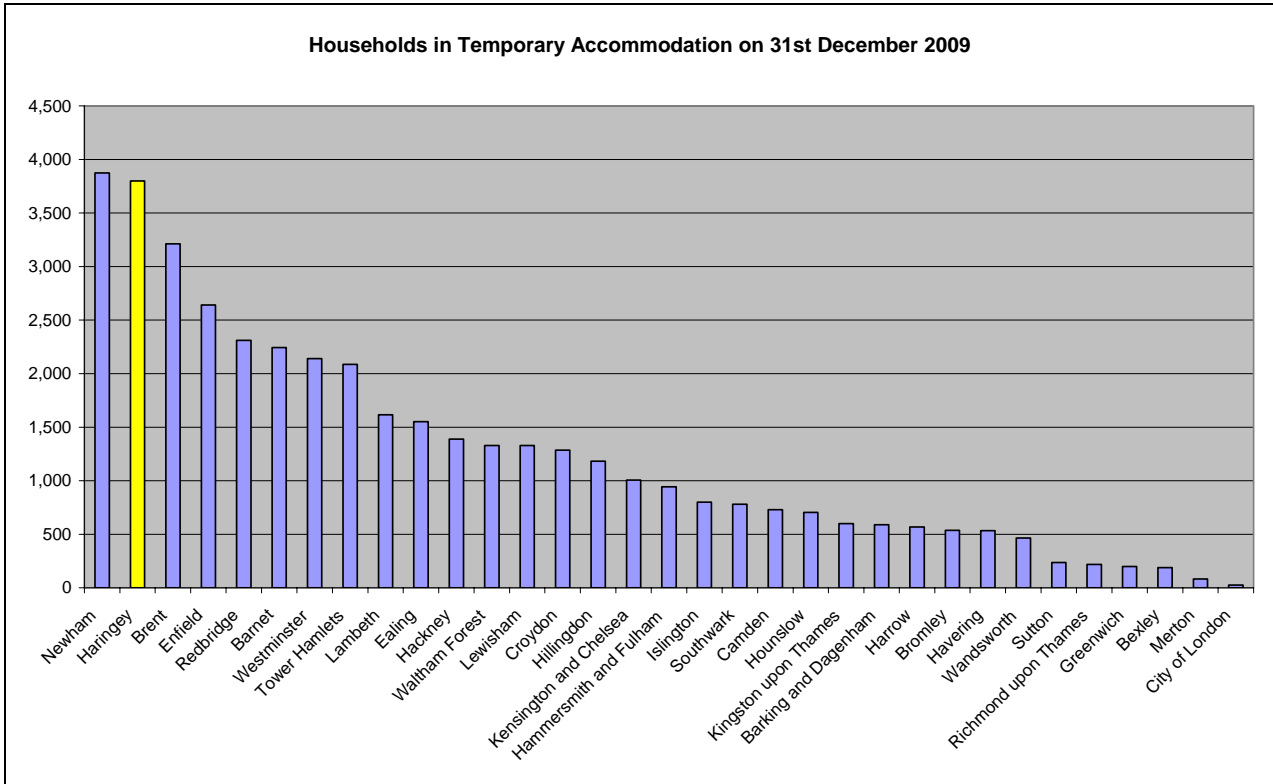
Table 17: Households accommodated by Local Authorities on 31st December 2009

Local authority	Bed and breakfast (including shared annexe)	Hostels (including women's refuges)	LA/HA stock	Private sector leased (by LA or RSL)	Other types (Incl private landlord)	Total in TA
London average (Excl City)						
Croydon	51	23	546	439	226	1,285
Lewisham	98	305	406	520	0	1,329
Hackney	9	356	104	903	16	1,388
Tower Hamlets	99	1	235	1,681	70	2,086
Lambeth	0	230	7	1,200	180	1,617
Southwark	34	204	132	390	20	780
Wandsworth	28	143	104	187	3	465
Hillingdon	20	0	32	1,106	25	1,183
Bromley	26	2	188	270	50	536
Haringey	13	182	109	2,365	1,131	3,800

Source: CLG

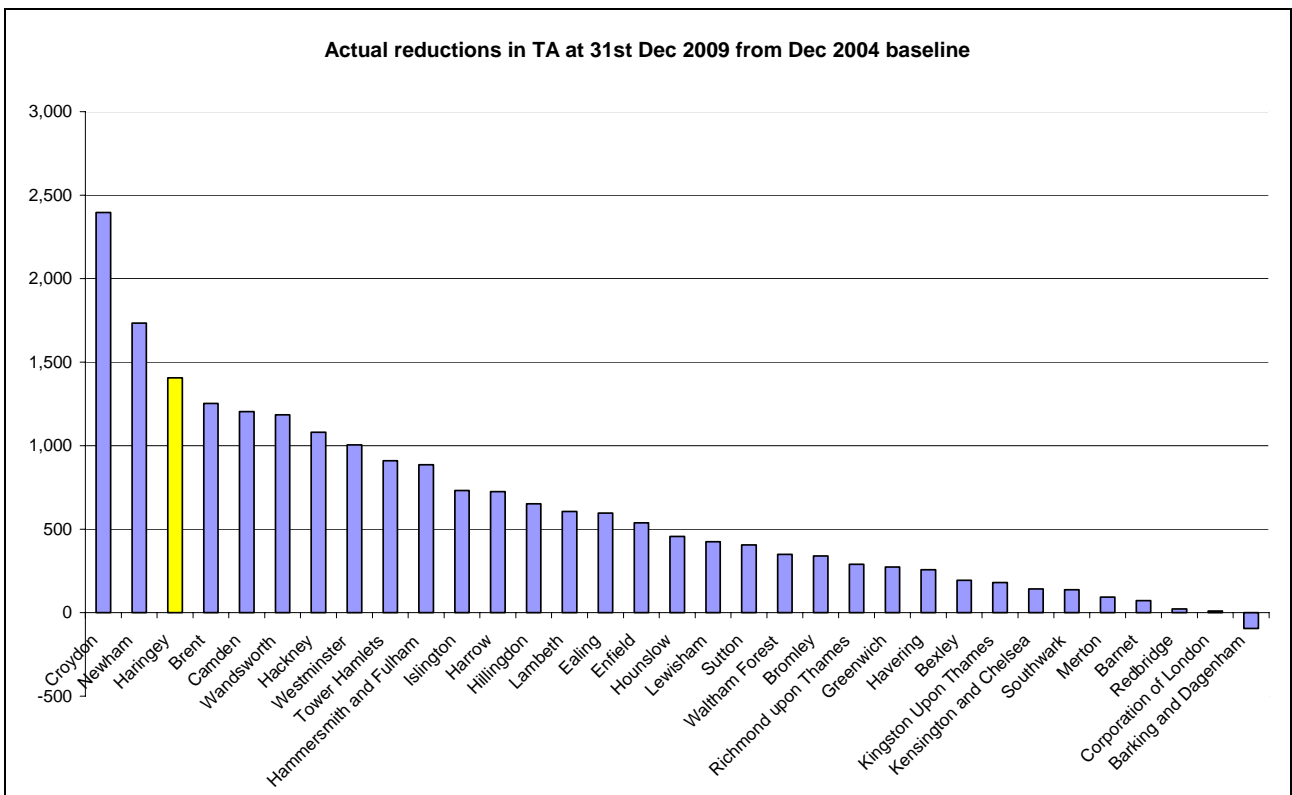
As at 31st December 2009 (the latest figure available for comparison with other boroughs) there were 3,800 households in TA. See Chart 7. This had reduced to 3,547 by 31st March 2010, a reduction of 22% on 2008/09.

Chart 7: Households in TA as at 31st December 2009



Source: CLG

Chart 8: Actual Number of reductions in TA at 31st Dec 2009 against the 2004 baseline



Source: CLG

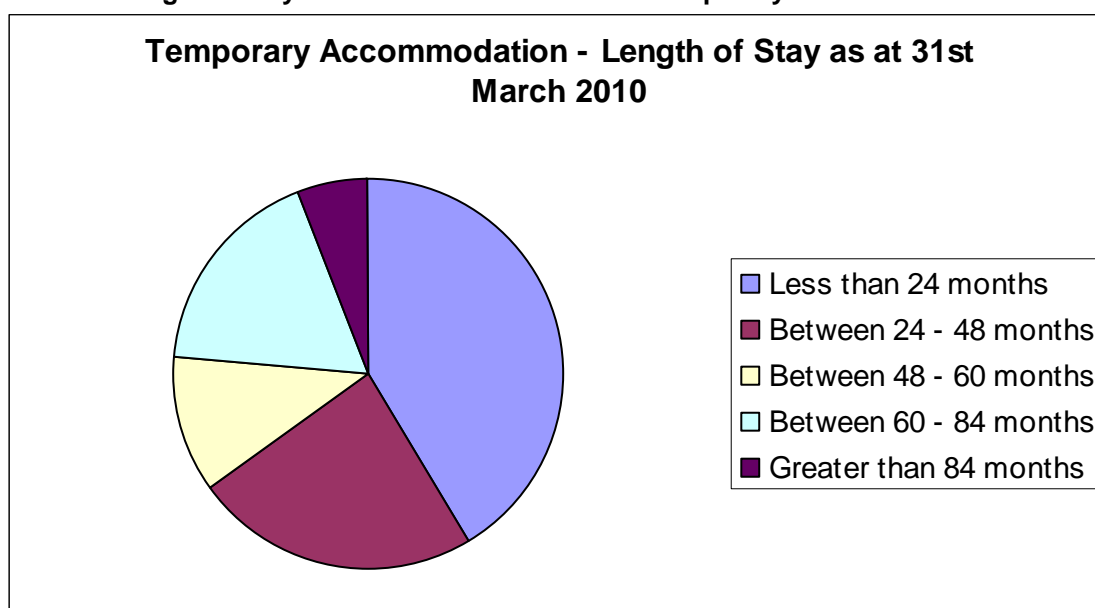
Table 18: Total number of households in TA in Haringey

Year	Total
2004-05	5,309
2005-06	5,698
2006-07	5,861
2007-08	5,389
2008-09	4,548
2009-10	3,547

Source: CLG

Homeless households typically spend a long time in TA, with waits of 6 or more years not unusual. As Chart 9 shows, 41% of homeless households in March 2010 had been in TA for less than 2 years. During 2009/10, over 1,000 homeless households secured a permanent council or RSL home.

Chart 9: Length of stay of homeless households in temporary accommodation as at 31st Dec 2010



Source: London borough of Haringey

Some minority groups are disproportionately likely to become homeless. The Non-White British population accounts for 90% of the total household population in TA and 93% of persons in TA for whom we have ethnicity data.

The number of children in TA is decreasing as the number of households decreases – however, it remains high. See Table 19.

Table 19: Number of children in temporary accommodation

Age	Total at 31 st October 2008	Total at 31 st March 2010
0-5	2,859	2,207
6-10	1,970	1,686
11-17	2,151	1,698
TOTAL	6,980	5,591

Source: Haringey Council

Housing condition

In June 2006, 44.5% of social housing¹⁰ in Haringey was [non-decent](#). Areas such as Tottenham and Wood Green had higher levels of non-decent properties than the borough average.¹¹ Since the Decent Homes programme commenced the number of Council-owned homes meeting the Decent Homes standard is steadily increasing. See Table 19.

Haringey continues to invest in and improve our housing stock, increase the levels of decent homes and address energy efficiency, especially in the homes of our most vulnerable and the elderly. At the end of March 2010, there were 4,499 non-decent homes (27.5% of Council stock), compared to our 2008/9 baseline of 5,954 non-decent homes (36% of Council stock).

We aim to increase the number of Council-owned homes meeting the Decent Homes Standard. Our targets are:

- 2009/10 – 70% decent homes
- 2010/11 – 77% decent homes

Table 20: Percentage of homes falling below the Decent Homes Standard in 2008/09, Haringey and Surrounding Boroughs

	2005/06 (% Non-decent)	2008/09 (% Non-decent)	Change in proportion of non-decent homes (2008/09)	Direction of travel
Barnet LB	41.1	13	-68.4%	Improving
Islington LB	50.4	25	-50.4%	Improving
Waltham Forest LB	69.7	39	-44.0%	Improving
Hackney LB	49.5	32	-35.4%	Improving
Camden LB	56.7	42	-25.9%	Improving
Haringey LB	44.7	36	-19.5%	Improving
Enfield LB	25.9	28	8.1%	Deteriorating

Source: Audit Commission, National Indicator Set, 2008-09

¹⁰ Social housing refers to homes owned by the local authority or a registered social landlord (RSL)

¹¹ The Government has set a target to ensure that all social housing meets standards of decency by 2010. Social housing refers to homes owned by the local authority or a registered social landlord. A decent home meets the following criteria:

1. It meets the current statutory minimum standard for housing
2. It is in a reasonable state of repair
3. It has reasonably modern facilities and services
4. It provides a reasonable degree of thermal comfort

Empty property

Haringey has been working with the North London Sub-regional (NLSR) Group to bring empty properties in Haringey back into use. Table 21 shows the sub-regional empty property profile for 2006 and 2007.

Table 21: Sub-regional empty property profile

	2006 Total private dwellings empty for longer than 6 months	2007 Total private dwellings empty for longer than 6 months
Barnet	2,343	1,912
Camden	454	422
Enfield	1,579	1,504
Haringey	1,275	1,001
Islington	699	506
Westminster	1,598	1,559
Sub-region total	7,948	6,904
London total	29,358	27,437
Sub-region percentage	27%	25%

Source: 2006 and 2007 HSSA returns

Tables 22 and 23 shows the number of properties that will be brought back into use as a result of the NLSR Empty Homes Programme 2008/9 and 2009/10 as a result of one of the following activities: owner-occupier grants, compulsory purchase order (CPO), enforced sale (ES), or advice.

Table 22: Empty Homes Programme, 2009/10

	Grants	CPO	ES	Advice Only	Total
Westminster	33	4	0	77	114
Islington	32	7	0	38	77
Haringey	46	15	0	1	62
Barnet	18	6	7	30	61
Camden	21	7	0	22	50
Enfield	17	5	0	0	22
Total	167	44	7	168	386

Source: NLSR

Table 23: Empty Homes Programme, 2008/9

	Grants	CPO	ES	Total
Haringey	18	12	29	59
Islington	26	11	0	37
Westminster	20	0	17	37
Barnet	9	10	8	27
Enfield	16	5	0	21
Camden	10	0	0	10
Total	99	38	54	191

Source: NLSR

Table 24 shows that the total number of empty properties as at 1st April 2010 was 2,142, which is a reduction of 971 on the 2009 figure of 3,113. There were 1,286 properties vacant for 6 months plus, which is a reduction of 753 on the 2009 figure of 2,039.

Table 24: Vacant properties in the Private Sector as at 1st April 2010

	Vacant	Vacant	Vacant	Vacant	Vacant	Vacant	Vacant	Total
	0-5	6-11	12-23	24-35	36-47	48-59	60+	
	months	months	months	months	months	months	months	
WARD								
CROUCH END	59	42	29	21	17	26	28	222
HIGHGATE	48	28	11	6	2	29	27	151
HARRINGAY	68	23	10	5	1	9	29	145
BRUCE GROVE	68	20	12	4	2	10	17	133
FORTIS GREEN	53	24	5	3	3	20	21	129
TOTTENHAM GREEN	56	21	9	3	1	19	16	125
NORTHUMBERLAND PARK	43	21	17	5	2	9	22	119
BOUNDS GREEN	45	19	3	3	1	15	32	118
ST ANN'S	46	18	5	3	3	8	22	105
WEST GREEN	48	17	5	1	3	10	18	102
HORNSEY	36	21	5	3	4	10	21	100
WOODSIDE	56	10	7	4	4	10	9	100
TOTTENHAM HALE	34	23	3	5	1	13	18	97
NOEL PARK	38	12	6	4	1	14	21	96
STROUD GREEN	46	12	5	3	2	7	18	93
SEVEN SISTERS	27	16	9	2	4	12	19	89
MUSWELL HILL	38	10	5	3	1	15	11	83
ALEXANDRA	22	14	2	3	1	16	15	73
WHITE HART LANE	25	7	5	4	3	8	10	62
Total	856	358	153	85	56	260	374	2142

Source: Council Tax Records, Haringey