

Cabinet – 17 March 2015 - Consultation on Haringey’s draft Housing Strategy 2015-2020

Appendix B - Developing Haringey’s Housing Strategy – Report back on the survey response in the first round of consultation

Introduction

This paper provides feedback on **the survey** undertaken as part of the consultation on the proposed Vision, Priorities and Principles that could be included in Haringey’s new Housing Strategy.

Engagement took place with a wide range of stakeholders for a 6 week period between 20 October and 12 December 2014. Stakeholders expressed their views through the survey (online and paper versions), by email, by phone and through meetings to talk about the proposals.

Appendix 1 provides a list of all the stakeholders contacted and how we consulted with them.

A further report will outline the outcomes from meetings, emails and phone calls from stakeholders.

Outcomes from the survey

There were 330 responses to our survey which was available in online and in paper format. We received 58 paper surveys. The rest of the responses received were online. The tables below set out the responses to the quantitative questions (closed answer type questions) followed by an analysis of the qualitative responses (where people were asked for their opinions and views).

Views on the proposed Vision

The council proposed this vision: “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.”

Responses to the quantitative question were as follows:

Proposed Vision	
Strongly agree	164
Agree	113
Neither agree or disagree	28
Disagree	11
Strongly disagree	9
Grand Total	325

Outcome: There was overwhelming agreement with the proposed vision.

Some 202 comments were received in responses to the follow-up question asking respondents to say why they supported or not the proposed vision. The main issues raised have been summarised as follows:

No. of responses	Proposed Vision – qualitative responses summarised
110	Statements explaining why respondents supported the vision, with many talking about the need for safety, security, diversity and pride in the locality. A statement made that sums up many of the contributions said "You've got to feel happy outside your house as well as in and that only happens when there's a community feel."
27	Statements explaining why respondents did not support the vision. These included concerns about existing communities being broken up because of the council's regeneration plans and that the vision needed to focus very clearly on "bricks and mortar" rather than downplay this as it appears to in the proposed vision. This was especially so in the face of lack of affordable homes, poor quality and management of private rented homes and high house prices in the borough.
23	Felt affordable housing needed to be addressed in the vision
9	Respondents felt the vision should be about building more homes
9	Expressed scepticism about the vision and the council's ability achieve it
5	People emphasised the need for people to have pride in their homes and communities
5	Respondents emphasised that a house is a home

Views on the proposed priorities for Haringey's new Housing Strategy

The council proposed a number of priorities which could be included in its new Housing Strategy and asked respondents to let us know how much they agreed or disagreed with each priority. The priorities proposed were:

- Build strong, inclusive and successful communities
- Build more homes across the borough
- Improve the quality of housing for everyone

On the priority "Build strong, inclusive and successful communities", responses to the quantitative question were as follows:

Build strong, inclusive and successful communities	
Strongly agree	159
Agree	117
Neither agree nor disagree	24
Disagree	9
Strongly disagree	11
Grand Total	320

Outcome: There was strong agreement for this priority

The council invited respondents to make any other comments about this priority, including whether anything had been missed out. One hundred and twenty two (122) comments were received with the main issues raised summarised in the table below:

No. of responses	Building strong, inclusive and successful communities – qualitative responses summarised
40	Issues suggested as missing in this priority, included: Affordability of housing; sustainability, infrastructure which is locally available (transport, health, shops, schools, leisure facilities), well-designed open space, well-designed homes, designs which cater for all age groups and needs including disability; creating employment opportunities, community meeting areas to facilitate community building; tackling littering a dumping; building/fostering understanding between people; access to culture and arts, tackling empty homes and homelessness; tackling ASB to help communities
20	Restating support for the priority
16	Sceptical about the achievability of this priority
6	Making the point that it is the council's role to assist in building communities not lead on this
6	Raised concern that community inclusivity is not that easy to achieve especially where new homes built are more expensive to rent/own
5	Addressing and prioritising the housing needs of disabled people raised

On the proposed priority “Build more homes across the borough”, the quantitative responses were as follows:

Build more homes across the borough	
Strongly agree	181
Agree	78
Neither agree nor disagree	33
Disagree	14
Strongly disagree	16
Grand Total	322

Outcome: There was strong agreement with this priority.

The council invited respondents to make any other comments about this priority, including whether anything had been missed out. One hundred and fifty three (153) comments were received with the main issues raised summarised in the table below:

No. of responses	Building more homes across the borough – qualitative responses summarised
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No. of responses	Building more homes across the borough – qualitative responses summarised
41	Referred to the need for new homes to be affordable
37	Explained their support for building more homes
16	Expressed concern about loss of green space - particularly existing parks and open spaces - to build more homes on
12	Empty homes should be dealt with and brought back into use
9	Expressed concern about the impact of poorly designed homes as well as advocating that new homes were an opportunity to employ good design including eco-principles and to build to a high standard
8	Expressed concern for infrastructure to accompany new homes built.
7	Expressed concern about building at high densities
2	Said the council should not sell out to developers

On views on the priority “Improve the quality of housing for everyone”, responses to the quantitative question were as follows:

“Improve the quality of housing for everyone”	
Strongly agree	199
Agree	88
Neither agree nor disagree	20
Disagree	10
Strongly disagree	9
Grand Total	326

Outcome: again most respondents agreed with the priority with 199 strongly agreeing with it.

The council received 136 comments on this priority the main issues arising from which are summarised below:

No. of responses	Improve the quality of housing for everyone – qualitative responses summarised
25	Support expressed for the priority with some specifically focussing on dealing with quality in the PRS, eg, through redress schemes
21	Had a range of things to say around the issue of quality including that temporary accommodation for homeless households should be included in the types of homes that should be of good quality, raising the impact on health of poor quality homes, minimum standards should be enforced, how ASB impacted on the quality of a home, how quality related to conditions both inside and outside the home. There were concerns expressed about how improving the quality of homes of different tenure could be paid for and by whom and that private sector profits could undermine the goal of good quality homes. In addition, quality should include

No. of responses	Improve the quality of housing for everyone – qualitative responses summarised
	consideration of energy and water efficiency.
18	Raised the issue of affordability of homes in response to this priority
8	Said security of tenure was as important as the quality of a home, and talked about this in relation to children's needs and bringing up families
6	Sceptical about the council achieving this priority

Rating the importance of the Priorities

Respondents were asked to rate each of the three priorities with 1 indicating that it was the most important to the respondent and 5 indicating that it was the least important. The table below shows the outcome of this exercise. All three priorities received highest scores on rating 1 (the most important for respondents) which confirms the agreement for them expressed in the previous questions.

Rating	“Build strong, inclusive and successful communities”	“Build more homes across the borough”	“Improve the quality of housing for everyone”
1	100	149	134
2	64	26	49
3	64	46	29
4	27	27	30
5	32	43	43
Grand Total	287	291	285
Difference between rating 1 and sum of other ratings for all priorities	187	142	151

The order of importance for respondents for each priority using just the score for rating 1 (most important) is:

Importance of Priority	Priority
First:	“Build more homes across the borough”
Second:	“Improve the quality of housing for everyone”
Third:	“Build strong, inclusive and successful communities”

Ideas for other Priorities

Respondents were asked if there were other priorities that should be included in the new Housing Strategy. We received 159 responses of which the key ones are summarised below:

No. of responses	Suggestions for other priorities for the Housing Strategy
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No. of responses	Suggestions for other priorities for the Housing Strategy
30	Raised concerns about affordable homes, usually meaning homes with council-level rents
14	Regulating the private rented sector and/or building a better relationship with it.
12	Talked about the need for safety, security and stability in relation to homes
11	Housing needs of specific groups, eg, single people, disabled people, those fleeing domestic violence
10	Need for infrastructure for new homes
8	Concern about good design of homes
7	Alternative structures to build affordable housing within, eg, co-ops, community land trusts, live/work spaces, etc
7	Raised need to main green open space
5	Energy and water efficiency in new homes

How were the above results on the proposed priorities fed into the draft Housing Strategy?

Following the consultation, the priorities for the Housing Strategy were changed to “objectives”, and additional objective included and the wording of the original objectives changed.

The additional objective (“Ensure that housing delivers a clear social dividend”) was included to assist in making the council’s strategic direction clearer. The wording of the other objectives was changed (a) to align them more closely to the objectives set out in Priority 5 of the council’s Corporate Plan 2015-18 and (b) to use more brief and direct language to communicate more obviously what the council wishes to achieve.

Original wording of priorities consulted	New wording for objectives included in draft Housing Strategy	Corporate Plan 2015-18, Priority 5 objectives
Build strong, inclusive and successful communities	To prevent homelessness and support residents to lead fulfilling lives	Work in partnership to prevent homelessness and to promote cost-effective options for those in immediate housing need
Build strong, inclusive and successful communities	Ensure that housing delivers a clear social dividend	
Improve the quality of housing for everyone	To drive up the quality of housing for all residents	Effectively manage existing housing and provide excellent services

		to residents
Build more homes across the borough	To achieve a step change in the number of new homes being built	Provide access to good quality and affordable housing, increasing the supply of new homes

Views on proposed principles for the new Housing Strategy

Respondents were asked for their views on five principles that could be included in the new Housing Strategy

Proposed Principles	
Strongly agree	171
Agree	105
Neither agree nor disagree	33
Disagree	5
Strongly disagree	5
Grand Total	319

Respondents were asked if they had any comments to make about the suggested principles. There were 89 comments received the key issues raised from which are summarised below:

No. of responses	Responses to the suggested principles
14	Expressed support for the principles
11	Expressed scepticism about whether they could be achieved
11	Questioned the principles, particularly how they would be achieved in practice, eg, reduce costs but build more homes?
8	Expressed interest about "making best use of council assets"
4	Did not support the principles

How were the above results on the proposed principles fed into the draft Housing Strategy?

Following consultation the proposed principles it was decided to reword these so that they were rooted more clearly in the proposed vision for the Housing Strategy rather than have them stand alone as separate considerations. The principles are now explained in the following way:

Housing is about people and communities. Homes and housing services are not ends in themselves. They only succeed if they help people to meet

their wider needs and aspirations: for economic security, for health and wellbeing, for safety and security, and for links to their family and community. The ‘People’ element of our Tottenham regeneration programme is already starting to put some of these principles into practice; we want to see the same approach used right across the borough, by the council and our partners.

We want mixed and inclusive neighbourhoods. We can only make Haringey a more equal, resilient and stable community if we improve the mix of homes in each of its communities. And we can only change the mix of homes – in terms of type and size of home, tenure and value – by building new homes. This means our aim of building thousands of new homes isn’t just a numbers game; we need to build the right homes in the right places too.

We want to work together with residents so they can lead happy and fulfilling lives. There is very little in this strategy that the council can achieve on its own. Residents themselves, in particular, are central to the effort, and must take primary responsibility for the improvements they want to see in their own lives and in their wider communities. This is more true than ever as the council strives to provide excellent services with ever-decreasing resources. But this collaborative approach is not just driven by our need to save money: we also think it’s the right thing to do, moving towards a more resilient and independent community which is able to prevent problems wherever possible.

The reason for taking this approach is ensure the principles were rooted in the vision rather than having them as separate considerations and to bring out the importance for the council of achieving mixed and inclusive communities.

What else should Haringey's new Housing Strategy include?

On the question of what else should Haringey’s new Housing Strategy include, 108 comments were received, many of which covered the key topics raised under other questions in the survey. One issue that had not been raised before but was under this question were standards of housing formed from industrial / warehouse spaces.

Information about respondents

Respondents were asked to state what **type of stakeholder** they were. Information received is shown in the table below:

Type of Stakeholder: Respondent ...	No. of responses
Lives in Haringey	249
Works in Haringey	63
Lives & works in Haringey	57
Is a Haringey Council councillor	4

Type of Stakeholder: Respondent ...	No. of responses
Is a local MP	2
Is member of staff of Haringey Council or Homes for Haringey	11
Is a housing association	10
Is a voluntary or community organisation	17
Is a tenant/resident group	38
Is a statutory health org, eg, CCG, hospital	1
Is a private rented landlord	13
Is a private developer	1
Is an education provider	7
Is a business umbrella organisation	1
Is other statutory body, eg, JC+, GLA, DWP	0
Is "Other"	25

If respondents lived in Haringey, we asked them about what sort of housing situation (tenure) they lived in:

Housing situation (tenure)	No. of responses
A Haringey Council leaseholder	28
A Haringey Council tenant	52
A housing association tenant	25
A private rented tenant	57
An owner occupier (with or without mortgage)	79
Living in supported housing	4
Living with other relatives	4
Living with your parents	13
Other housing situation	25
<i>Of which - Living in temporary accommodation</i>	16
Grand Total	287

The age of respondents is summarised in the table below:

Age	No. of responses
16-24	5
25-44	154
45-64	101
65+	46
Preferred not to say	10
Grand Total	316

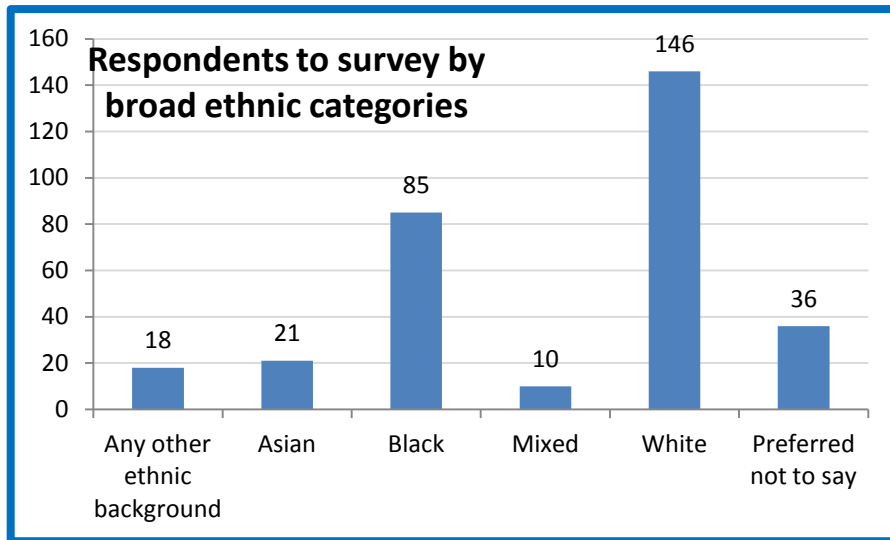
The disability status of respondents was:

Do you have a physical or mental health condition or illness lasting or expecting to last 12 months	No. of responses
No	236
Yes	48
Preferred not to say	24
Grand Total	308

The ethnicity of respondents was:

Ethnicity of respondents	No. of responses
Asian or Asian British	5
Asian or Asian British - Indian	7
Asian or Asian British - Mauritian	2
Asian or Asian British - East African Asian	2
Asian or Asian British - Bangladeshi	2
Asian or Asian British - Pakistani	1
Asian or Asian British - Other - Hindu Mauritian	2
Black or Black British	27
Black or Black British - African	27
Black or Black British - Caribbean	30
Black or Black British - Iranian	1
Chinese	5
Mixed - White and Asian	1
Mixed - White and Black African	5
Mixed - White and Black Caribbean	2
Mixed - Other	2
White - Irish	3
White British	91
White Other	38
White Other - Hungarian	1
White Other - Italian	1
White Other - Polish	1
White Other - Greek / Cypriot	4
White Other - Turkish	4
White Other - Turkish / Cypriot	1
White Other - Kurdish	2
Any other ethnic background	13
Preferred not to say	36
Grand Total	316

Seen in terms of broad ethnic categories, this shows that the most numerous respondents were White (146), and taken together, Black and minority ethnic respondents were almost as numerous (136) showing that the consultation reached and was responded to by a wide variety of respondents.



The gender of respondents was:

Gender	No. of responses
Female	192
Male	106
Preferred not to say	16
Grand Total	314

Mapping respondents' issues against consultation proposals

We undertook an analysis of the comments received from survey respondents to see whether they had been addressed by proposals in the consultation document and if not, indicate what the council should/could do to respond to concerns raised. The following table sets out this analysis:

	Key priorities of stakeholders arising from the consultation feedback	Which questions gave rise to the issues raised	How / are these issues addressed in terms of proposals in the consultation document? Are the issues raised addressed satisfactorily?	What else do we need to do?
1	Homes should be affordable (usually meaning council-level rents)	Vision; Priority 1; Priority 2; Priority 3; Ideas for other	<ul style="list-style-type: none"> Under "What's the housing situation in Haringey right now?": The Council should 	<ul style="list-style-type: none"> Showing leadership on affordability: <ul style="list-style-type: none"> Define affordability; eg, the council

	Key priorities of stakeholders arising from the consultation feedback	Which questions gave rise to the issues raised	How / are these issues addressed in terms of proposals in the consultation document? Are the issues raised addressed satisfactorily?	What else do we need to do?
		priorities	<p>show leadership on the affordability of homes;</p> <ul style="list-style-type: none"> • Under Priority 2: Support/build more affordable homes in areas of high home ownership and vice versa; • Under “What are we proposing to do in our new strategy that’s different from our old one?”: Help more hard working households get on the housing ladder through supporting affordable home ownership • Under Priority 2: Support the building of more homes for sale (market and affordable) and good quality, purpose build private rented homes in areas of the borough where there is more social housing • Under Priority 2: 	<p>believes that no household should have to pay more than 40% of its gross income on rent or mortgage payments.</p> <ul style="list-style-type: none"> ○ Impact of this on production of affordable homes needs to be modelled (viability v affordability) ○ HCA works on 45% of net income for shared ownership ○ Be robust with developers re surplus/profit margins (see 1.1 below);

	Key priorities of stakeholders arising from the consultation feedback	Which questions gave rise to the issues raised	How / are these issues addressed in terms of proposals in the consultation document? Are the issues raised addressed satisfactorily?	What else do we need to do?
			<p>Get as much affordable housing built as is possible on every single development site in the borough</p> <ul style="list-style-type: none"> • Priority 2: More genuinely affordable homes of all types should be built for Haringey through doing things like: <ul style="list-style-type: none"> ○ Using the value in council-owned land to help keep rents and sale prices as low as possible for local people ○ Setting up a new register for people interested in living in shared ownership homes or rented homes which charge below market rents 	

	Key priorities of stakeholders arising from the consultation feedback	Which questions gave rise to the issues raised	How / are these issues addressed in terms of proposals in the consultation document? Are the issues raised addressed satisfactorily?	What else do we need to do?
			<ul style="list-style-type: none"> ○ in Haringey ○ Giving people who live and/or work in Haringey top priority for new homes 	
1.1	Concern about the role of developers and private sector landlords in maximising profits and the council challenging this	Priority 2; Priority 3	Not addressed. Needs to be added under addressing affordability	
1.2	Safety, security of homes	Vision; Ideas for other priorities	Not addressed. Allied to affordability	
1.3	Security of tenure / stability – impact on children’s needs and bringing up families	Priority 3; Ideas for other priorities	Not addressed. Overlaps with 1.2 above	
2	Sustainability and eco-design principles, energy and water conservation and efficiency	Priority 1; Priority 2; Priority 3; Ideas for other priorities	<ul style="list-style-type: none"> • Under Priority 1: Improving health and wellbeing and tackling fuel poverty by actively promoting energy conservation and efficiency in homes of all types • Under “What’s the Housing situation in 	

	Key priorities of stakeholders arising from the consultation feedback	Which questions gave rise to the issues raised	How / are these issues addressed in terms of proposals in the consultation document? Are the issues raised addressed satisfactorily?	What else do we need to do?
			Haringey right now?" this states "Any new homes built need to match the council's high design and building standards	
3	<p>Scepticism about the council achieving its vision:</p> <p>Although this is not a priority in the usual sense, it is included as an indication of the lack of confidence in the Council's ability to deliver its housing proposals.</p>	Vision, Priority 1, Priority 3	Not addressed	<p>Being clear about what we can / can't do and what choices will be made and communicating that.</p> <p>Clear Communications plan for both the launch of the Housing Strategy which sets out the ambitions and how they will be achieved and for keeping people informed of how we're doing with implementation</p>
4	Infrastructure to support new homes built	Priority 1; Priority 2; Ideas for other priorities	<p>Under Priority 1:</p> <p>Create new local employment opportunities and infrastructure through building new homes by using planning policy to</p> <ul style="list-style-type: none"> • Create new jobs and apprenticeships and promote new business 	

	Key priorities of stakeholders arising from the consultation feedback	Which questions gave rise to the issues raised	How / are these issues addressed in terms of proposals in the consultation document? Are the issues raised addressed satisfactorily?	What else do we need to do?
			<p>opportunities for local people</p> <ul style="list-style-type: none"> • Make new developments as attractive as possible with open space, community facilities, good transport facilities and better education and health facilities 	
5	Retaining open/green space (well designed)	Priority 1; Priority 2; Ideas for other priorities	See above.	
6	Well designed homes (high standards)	Priority 1; Priority 2; Ideas for other priorities	<p>Mentioned as part of the housing situation in Haringey right now:</p> <ul style="list-style-type: none"> • The quality of homes in the borough, existing and new, needs to be maintained. Any new homes built need to match the council's high design and building standards. There are many more private rented homes than social 	The council's expectations of high standards of housing design should be referred in the Housing Strategy.

	Key priorities of stakeholders arising from the consultation feedback	Which questions gave rise to the issues raised	How / are these issues addressed in terms of proposals in the consultation document? Are the issues raised addressed satisfactorily?	What else do we need to do?
			rented homes in Haringey. As so many people depend on private rented homes, they need to be good quality and well managed.	
7	Tackling empty homes	Priority 1; Priority 2; Priority 3	<p>Under Priority 3: There should be an affordable, good quality and well managed private rented and owned housing sector in Haringey by doing things like ...</p> <ul style="list-style-type: none"> • Bringing more empty homes back into use through Compulsory Purchase Orders if necessary 	
8	Tackling poor quality and management of private sector homes;	Vision; Priority 3	<p>Under Priority 3: There should be an affordable, good quality and well managed private rented and owned housing sector in Haringey by doing things like:</p> <ul style="list-style-type: none"> ○ Putting in place a borough-wide “selective licensing 	

	Key priorities of stakeholders arising from the consultation feedback	Which questions gave rise to the issues raised	How / are these issues addressed in terms of proposals in the consultation document? Are the issues raised addressed satisfactorily?	What else do we need to do?
			<p>scheme” to reduce poor management and conditions in the borough’s private rented sector</p> <ul style="list-style-type: none"> ○ Setting up a private rented lettings agency so that Haringey households and landlords can get a better deal ○ Bringing more empty homes back into use through Compulsory Purchase Orders if necessary 	
9	Build more homes	Vision; Priority 2	<p>Under Priority 2: The right homes need to be provided in the right places through doing things like</p> <ul style="list-style-type: none"> ○ The council and partner agencies working 	<p>This overlaps with the affordability issue which is the top most priority for respondents. See comments above for this. Practically we could:</p> <ul style="list-style-type: none"> ● Adopt a borough

	Key priorities of stakeholders arising from the consultation feedback	Which questions gave rise to the issues raised	How / are these issues addressed in terms of proposals in the consultation document? Are the issues raised addressed satisfactorily?	What else do we need to do?
			<p>together to help increase the supply of new homes in Haringey</p> <ul style="list-style-type: none"> ○ Bringing public and private land together and working creatively with other organisations to build new homes of all types, owned and rented, which will also stimulate further investment ○ Supporting the building of more homes for sale (market and affordable) and good quality, purpose built private rented homes in areas of the borough where there is more 	<p>wide target of delivering at least 50% affordable housing on sites capable of delivering 10 units or more split 60% affordable rent and 40% intermediate. As a borough wide target, it is expected that some sites will yield more affordable housing and that the split between affordable rent and intermediate may vary according to local circumstances.</p> <ul style="list-style-type: none"> ● Sites located in the centre and west of Haringey will have an affordable tenure split 70% affordable rent and 30% intermediate. ● Sites in the east of the borough will have an affordable tenure split 40% affordable rent and 60% intermediate. ● All true voids within the council's

	Key priorities of stakeholders arising from the consultation feedback	Which questions gave rise to the issues raised	How / are these issues addressed in terms of proposals in the consultation document? Are the issues raised addressed satisfactorily?	What else do we need to do?
			<p>social housing</p> <ul style="list-style-type: none"> ○ Supporting the building of more affordable homes in areas of the borough where there is more home ownership ○ Getting as much affordable housing built as is possible on every single development site in the borough <ul style="list-style-type: none"> ● Public-owned land (including council-owned) and resources should be used to provide new homes including social rented homes ● More genuinely affordable homes of all types should be built for Haringey people 	<p>housing stock will be let at target rent to fund additional investment in the council's housing stock.</p> <ul style="list-style-type: none"> ● In recognition of the costs associated with building new homes and the high levels of energy efficiency they achieve, rents for council new build housing will be higher than existing council housing but will not exceed 40% of benefit cap levels. ● The council will use its retained right to buy receipts to fund the delivery of new homes, including through the provision of social housing grant to registered providers. Where the council provides grant funding to registered providers there is an expectation that

	Key priorities of stakeholders arising from the consultation feedback	Which questions gave rise to the issues raised	How / are these issues addressed in terms of proposals in the consultation document? Are the issues raised addressed satisfactorily?	What else do we need to do?
			<p>through doing things like</p> <ul style="list-style-type: none"> ○ Using the value in council-owned land to help keep rents and sale prices as low as possible for local people ○ Setting up a new register for people interested in living in shared ownership homes or rented homes which charge below market rents in Haringey ○ Giving people who live and/or work in Haringey top priority for new homes 	<p>rent levels will not exceed 40% of benefit cap levels.</p> <ul style="list-style-type: none"> • When disposing of its land and assets for housing purposes, the council will ensure that any new development comprises at least 50% affordable housing (split appropriately between rent and intermediate depending on location – see above).
10	Meeting housing needs of disabled people	Priority 1; Ideas for other priorities	Under Priority 1: Strong communities are needed in which all residents feel they belong and	Housing Strategy needs to cast more widely and consider the needs of people with physical

	Key priorities of stakeholders arising from the consultation feedback	Which questions gave rise to the issues raised	How / are these issues addressed in terms of proposals in the consultation document? Are the issues raised addressed satisfactorily?	What else do we need to do?
			<p>can thrive. This can be done through things like ...</p> <ul style="list-style-type: none"> Addressing the needs of a growing older population by making sure all new homes meet Lifetime Homes standards and 10% meet wheelchair housing standards <p>Under Priority 1: Residents should have access to better support with their housing problems by</p> <ul style="list-style-type: none"> Introducing new support pathways which lead to independence for people who are vulnerable and have complex housing needs including putting in place housing-related support services 	<p>disabilities, some of whom may need wheelchair-adapted accommodation, and also those with learning disabilities, people with some mobility issues and mental health issues. It also needs to look at the needs of families with one or more disabled children as well as disabled people who can or want to live independently.</p>
11	Regulating the private rented sector and/or building a better	Ideas for other priorities	See 8 above	

	Key priorities of stakeholders arising from the consultation feedback	Which questions gave rise to the issues raised	How / are these issues addressed in terms of proposals in the consultation document? Are the issues raised addressed satisfactorily?	What else do we need to do?
	relationship with it			
12	Quality in temporary accommodation	Priority 3	Not addressed	This will be addressed through a refresh of Haringey's Homelessness Strategy, part of the a delivery suite for the Housing Strategy
13	Quality of housing formed from industrial/warehouse spaces	What else should the strategy include?	Not addressed	
14	Impact on health of poor quality homes	Priority 3	Not addressed	
15	Creating employment opportunities	Priority 1	See 4 above and Under Priority 1: Strong communities are needed in which all residents feel they belong and can thrive. This can be done through things like ... <ul style="list-style-type: none"> • Helping residents of all ages access employment opportunities as well as banking and other financial services (financial inclusion) 	
16	Creating community meeting areas to facilitate building	Priority 1	Under Priority 1: Strong communities are needed in which all residents feel	Haringey Council wishes to develop the idea of creating a stake for local people

	Key priorities of stakeholders arising from the consultation feedback	Which questions gave rise to the issues raised	How / are these issues addressed in terms of proposals in the consultation document? Are the issues raised addressed satisfactorily?	What else do we need to do?
	communities		they belong and can thrive. This can be done through things like <ul style="list-style-type: none"> Supporting local people to strengthen existing communities and build new ones 	in the growth and regeneration planned for the borough.
17	Littering and dumping - tackling	Priority 1	Not addressed	
18	Building/fostering understanding between people	Priority 1	See 18 above	
19	Access to art and culture	Priority 1	Not addressed	
20	Tackling ASB	Priority 1	Not addressed	
21	Concern re building at high densities	Priority 2	Not addressed	
22	Maintaining or upgrading the quality of existing homes: how this will be paid for;	Priority 3	Not addressed	<p>The Council's Decent Homes Programme will ensure that 74% of council-owned homes are brought up to standard.</p> <p>In the private rented sector, the selective licensing scheme will assist with increasing the quality of these homes.</p> <p>The situation of homeowners who are asset rich but cash poor needs to be addressed.</p>

	Key priorities of stakeholders arising from the consultation feedback	Which questions gave rise to the issues raised	How / are these issues addressed in terms of proposals in the consultation document? Are the issues raised addressed satisfactorily?	What else do we need to do?
23	Housing needs of specific groups, eg, single people, those fleeing domestic violence	Ideas for other priorities	Under Priority 1: Introducing new support pathways approach	Overlaps with affordability issues. A Pathways approach should be adopted for all categories of housing need that the Council deal with. The Pathways approach should incorporate helping people help themselves. If the Council is clear what the pathway for each type of housing need is, this makes clear to people what the council can or cannot do and not raise unrealistic expectations
24	Alternative structures to build affordable housing within, eg, co-ops, community land trusts, live/work spaces	Ideas for other priorities	Not addressed	Research is needed on the potential for building affordable homes within different structures

Appendix 1 – List of stakeholders and how we consulted with them

Which Stakeholders consulted?	How we consulted with them	Notes
Haringey residents	Web page with <ul style="list-style-type: none"> o Online survey o Web link to Consultation Document explaining the proposed vision, aim, priorities and principles 	<ul style="list-style-type: none"> • Web page launched 23/10/14: www.haringey.gov.uk/housingstrategypriorities • 2275 hits on website as at 14/11/14 • Web page has link to consultation document and online survey and SHMA
	Hard copy surveys and promotion at local community events	<ul style="list-style-type: none"> • 233 respondents to online survey as at 4/12/14 • 18/11/14: Meeting with St Ignatius Housing Association Service Users – mostly single homeless people living in temporary accommodation on St Ignatius HA licences. Need for stable, affordable accommodation for single people with complex needs clearly articulated.
	Posters and leaflets distributed through Haringey libraries, council buildings, Homes for Haringey building, GP surgeries and other health buildings, recreation centres	<ul style="list-style-type: none"> • Consultation materials distributed from 18/11/14
	Facebook Page entry	<ul style="list-style-type: none"> • Done
	<ul style="list-style-type: none"> • Twitter 	<ul style="list-style-type: none"> • Haringey Council tweets: 3/11/14; 6/11/14; 10/11/14 • HfH tweet: 4/11/14
Registered providers	<ul style="list-style-type: none"> • RP forum event 	<ul style="list-style-type: none"> • Held on 17/11/14. Well attended with 39 attendees in total of which 30 were from 17 housing associations (RPs). Nine were officers from Homes for Haringey and Haringey Council.

Which Stakeholders consulted?	How we consulted with them	Notes
		<ul style="list-style-type: none"> • One hour workshop with HfH Board held on 9/12/14
	Letters / emails with copies of the Consultation Document and survey explaining the proposed vision, aim, priorities and principles	<ul style="list-style-type: none"> • 15Oct14: Email sent to RPs working in Haringey notifying them of impending consultation - sent to HM & Lettings staff • 10/11/14: Follow-up email sent to RPs - again sent to housing management & lettings staff
	Request they put link to consultation on their home web pages	<ul style="list-style-type: none"> • Included in above emails
	Posters and leaflets for their tenants and leaseholders	<ul style="list-style-type: none"> • Sent 19/11/14
Private Rented Sector Landlords	Letters / emails with information on access to: <ul style="list-style-type: none"> o Online survey o Web link to Consultation Document explaining the proposed vision, aim, priorities and principles further set out in Appendix 2 	5/11/14: Email sent to 380 accredited private landlords with link to consultation web page and survey
Members	Letters / emails with information on access to: <ul style="list-style-type: none"> o Online survey o Web link to Consultation Document explaining the proposed vision, aim, priorities and principles 	<ul style="list-style-type: none"> • Lead Member for Housing & Regeneration emailed all Members after October Cabinet meeting • Hard copies of consultation materials sent to all Members from 19/11/14 • One Member requested 50 surveys and returned over 30 completed

Which Stakeholders consulted?	How we consulted with them	Notes
MPs	Letters / emails with information on access to: <ul style="list-style-type: none"> o Online survey o Web link to Consultation Document explaining the proposed vision, aim, priorities and principles 	<ul style="list-style-type: none"> • David Lammy and Lynn Featherstone emailed by Cabinet Support Office • Response received from Labour candidate for Hornsey and Wood Green, Catherine West
Statutory and other public bodies, eg, the Greater London Authority, Planning, Department of Work and Pensions, and others	Letters / emails with copies of the Survey and Consultation Document explaining the proposed vision, aim, priorities and principles	<p>24/11/14: Email sent to GLA asking for the response to the consultation (Neil Hook and Fiona Duncan).</p> <p>24/11/14: North London Sub Region partners emailed for their response</p>
Council staff	Web page with <ul style="list-style-type: none"> o Online survey o Web link to Consultation Document explaining the proposed vision, aim, priorities and principles 	<p>Meetings held with:</p> <ul style="list-style-type: none"> • ALMO Client Manager (13/11/14) • Offender Management Team (18/11/14) • HfH Executive Leadership team meeting (25/11/14) • Rest of Housing Commissioning Team (27/11/14) • Consultation meetings with Housing staff held on for 28/11/14 (Apex House – 5 staff came) and 8/12/14 (Alex House – 8 staff came) • Chief Executive raised the Housing Strategy consultation at Corporate Management Group meeting on 4/11/14

Which Stakeholders consulted?	How we consulted with them	Notes
<p>Third sector organisations, including those representing BME communities, disabled residents, womens' groups, LGBT groups, travellers and gypsy groups, welfare groups (eg, CAB), groups representing older people, youth groups</p>	<p>Letters / emails with information on access to:</p> <ul style="list-style-type: none"> o Online survey o Web link to Consultation Document explaining the proposed vision, aim, priorities and principles 	<ul style="list-style-type: none"> • 22Oct14: "Heads up" email sent to HAVCO emailing list by HAVCO on our behalf saying consultation was starting and to look out for consultation materials • 18/11/14: Mailed umbrella organisations including: Age UK Haringey, Caris Haringey, Haringey Forum for Older People, Haringey Women's Forum, Mind in Haringey, Polish & Eastern European Christian Family Centre, Haringey Irish Centre, Somali Bravenese Association in London, Haringey Race and Equality Council, Haringey Disability First Consortium. • 28/11/14: HAVCO mailed consultation materials to 250 organisations on Council's behalf. HAVCO have provided list of organisations they have sent consultation materials to.
<p>Tenants and residents associations in Haringey (Council tenants)</p>	<p>Web page with</p> <ul style="list-style-type: none"> o Online survey o Web link to Consultation Document explaining the proposed vision, aim, priorities and principles <p>Information on HfH website leading to consultation</p>	<ul style="list-style-type: none"> • 17/10/14: Spoke to Joe Boake, Senior Resident Engagement Officer, HfH. He to raise the consultation at their Tenants Participation Panel on Monday 20/10/14 and to email all the associations the info when available. • 19/11/14: HfH put link to consultation web page from their home page.

Which Stakeholders consulted?	How we consulted with them	Notes
Developers with whom Haringey already works or may in the future.	Letters / emails with information on access to: <ul style="list-style-type: none"> o Online survey o Web link to Consultation Document explaining the proposed vision, aim, priorities and principles 	10/11/14: Letters sent to Grainger and Bellway. Email sent to Berkeley.
Health organisations including the local Clinical Commissioning Group, GP surgeries, Whittington Hospital?	Letters / emails with information on access to: <ul style="list-style-type: none"> o Online survey o Web link to Consultation Document explaining the proposed vision, aim, priorities and principles 	16/10/14: CCG included “heads up” info in GP e-bulletin, notifying them of the consultation and that consultation materials would be sent to them 19/11/14: Consultation materials sent to GP surgeries
Education organisations including CHENEL	Letters / emails with information on access to: <ul style="list-style-type: none"> o Online survey o Web link to Consultation Document explaining the proposed vision, aim, priorities and principles 	<ul style="list-style-type: none"> • 17Oct14 - Email sent to CHENEL - marketing@conel.ac.uk raising forthcoming housing strategy consultation • 5/11/14: Email to Anthony Robinson and Sadiya Adam-Saib at CHENEL to take up their offer of a focus group with CHENEL students and staff. • 19/11/14: Email reminder sent to Anthony and Sadiya as nothing heard back so far.
Business organisations, eg, North London Chamber of Commerce	Letters / emails with information on access to: <ul style="list-style-type: none"> o Online survey o Web link to Consultation Document explaining the proposed vision, aim, priorities and principles 	<ul style="list-style-type: none"> • 5/11/14: Email sent to North London Chamber of Commerce

Which Stakeholders consulted?	How we consulted with them	Notes
Housing Register applicants	<ul style="list-style-type: none"> • Pop up message or Message of the Day facility to be set up letting bidders know about the consultation • Email all Housing Register applicants as per Housing Scrutiny suggestion 	<ul style="list-style-type: none"> • 5/11/14: 7491 applicants emailed re Housing Strategy consultation of which 76 addresses failed. Total on Housing register is 9647 as at 3Nov14 so 77% of applicants covered. • 6/11/14: Message of the Day set up on Home Connections website accessed by all Housing Register applicants able to bid
Unison		<ul style="list-style-type: none"> • 5/11/14: Phone call made and email sent to Unison offering a meeting • 19/11/14: reminder sent
Defend Council Housing		Agreed Lead Member for Housing & Regeneration to contact
Highgate Neighbourhood Forum		<ul style="list-style-type: none"> • 10/11/14: Messages sent via their web page contact message facility.
Members of public		<ul style="list-style-type: none"> • Two requests from members of the public for consultation document and survey – copies sent to them in post
Providers of housing-related support		<ul style="list-style-type: none"> • Email sent to 50 organisations dealing with 64 housing-related support projects