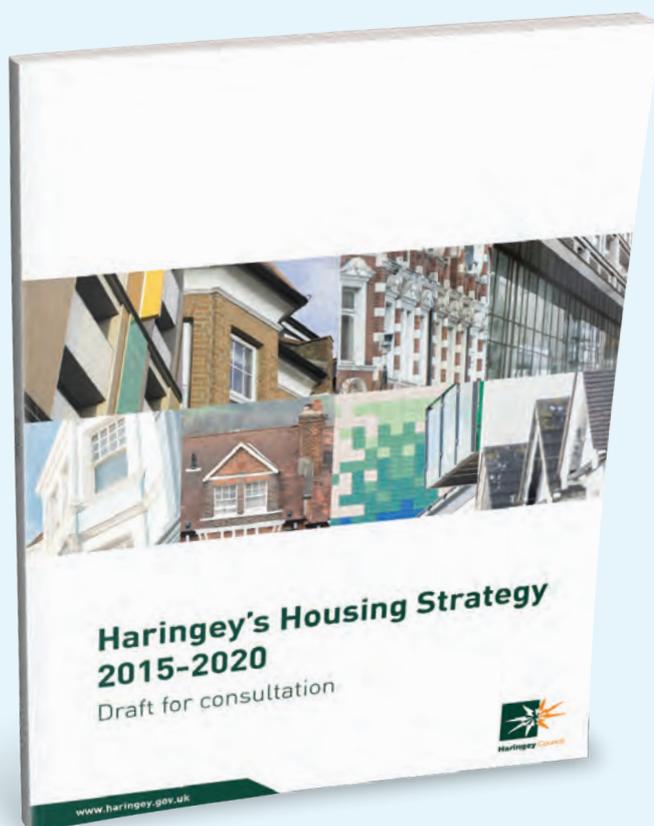


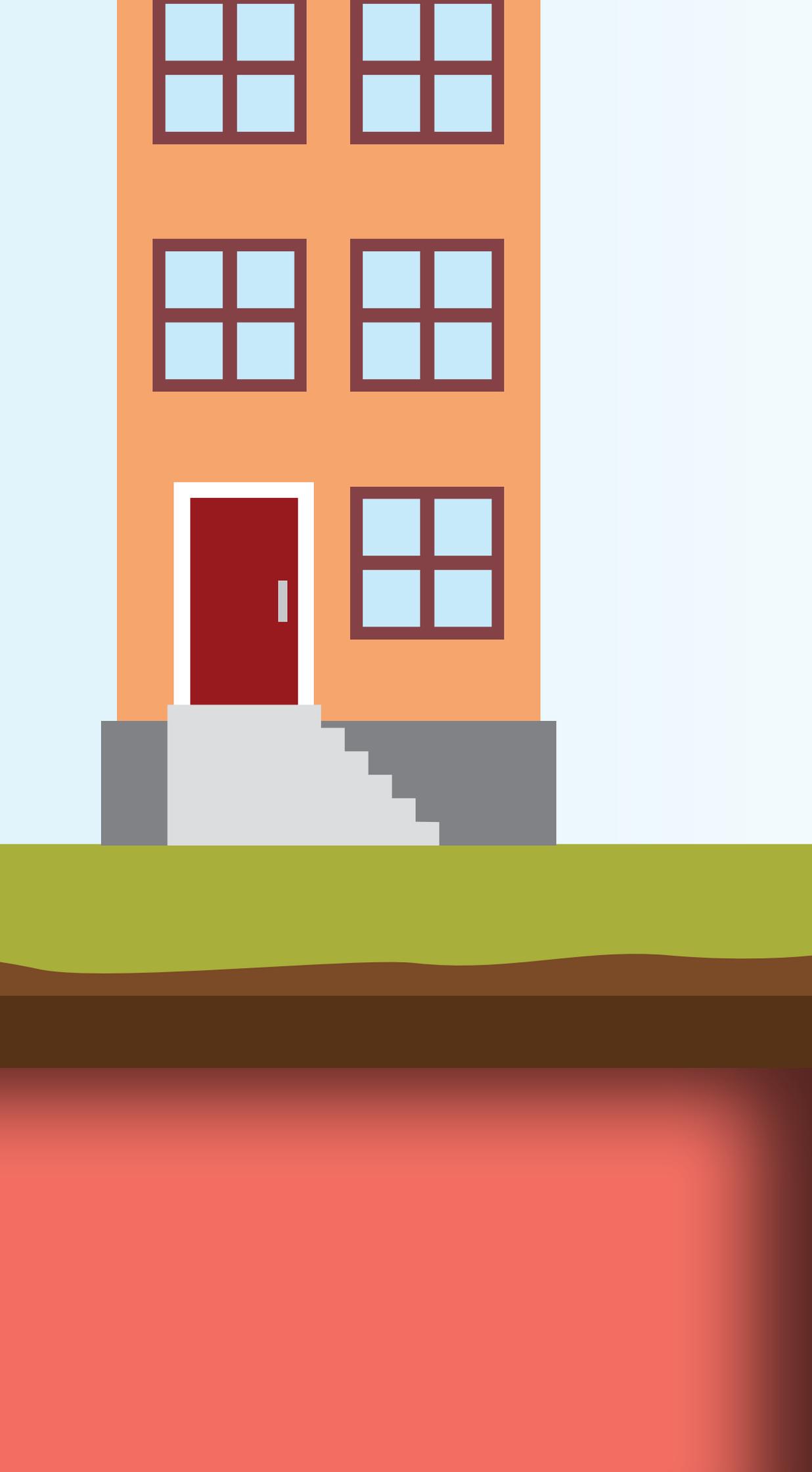
Consultation on a **HOUSING STRATEGY FOR HARINGEY**

Summary



Consultation 13 July to 18 October 2015
www.haringey.gov.uk/housingstrategy2





Summary

Between October and December last year, Haringey Council asked everyone in the borough for their views on the council's suggestions it had for a new Housing Strategy covering 2015-20. We received nearly 400 replies from individuals and organisations.

After the consultation, we wrote a draft Housing Strategy taking into account what people had told us. You can read the full draft Housing Strategy and other documents at:

www.haringey.gov.uk/housingstrategy2

What is a Housing Strategy?

It is the council's main document which guides all our work on housing. It sets out what the housing situation in Haringey is at the moment, what improvements we want to see in the future, and how we will achieve them. As well as the Housing Strategy there will be other documents which go into more detail about different parts of our housing work, for example preventing homelessness and building more affordable housing. We'll be consulting on those other documents separately.

We would now like to know your views on the draft Housing Strategy. Your answers to the questions in the Questionnaire inside this booklet will help tell us if we are going in the right direction in our work to improve the housing situation in Haringey.

Our vision for housing in Haringey

Housing is about people and communities, not just bricks and mortar. This means mixed and inclusive neighbourhoods where residents can lead happy and fulfilling lives.

We believe that housing is about people and communities, not just bricks and mortar. We want to make sure that our residents have access to high-quality homes that will support them in leading happy and fulfilling lives. Whether renting or buying, there is clear evidence that the quality of our home affects our health, our children's attainment at school and the quality of family relationships. To help our children to have the

best start in life and our adults to fulfil their ambitions, it is crucial that our residents have access to high-quality homes at prices they can afford.

If you are reading a hard copy of this booklet, inside you will find some questions about the draft strategy. If you would like more information, or you would like to see the full draft of the Housing Strategy, please get in touch with us. Our contact details are on the back of this Summary.

Our objectives – background to Question 1

These objectives will underpin the work of the council and its partners in all their housing work:

Objective 1:

To improve help for those in housing crisis, we will:

- Do everything we can to prevent people becoming homeless, or spending a long time in temporary accommodation. We'll help people to help themselves, and we'll focus on providing the right information and advice early on.

- Be clear about prioritising the allocation of social housing to those in greatest need.

Objective 2:

To ensure that housing delivers a clear social dividend, we will:

- Continue to provide lifetime tenancies for council tenants, to help give the secure and stable homes that people need.
- Ensure that the council's housing services are of a high standard, and keep improving, and that residents can help shape them.
- Promote housing as a springboard for stability, independence, health and wellbeing. This means the council and housing associations being more than just a landlord, but also help people to find and keep a home, and work with them to improve their health, education, skills and employment prospects and stay independent. We will take time to understand people's specific needs and aspirations. In return, we expect residents to take their share of responsibility for themselves.
- Prioritise affordable home ownership, giving as many families as possible a chance of getting onto the housing ladder, and enjoying the stability of owning their own home. We will do our best to make 'shared ownership' easy to understand and easy to access for as many people as possible.

Look for new ways for residents to have a direct stake in Haringey's growth and regeneration – particularly in Tottenham and Wood Green, where the change will be greatest.

Objective 3:

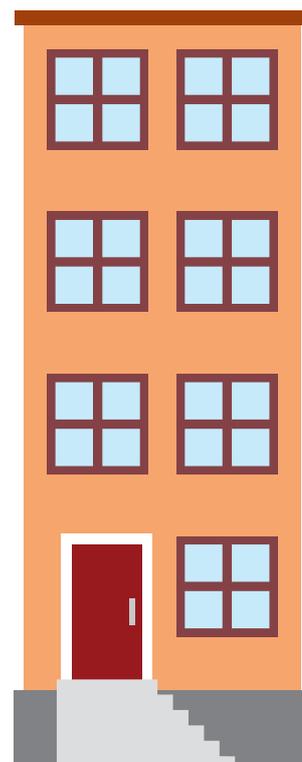
To drive up the quality of housing for all residents, we will:

- Tackle poor-quality private rented housing, setting up a lettings and management agency and a licensing scheme.
- Bring purpose-built private rented homes to Haringey, as a new way of driving up quality.
- Invest in improvements to council homes.
- Set new standards for homes built and managed by housing associations, and reduce the number of estates managed by more than one social landlord.
- Improve the design of new homes.

Objective 4:

To achieve a step change in the number of new homes built, we will:

- Maximise the number of new homes, working with private developers and housing associations and ensuring that each site provides homes for the highest possible number of people.
- Build the first new Haringey Council homes in more than 20 years.
- Encourage mixed communities. This means a mix of tenure, type and size of homes in each neighbourhood, to help make Haringey a fairer and more stable borough and help people move through the housing market without having to break their community ties.
- Promote 'affordable' housing that meets the full range of need. We expect that no-one should have to spend more than 45% of their net household income on housing.
- Continue renewing housing estates, rebuilding council homes alongside new homes of other tenures, increasing the number of homes in Haringey, and tackling poor-quality homes. We will bring a better balance of home sizes, accepting that this will sometimes result in fewer affordable rented homes overall.
- Promote innovation, and experiment with new kinds of homes, including subsidy-free affordable housing models, new approaches to shared ownership and purpose-built private rented homes.



Questionnaire

Please fill this part in and send it to us. Details of how to send it are on the back page of the Summary.

Questions about our draft objectives

Please see pages 3-4 of the Summary for background information.

In last year's consultation we asked for people's views on three draft 'priorities' for housing in the borough. In the draft Housing Strategy these have been changed to four 'objectives'. Although we invite your comments on any part of the draft Strategy, we are specifically asking for your views on Objectives 1 and 2 rather than 3 and 4 because 1 and 2 are completely new. The changes are set out below:

Old wording of 'priorities' we consulted on	New wording for 'objectives' following consultation
Build strong, inclusive and successful communities	1. To improve help for those in housing crisis
Improve the quality of housing for everyone	2. To ensure that housing delivers a clear social dividend
Build more homes across the borough	3. To drive up the quality of housing for all residents
	4. To achieve a step change in the number of new homes built

Question 1:

(a) Do you agree that Objective 1 is important?

- Strongly agree
- Agree
- Neither agree nor disagree
- Disagree
- Strongly disagree

(b) Do you agree that Objective 2 is important?

- Strongly agree
- Agree
- Neither agree nor disagree
- Disagree
- Strongly disagree

(c) If you have any comments on Objectives 1 and 2, please make them in the box below

Question 2

The council plans to do a lot to raise the quality of housing and neighbourhoods in Haringey for all residents. The council will:

- tackle poor-quality rented housing
- bring empty homes back into use
- carry on making council-owned homes better
- make sure housing association homes are managed and looked after better
- make sure new homes are well designed
- help make homes in Haringey more energy efficient to help with global warming

The list below shows a range of things people raised in the last consultation about how the quality of homes and neighbourhoods in Haringey could be improved.

From the list below, tick the three issues which you think are the most important for the council to tackle in raising the quality of homes and neighbourhoods in Haringey. (Tick three only)

- Meet the housing needs of disabled people
- Promote longer tenancies in the private rented sector so that people can stay in their homes for longer
- Reduce fuel bills through better designed and/or insulated homes
- Reduce the amount of water wasted in homes
- Make sure new homes built have shops, transport, health, education and community facilities nearby
- Tackle anti-social behaviour
- Keep existing, or increase the number of, green spaces in the borough
- Have more community spaces for meetings and community activities
- Deal with littering and dumping in the borough
- Look at other ways of building affordable homes such as co-operatives, community land trusts, live/work spaces, and others
- Make sure homes are safe and secure

Question 3

The council wants a lot more homes to be built for local people in Haringey over the next 10 years.

Given the numbers and range of people looking for a home in Haringey, which types of homes should we aim to have more of?

Please put the following types of home in order from 1 to 4, with 1 being the one you think Haringey needs most and 4 being the one you think Haringey needs least.

- A home to rent privately
- A home to rent from a council or housing association at rents which are lower than market rents
- Homes to part buy and part rent (also known as shared ownership) helping people to get on the home ownership ladder
- Homes to buy at full market price with or without a mortgage

If you would like to say more about this aim, please do so in the box below

Question 4

In our first consultation about the Housing Strategy last year, a lot of people confirmed that it can be very difficult to afford a home in Haringey. Because of this, we have included a statement in the draft Housing Strategy saying that an "affordable rent" for a home built by the council or a housing association in Haringey should aim to be no more than 45% of a person's take-home pay. Put another way, we will aim for a tenant to spend no more than just under half of their take-home pay on rent for this type of home.

(a) How much do you agree with this aim?

- Strongly agree
- Agree
- Neither agree nor disagree
- Disagree
- Strongly disagree

(b) If you would like to say more about this aim, please do so in the box below.

We have only asked a few questions in this questionnaire but we are interested in hearing what you think of the whole draft Housing Strategy. Use the box below to tell us about anything else you would like the council to consider in its plans for housing in the borough over the next five years and include in the Housing Strategy:

About you

To help us understand who answered this questionnaire

Are you responding as, or on behalf of, (tick all that apply)

- Someone who works in Haringey
- A Haringey Council councillor or local Member of Parliament
- A Haringey Council or Homes for Haringey member of staff
- A housing association
- A voluntary or community organisation
- A tenant or resident group
- A statutory health organisation, for example, Clinical Commissioning Group, hospital
- A private landlord
- A private developer
- An education provider, for example, further education college, school, university
- A business umbrella organisation, for example, Chamber of Commerce
- Other statutory body, for example, Jobcentre Plus, Greater London Authority, Department for Work and Pensions
- Other

If you have ticked 'Other', please use the box below to explain:

If you have completed this form on behalf of an organisation can you let us have your organisation's name in the box below. If you are filling in the questionnaire on behalf of one of these organisations, you have finished the survey now. Thank you.

If you are an individual filling in this questionnaire, please answer the following:

If you live in Haringey, are you:

- | | |
|--|---|
| <input type="checkbox"/> A Haringey Council (Homes for Haringey) tenant | <input type="checkbox"/> An owner occupier (with or without mortgage) |
| <input type="checkbox"/> A housing association tenant | <input type="checkbox"/> Living in supported housing |
| <input type="checkbox"/> A Haringey Council (Homes for Haringey) leaseholder | <input type="checkbox"/> Other housing situation |
| <input type="checkbox"/> A housing association leaseholder | |
| <input type="checkbox"/> A private rented tenant | |

If you ticked "Other housing situation", please tell us what it is in the box below

What is your age? (Tick only **one**)

- | | |
|-----------------------------------|--|
| <input type="checkbox"/> Under 16 | <input type="checkbox"/> 45-64 |
| <input type="checkbox"/> 16-24 | <input type="checkbox"/> 65+ |
| <input type="checkbox"/> 25-44 | <input type="checkbox"/> Prefer not to say |

Do you have a physical or mental health condition or illness lasting or expected to last 12 months or more?

- | | | |
|------------------------------|-----------------------------|--|
| <input type="checkbox"/> Yes | <input type="checkbox"/> No | <input type="checkbox"/> Prefer not to say |
|------------------------------|-----------------------------|--|

What is your ethnic group? (Tick one box)

White

- British
- Irish

White Other

- Greek/ Greek Cypriot
- Turkish
- Turkish Cypriot
- Kurdish
- Gypsy/Roma
- Irish Traveller
- Other (please specify below):

Mixed

- White and Black African
- White and Black Caribbean
- White and Asian
- Other (please specify):

Black or Black British

- African
- Caribbean
- Other (please specify):

Asian or Asian British

- Indian
- Pakistani
- Bangladeshi
- East African Asian
- Other (please specify below):

Chinese or Other Ethnic Group

- Chinese
- Any other ethnic background (please specify):

What is your gender? (Tick only **one**)

- | | | | |
|-------------------------------|---------------------------------|--------------------------------------|--|
| <input type="checkbox"/> Male | <input type="checkbox"/> Female | <input type="checkbox"/> Transgender | <input type="checkbox"/> Prefer not to say |
|-------------------------------|---------------------------------|--------------------------------------|--|

What is your sexual orientation?

- | | | | | |
|---------------------------------------|-----------------------------------|------------------------------|----------------------------------|--|
| <input type="checkbox"/> Heterosexual | <input type="checkbox"/> Bisexual | <input type="checkbox"/> Gay | <input type="checkbox"/> Lesbian | <input type="checkbox"/> Prefer not to say |
|---------------------------------------|-----------------------------------|------------------------------|----------------------------------|--|

Housing in Haringey: Some facts

- **Demand for homes keeps growing** – Haringey's population went up by 18% between 2001 and 2011, pushing up the need for more homes in the borough
- **Housing is becoming increasingly unaffordable** – The prices of homes to buy and rent in Haringey are increasing all the time while the earnings of local people are not keeping pace
- **Government funding for affordable housing is going down** – Since 2010, the subsidy available to build new affordable homes has gone down by 65%
- **The quality of some homes is not high enough** – This is true for some private rented homes as well as some council and housing association homes and affects people's health and wellbeing as well as meaning heating costs can be too high
- **The distribution of different types of housing across the borough is not balanced** – This means that people do not have enough choice about what type of home they live in, and often have to move away to find somewhere they can afford to live
- **Too many people are without a secure home** – Of all the boroughs in London, Haringey has the second-highest number of households in temporary accommodation because they are homeless

This shows the size of the challenge and why this strategy is so important.

Your views count, so let us know what you think.

Consultation ends on 18 October 2015

Here's what to do when you have completed the survey:



Send the Questionnaire booklet, FREEPOST (you won't need a stamp) to:

RTJK - BZBZ - LASZ
FREEPOST
Housing Commissioning, Investment and Sites Team
River Park House
225 High Road
London
N22 8HQ



OR scan your answers and email them to:

Housing.strategy@haringey.gov.uk



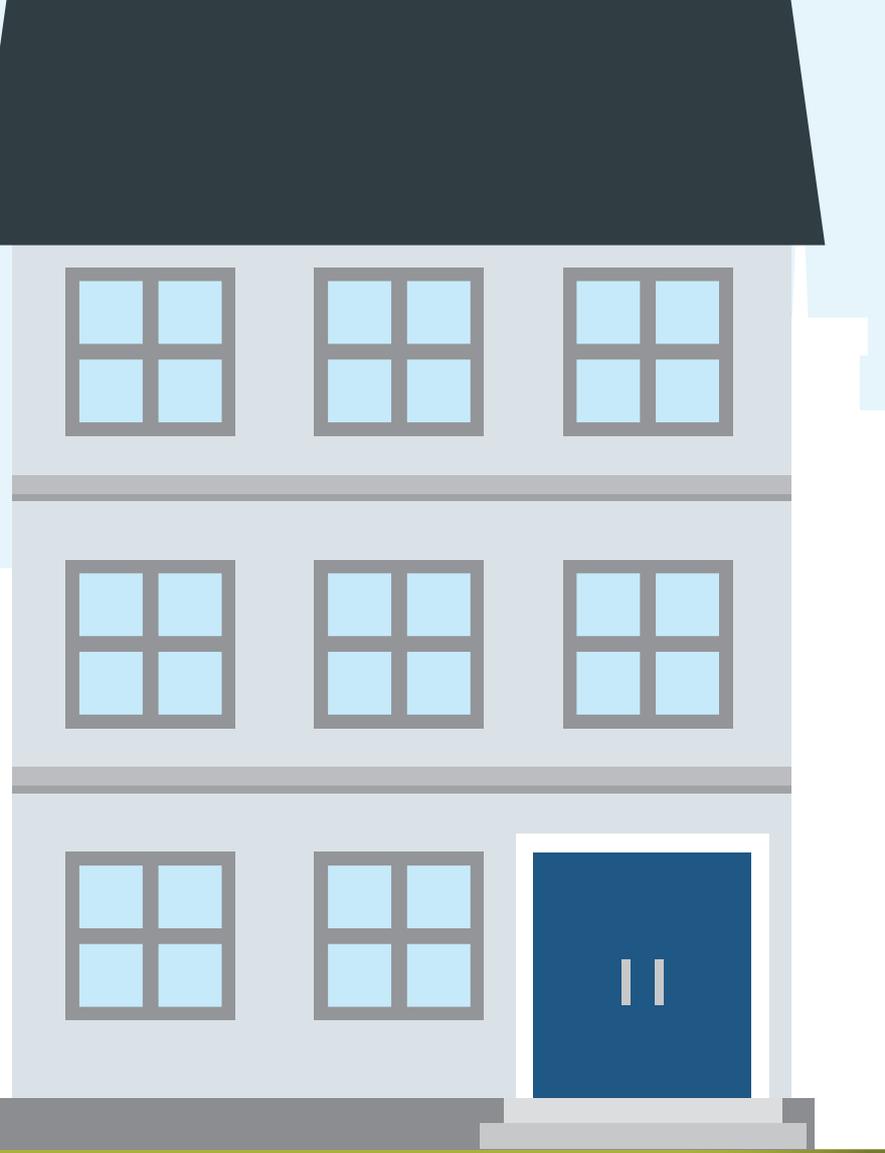
If you prefer, you can fill in our survey online at:
www.haringey.gov.uk/housingstrategy2



If you have any questions about this consultation, or you would like extra copies of this leaflet or the full draft strategy, phone us on: 020 8489 5678

(For housing enquiries or to report a housing problem, please phone 020 8489 1000)





Albanian

Nëse dëshironi ta keni këtë në gjuhën tuaj, ju lutemi vendosni shenjën ✓ në kuti, shënoni emrin dhe adresën tuaj dhe niseni me postë falas në adresën e mëposhtme.

Polish

Aby otrzymać informacje w języku polskim należy zaznaczyć rubrykę obok, wpisać imię, nazwisko i adres na dole strony oraz odesłać formularz na podany poniżej adres, bez opłaty pocztowej.

Arabic

إذا كنت تود هذا الكتيب بلغتك، فالرجاء وضع علامة على المربع، واکتب إسمك وعنوانك وارسلهما بالبريد المجاني إلى العنوان المبين بأسفل

Portuguese

Se desejar receber o folheto na sua própria língua, por favor assinale a quadrícula, preencha com o seu nome e morada e envie para o endereço 'freepost' (com porte pago) abaixo indicado.

Greek

Αν θέλετε αυτό το έντυπο στη γλώσσα σας, παρακαλούμε σημειώστε το τετράγωνο, συμπληρώστε το ονοματεπώνυμο και τη διεύθυνσή σας και στείλτε το στην παρακάτω διεύθυνση χωρίς ταχυδρομικό τέλος.

Romanian

Dacă doriți un exemplar al broșurii în limba dvs. maternă, vă rugăm să bifați caseta corespunzătoare, să ne dați numele și adresa dvs., și să trimiteți formularul la adresa de mai jos, fără timbru poștal.

Hindi

आपनि यदि एटा आपनार निजेर भाषाय पेते चान तबे अनुग्रह करे सठिक बाक्से टिक दिन, एवं आपनार नाम ठिकाना लिखे निचेर ठिकानाय पाठिये दिन, एर जन्य कोन डाकटिकिट लागबे ना।

Somali

Haddii aad kan ku rabto afkaaga fadlan xarriijin ku dhig sanduuga yar, ku qor magacaaga iyo cinwaankaaga oo markaas u dir cinwaanka boosta lacag la'aanta ah ee hoos ku qoran.

Kurdish

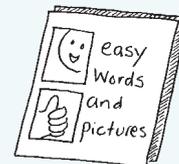
Ku hun wena la zîmanixa daxwâzin.
Lewira îflaret bîkin Navixa û navnîflanaxa tije bikin â biflenin ê navniflana jêr la vepêre.

Turkish

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Name: Tel:
Address: Email:

Please return to: Freepost RLXS-XZGT-UGRJ, Haringey Council,
Translation and Interpretation Services, 8th Floor, River Park House, 225 High Road, London N22 8HQ

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