Haringey’s Housing Strategy

Landlords’ Forum - 11 November 2015
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Why have a new housing strategy?

Increasing challenges for local government

• £70m reduction in council budget (and more to come)
• 65% reduction in government funding for new affordable homes
• Over 3,000 households in temporary accommodation
• House prices and rents are rising ahead of earnings-access to housing challenge for residents
• Welfare Reform & Work Bill
• Housing and Planning Bill
Government Policy

- Right to Buy for housing association tenants
- Enforced sale of “high value” council housing
- Reduction of 1% p.a. in social housing rents for four years
- ‘Pay to Stay’
- Starter Homes
- Self build
- ‘Rogue’ landlords and letting agents
What will the strategy cover?

• Links to Haringey’s Corporate Plan and Local Plan
• Sets out the detail on what we need to do in order to achieve housing priorities
• Provides a framework for delivery
Our objectives

1. Improve help for those in housing crisis
2. Ensure that housing delivers a clear social dividend
3. Drive up the quality of housing for all residents
4. Achieve a step change in the number of new homes built
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<th>How is this relevant to landlords?</th>
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<td>We will work with landlords to provide a greater supply of good quality, safe and well-managed homes for people who are homeless.</td>
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<td>The Council wants to work with all private landlords to improve standards in the sector. To do so, we will look at options for improved landlord licensing.</td>
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<td>The Council will establish a lettings agency. This will provide good quality, value for money management services for landlords.</td>
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Consultation

- Consultation closed on 18\textsuperscript{th} October 2015
- Strong support - over 80% respondents agree or strongly agree with each of our objectives
- Small number of responses from private sector landlords (5%)
- Affordability of housing was raised as a major concern for residents
Next Steps

• Cabinet approval of final strategy in March 2016

• Development of supporting sub-strategies (action plans) e.g.:
  – Homelessness Strategy
  – Housing Investment & Estate Renewal Strategy
  – Private Sector Housing Strategy
Private Sector Housing Strategy

Issues:
• Evictions from private rented sector now the main cause of homelessness
• Poor conditions in some private rented stock, particularly HMOs
• Rising, unaffordable rents
• Energy efficiency and fuel poverty
• Landlord/tenant disputes
• Empty homes

Approach:
• Will be developed in partnership with landlords and other stakeholders
• Establish minimum standards
• Promote good practice
• Develop private rented sector as a source of affordable housing
• Bring more empty homes back into use
Contact us

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