

# The Right Home for Everyone

## Consultation report



# Contents

## **1. Executive summary**

## **2. Introduction**

- 2.1 Methodology
- 2.2 Accessibility
- 2.3 Marketing and promotion
- 2.4 Respondents
- 2.5 Technical note

## **3. Key findings**

- 3.1 Draft strategy for Housing and Growth
  - 3.1.1 Proposed vision
  - 3.1.2 Proposed ambitions
  - 3.1.3 Proposed principles
  - 3.1.4 Building homes in Enfield
  - 3.1.5 Comments on the draft strategy for Housing and Growth

# 1. Executive summary

Enfield Council is **developing two new strategies** that will have a huge impact on how we will achieve our ambition to create a lifetime of opportunities in Enfield. The Housing and Growth Strategy shows our approach to building more homes and better homes that will benefit everyone in Enfield. The Preventing Homelessness and Rough Sleeping strategy details how we will work across the Council, with our partners and with the community to prevent and end homelessness in Enfield.

We ran a public consultation on both strategies between 24<sup>th</sup> July and 21<sup>st</sup> October. The **purpose of this consultation** was to find out whether stakeholders agreed with the vision, ambitions and direction of the strategies. It was also to find out if there was anything that stakeholders felt was missing from either of the strategies. The Council consulted with a wide variety of individuals and organisations including, but not limited to, residents, Voluntary and Community sector organisations, partners from the statutory sector, Registered Providers, housing developers and private landlords.

To do this, the Council used a **wide variety of methods of data collection**: questionnaire (online and hard copy), notes from discussions with various fora and emailed submissions from stakeholders. The questionnaire provides the primary focus of this report. When developing the final version of both strategies, the information from the other methods have been fully considered too.

The **consultation was promoted** using a number of communication channels: via the Council website, social media, emails to various groups and stakeholders, Council publications (for example, Our Enfield), non-English newspapers, local newspaper, leaflets and the Council e-newsletter. In total, we received 285 responses to the questionnaire, 11 emailed submissions and officers attended 13 meetings of various groups.

In developing the draft strategies, we carried out extensive engagement across all relevant council departments, including in cross-council workshop, to shape the priorities and direction of the strategies and to get agreement and buy-in. We also engaged with residents, Voluntary and Community sector, registered providers, MHCLG and elected members in drafting the strategies.

The proposed vision, ambition and principles contained in the **draft strategy for Housing and Growth** are, in general, supported by respondents.

More than eight out of 10 (85%) agree with the **proposed vision** of the Strategy, while less than one out of 10 (7%) disagree. Looking at the views of representatives from the Voluntary and Community Sector (11), statutory sector (3) and Registered Providers (4), all agree with the vision. Of the three housing developers, two agree while one said they *strongly disagree*.

In general, respondents agree with the proposed ambitions. The ambition in which respondents mostly agree with is **more genuinely affordable homes for local people** (89%

agree). Issues highlighted in the consultation suggest that whilst there is support for more homes, respondents are concerned about issues such as building on the green belt, building of high rises and whether amenities and infrastructure can cope with more households.

#### **How have we addressed this in the revised strategy?**

The revised strategy has a strong focus on placemaking, reflecting the consultation results which emphasises that growth should not only be about building more homes. We have emphasised the need for good places, as well as good homes, in all priority areas of the strategy and will be prioritising place-making as a key part of the delivery of the strategy. Furthermore, we have made more explicit commitments to infrastructure delivery, in particular transport infrastructure.

We are taking action to deliver high-quality, fairer, more secure and more affordable homes in the private sector. This ambition is referred to as **quality and variety of private housing**, in the draft strategy for Housing and Growth. More than seven out of 10 (72%) respondents to the questionnaire agree with this ambition, with less than one in 10 (8%) stating that they disagree. Of the eight landlords who completed the questionnaire, seven agree while one stated that they *neither agree nor disagree*. All four Registered Providers agree with this ambition.

The ambition of **inclusive homes for everyone** relates to, among other things, the provision of quality homes for people with additional support needs. Around eight out of 10 (79%) agree with this ambition, while one in 20 (5%) said they disagree. A number of the Voluntary and Community Sector organisations who participated in this consultation provide services to the likes of the elderly and those who have physical disabilities. It is therefore encouraging that all VCS organisations (11) agree with the ambition.

A number of principles were presented in the draft strategy for Housing and Growth. Respondents were asked to what extent they agree or disagree they are important. The principle that respondents agree is most important is **affordable to Enfield residents** (93%). This principle generated the second highest top box score (78% *strongly agree*) from the data collected via the questionnaire. Just one in 50 (2%) disagree.

#### **How have we addressed this in the revised strategy?**

There was clear support for affordable housing for all residents. To demonstrate what this means in practice, we have included several case studies which show the different types of affordable housing products which are affordable for households on different incomes.

This principle of **child, age and disability friendly** is about providing safe outside play provision, helping all residents to stay safe in their communities and when out and about and providing places where people can meet socially. More than nine out of 10 (92%) agree that this principle is important. Of all the questions in the questionnaire, this generated the lowest negative score (0.4%) where rating scales were used.

The principle of being **digitally connected** drew the lowest positive score of the principles although a majority (72%) agree it is important. Few disagree (3%). However, a quarter (25%) said they *neither agree nor disagree* or *don't know*. This may be due to respondents not quite feeling well informed enough to form a definitive opinion.

Registered Providers (4) and housing developers (3) were asked if they are they are **interested in building homes in Enfield**. Just one of the respondents (housing developer) responded with 'no'. No reason was given why.

When asked for **general comments on the Strategy**, 71 responded. The most popular response was to provide feedback on the consultation (7 respondents).

The **results of the consultation have been considered** and the strategies have been further developed as a result of the findings.

The final strategy draft will be taken to Cabinet in January for approval and then to Full Council for final sign off.

## 2. Introduction

### 2.1 Methodology

A **questionnaire** was developed to capture the views of residents, landlords and organisations (including Registered Providers, those from the Voluntary and Community sector, housing developers and statutory sector partners). An online version of the questionnaire was hosted in the Consultation section of the Council website, with paper copies of the questionnaire available on request and also placed at John Wilkes House. The questionnaire was available between 26 July and 21 October 2019.

Officers arranged to present proposals at a number of **meetings**. At these meetings, officers captured comments and suggestions on the Council's two draft strategies. Details of the meetings attended are listed in Respondents (section 2.4). We did not seek permission to publish the notes from the meetings, so they have not been attached to this report. The feedback from the meetings have been shared with the Director of Housing and Regeneration and have been used to develop the strategies.

Organisations were invited to **email** us with their comments and suggestions. We emailed all local Voluntary and Community sector organisations on our database as well as national organisations, public sector organisations, the Ministry of Housing Communities and Local Government (MHCLG), Registered Providers and Private Developers. The closing date for email submissions was 21 October 2019, the date the questionnaire was closed. We did not seek permission to publish these emails, so they have not been attached to this report. The 11 emails we received have been shared with the Director of Housing and Regeneration and used to develop the strategies. Key themes and our response have been included in this report.

**Facebook** was one of the forms of communication used to signpost the consultation. This led to several posts from individuals sharing their views on the issues of homelessness and housing.

### 2.2 Accessibility

One of the reasons for using online questionnaires was to enable a wide-range of residents and other stakeholders to participate in the consultation. As the questionnaire was presented in HTML, it can be translated via translation software/plugin (for example, Google Translate), the text can be enlarged, and it is compatible with reading software/plugins.

On the consultation web page, potential respondents were asked to email [consultation@enfield.gov.uk](mailto:consultation@enfield.gov.uk) if they required assistance with participation. We also placed hard copies of the questionnaire at John Wilkes House.

In addition to this, the consultation was promoted in a variety of ways to reach out to the various communities across the borough. We published adverts in Greek and Turkish language newspapers, and we emailed all Voluntary and Community sector organisations asking them to participate and forward details of our consultation their clients and service users.

### **2.3 Marketing and promotion**

It was important to ensure the consultation (by email and via questionnaire) was widely publicised to encourage participation across all communities and various organisations in the borough. We also wanted to maximise responses and ensure there was not a 'cluster' of respondents with similar characteristics.

The communication channels included, but were not limited to:

- Press release
- Council website
- Council social media
- Leaflets (distributed during public events and delivered to temporary accommodation properties)
- Our Enfield (feature and full-page advert)
- Our Enfield – full page advert
- Third Sector e-newsletter (sent to all Voluntary and Community sector organisations on the Council's database)
- Council e-newsletter
- Enfield Independent (advert)
- Parikiaki – Greek newspaper (advert)
- Avrupa – Turkish newspaper (advert)

### **2.4 Respondents**

The following people participated in the consultation:

- Enfield residents
- Individuals who do not live in the borough
- Representatives from a wide range of support organisations (in this instance, organisations from the Voluntary and Community and statutory sector)
- Other stakeholders (other councils, Registered Providers, private landlords, housing developers and statutory sector)

The questionnaire did not ask the names of individual respondents, nor the names or organisation details of those responding on behalf of organisations. However, where organisations submitted email responses to the Director of Housing and Regeneration, we were able to attribute feedback and ideas to particular organisations.

The breakdown of respondent types by consultation method are detailed in Table 1.

**Table 1**

	<b>Questionnaire</b>	<b>Email</b>
Enfield residents	242	-
Individuals who do not live in the borough	8	-
Representatives from a wide range of support organisations	14	2
Other stakeholders	7	8
Private landlords	8	-
Other	6	1*

\*Email from Ministry of Communities, Housing and Local Government

It is particularly encouraging that the demographics of the individual respondents to the questionnaire (that is, Enfield residents and those who do not live in the borough) were not dominated by any specific demographic groups. For example, there were a similar number of respondents from the south and east of the borough (89) compared to the west and north (106). In this instance, those from the south and east represent an unusually high proportion of respondents than is usually the case in Council consultations.

The support organisations represented a wide range of people, including:

- Homeless residents or those at risk of homelessness
- Rough sleepers
- Those experiencing debt issues
- Families, children and young people
- People with additional support needs, disabilities, learning difficulties and health conditions or their carers
- Ethnic minority groups
- Women
- Older people
- LGBT+ community

We received 34 comments via Facebook. We are unable to establish on what basis they responded (for example, if they were Enfield residents or not, or if they were private landlords) so they were not included in the table above.



In addition, officers attended a wide range of fora to share the Council's proposals and to capture the general opinions of the audience. These meetings were as follows:

- Registered Provider Forum (development)
- Safeguarding Adults Board
- Health and Wellbeing Board
- Safer and Stronger Communities Board
- Voluntary Sector Strategy Group
- Enfield Youth Parliament
- Faith Forum
- Parent Engagement Network
- Leaseholders Forum
- Customer Voice (tenants and leaseholders of Enfield Council homes)
- Housing Advisory Group
- Over 50s Forum
- Ponders End Community Development Trust
- Housing Gateway Tenants
- Kratos

We received emailed submissions from the following organisations:

- Transport for London
- Newlon Housing Trust
- DWS
- Modomo Modular Meanwhile Housing
- Religious Society of Friends (Quakers) in Winchmore Hill
- One Housing
- Metropolitan Thames Valley
- Countryside
- GMB trade union
- Enfield Clinical Commissioning Group
- Ministry of Housing, Communities and Local Government

The feedback from these meetings and from the emailed submissions has been considered alongside other sources of feedback, including the questionnaire.

We would like to take this opportunity to thank those who participated in the consultation and thus the development of two key strategies on addressing issues that are of a high priority.

## 2.5 Technical note

Before reading the Key Findings section, it is important to note the following:

- The data, expressed as percentages, in both this report and the topline, are rounded. Totals will sometimes be more or less than 100% and aggregates may appear to be +/-1% different to the sum of the individual components
- No probability sampling method was used. Rather, the consultation was open to all
- The data is unweighted
- Data has been edited. This includes amending responses to deliver higher quality data. This has, for example, involved amending a response in which the participant selected 'Other' (and subsequently provided an explanation) but an option from the list of coded responses was relevant and should have been selected. In one instance, an individual selected 'Other' when asked on what basis they were responding. The respondent described himself as living 'in temporary accommodation in N11'. They should have selected 'Enfield resident'. This response was amended to reflect this
- Open-ended responses have been coded
- Data from the 10 (valid) hard copy questionnaires have been combined with the 275 responses to the online version. The questions are the same and the data collection method is identical. Thus, there are no 'mode effects' in combining the data from the two

### **3. Key findings**

The focus of this report is on the findings from the questionnaire. Feedback collated from the meetings and the emailed responses has also been referred to in this report to provide further insight. In addition, the email responses are being considered in full by the relevant Housing teams to help inform ongoing service development. Notes from meetings are also being considered by the Director of Housing and Regeneration.

The replies to the Facebook post promoting the consultation were general comments and not specific enough to give significant insight. However, these are also being considered by relevant housing teams.

The findings from the consultation have been considered and changes to the strategies as a result have been detailed in the final Cabinet reports.

The final draft of the Housing and Growth Strategy will be taken to Cabinet in January for approval and then to Full Council for final sign off.

## 3.1 Draft Strategy for Housing and Growth

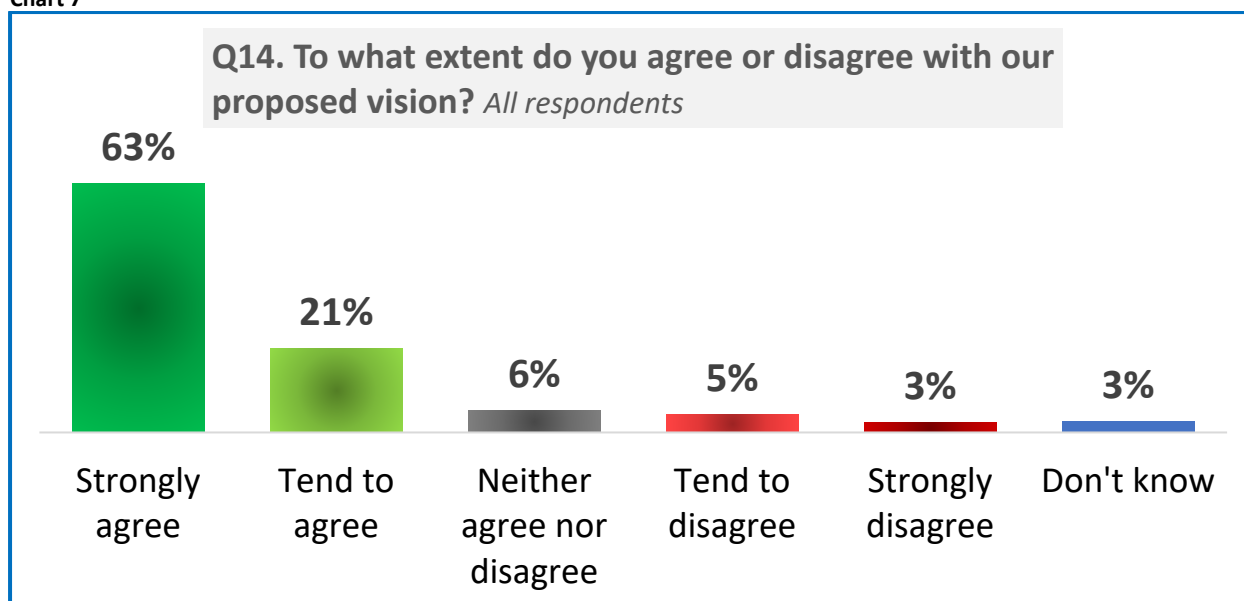
### 3.1.1 Proposed vision

Our Corporate Plan makes clear that *good homes in well-connected neighbourhoods* is a critical strategic ambition for Enfield. Our proposed is to deliver this goal using good growth principles. This will mean more homes and better homes for Enfield where everyone benefits from the opportunities that growth can bring. We believe our proposed vision will provide us with direction, a clear reference point.

The vision sets the tone for the Strategy. It is therefore important for us to know whether local people, organisations and other stakeholders agree that it is the right way forward. The vision is referenced in the Strategy and it was made clear in the questionnaire as a preface to the question in which respondents were asked whether they agree or disagree with it.

In total, 85% agree with the vision, while 7% disagree. For further details of the breakdown of the responses, see Chart 7.

Chart 7



Base: All 285 respondents to the questionnaire (unweighted)

Of the 85% who agree, more than six out of 10 (63%) *strongly agree*, while around two out of 10 (21%) *tend to agree*. The proportion who agree is low (7%), with 5% stating they *tend to disagree* and 3% *strongly disagree*. While 8% of respondents had less definitive views – 6% *neither agree nor disagree* and 3% *don't know*. The combined scores for this question may appear to be +/-1%. This is due to 'rounding'. Rounding has been applied to all data captured in the questionnaire.

Of those who disagree, 18 are Enfield residents, one is a resident from another borough and one a housing developer. Just over half (11) of those who disagree with the vision are the same respondents who disagree with the vision for the draft strategy for Preventing Homelessness and Rough Sleeping (Q4).

Looking at the views of representatives from the Voluntary and Community Sector (11), Statutory Sector (3) and Registered Providers (4), all agree with the proposed vision. While two housing developers agree, one stated they *strongly disagree*. The view of this housing developer may be reflected, in part, by his/her previous dealings with the authority's planning department, where there are now service development plans in place to improve the service being offered.

### **3.1.2. Proposed ambitions**

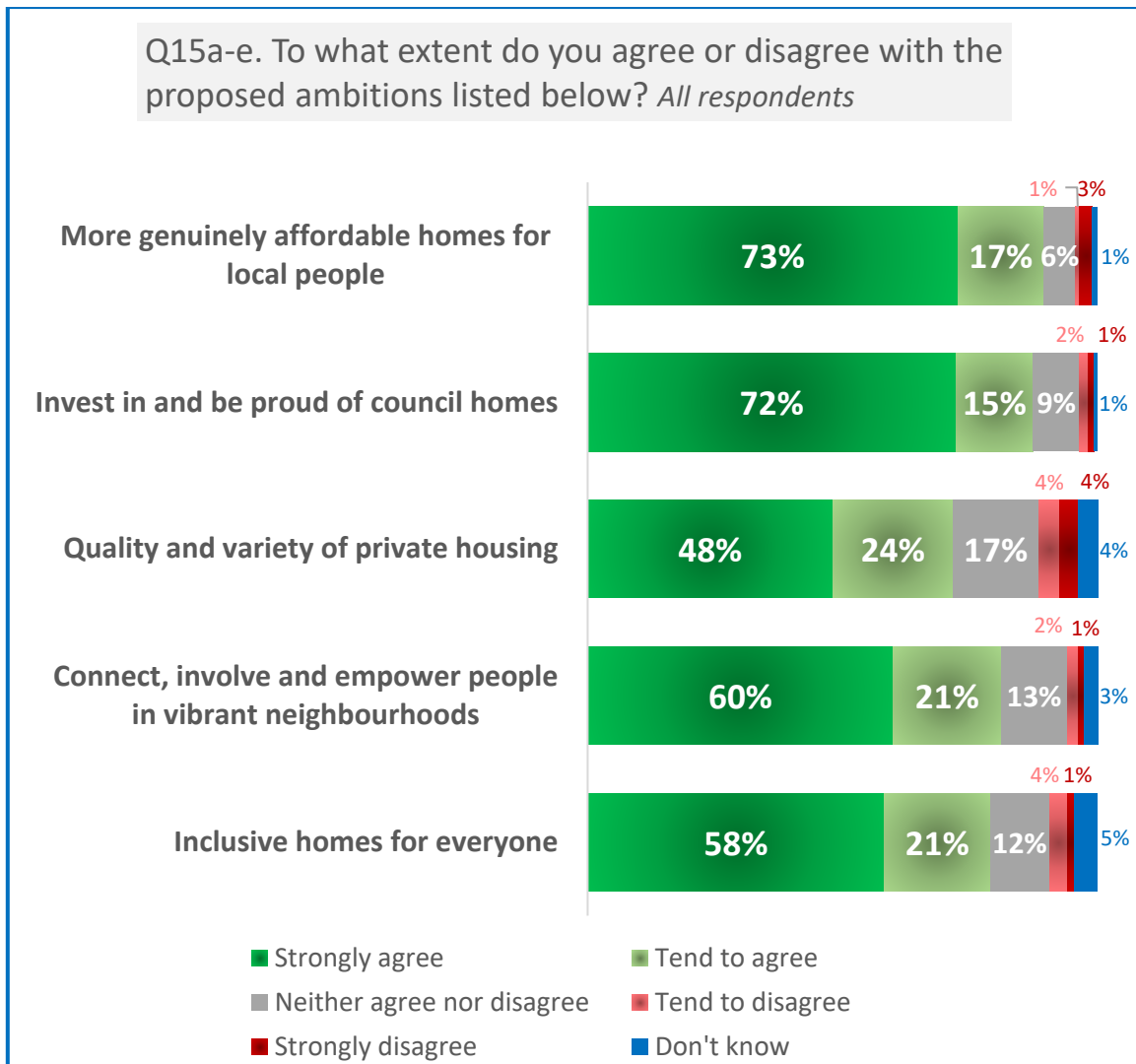
We are proposing to deliver the vision through five ambitions:

- More genuinely affordable homes for local people
- Invest in and be proud of council homes
- Quality and variety of private housing
- Connect, involve and empower people in vibrant neighbourhoods
- Inclusive homes for everyone

These ambitions are listed in the draft Strategy, along with details of how we intend to deliver them. Such detailed information was not provided in the questionnaire.

In the questionnaire, respondents were asked to what extent they agree or disagree with these ambitions, as listed above. In each instance, there was strong support from residents, with few stating that they disagree. See Chart 8.

**Chart 8**



Base: All 285 respondents to the questionnaire (unweighted)

The ambition that most respondents agree with is **more genuinely affordable homes for local people** (89%), closely followed by **invest in and be proud of council homes** (87%). There is a marginal difference between the numbers who agree with **connect, involve and empower people in vibrant neighbourhoods** (81%) and **inclusive homes for everyone** (79%). The **quality and variety of private housing** (72%) was the ambition with the lowest agree score but almost three-quarters agree and only 5% disagree.

Scores for some ambitions are a little lower than others. However, this does not necessarily mean more disagree, just that more of them selected *neither agree nor disagree* or *don't know*. Below are the combined scores recorded for the more ambivalent responses for each ambition:

- More genuinely affordable homes for local people (7%)
- Invest in and be proud of council homes (10%)
- Connect, involve and empower people in vibrant neighbourhoods (16%)
- Inclusive homes for everyone (16%)
- Quality and variety of private housing (21%)

The comparatively high numbers of respondents having less definitive opinions may, in part, be explained by them not quite being clear what each of them mean. Respondents would need to have referred to the draft Strategy for the details as the questionnaire contained only the title of each ambition.

#### **How have we addressed these views in the revised strategy?**

The more ambivalent responses for ambitions 4 and 5 may suggest that respondents might not be clear on what this means. We have changed the titles of ambitions 3 and 4 to 'inclusive placemaking' and 'accessible housing pathways and homes for everyone', respectively.

The proportion of those who disagree with the ambitions varied between 3% and 8% - not a wide range.

If we look at how respondents answered the set of questions on ambitions as a whole, we find that 59% of them agree with each individual ambition. This includes seven of the 11 Voluntary and Community sector representatives, two of the three representing statutory sector organisations and all four of those responding on behalf of Registered Providers.

Two respondents disagree with each individual ambition. One respondent is a private renter, the other lives in temporary accommodation. The same two individuals also disagree with each of the ambitions from the draft strategy for Preventing Homelessness and Rough Sleeping.

#### **Ambition 1: More genuinely affordable homes for local people**

There is a need for more housing in Enfield. We want to deliver on the targets set for us in the adopted London Plan and Core Strategy and the even more ambitious targets set for us in the emerging London Plan and our own emerging Local Plan. We want to do this by taking a direct role in delivering and enabling the provision of new homes that meet evidenced local need.

The priority is not just more homes. It is more of the right kind of homes, in the right locations, for local people. This means a wider variety of affordable housing products and well-designed homes of the right size, tenure and price that local people can afford. It also means equitable growth across Enfield, with new homes in both the east and the west of the borough.

Around nine out of 10 (89%) agree with our proposed ambition for more genuinely affordable homes for local people, with more than seven out 10 (73%) stating they *strongly agree* and almost two out of 10 (17%) *tend to agree*. Just 3% disagree. This is made up of 1% who *tend to disagree* and 3% who *strongly disagree* (please note, the percentages scores are rounded). Respondents had more definitive opinions about this ambition than all others.

The other ambitions had a higher proportion of respondents selecting the responses of *neither agree nor disagree* or *don't know*.

All nine respondents who disagree with this ambition are Enfield residents, of which the majority are freehold homeowners (5). However, 85% of freehold homeowners agree with the ambition. There is no indication homeowners are significantly less likely to support this ambition much more than any other group of respondents.

All those responding on behalf of the Voluntary and Sector (11) and statutory sector organisations (3), as well as Registered Providers (4), agree with the proposals, as do all private landlords.

In an email from The Religious Society of Friends (Quakers) based in Winchmore Hill, they suggest that new properties should be built to the highest standards of environmental sustainability. The GMB trade union also emphasised the importance of sustainability when increasingly the supply of homes.

**How have we addressed this in the revised draft?**

Since the public consultation was launched, Enfield Council declared a climate emergency. As a result, in the revised draft, we can make explicit reference to our climate emergency declaration and strengthen our commitment to sustainable homes for the future, with a firmer commitment to be carbon neutral by 2030.

The strategy now also includes a best practice case study on Passivhaus, an approach to building sustainable houses, which also highlights Bury Street West housing scheme, Enfield's first Passivhaus certified scheme.



In response to Q21a (question asking for comments on the Strategy), some Enfield residents raised concerns about building on green belt and amenities/local infrastructure struggling to cope with additional numbers of people living in the local area. Below are some examples of the verbatim comments Enfield residents made about this issue.

*"Not to over populate areas causing problems with access to amenities such as GPs schools etc"*

**Home-owner, lives in EN2**

*"There is no mention of the infrastructure needed to support population growth in Enfield, or indeed London. It isn't just hospitals and schools; power and water are creaking at the seams. There is no mention of open space or gardens"*

**Home-owner, lives in EN1**

*"Additional housing should consider the impact on current residents. Will extra traffic on already overcrowded roads mean journey times to work becoming excessively long etc. Will there be enough GP's, dentists, school places, train spaces, water, power supplies in the area..."*

**Home-owner, lives in EN1**

*"Building homes but not at the loss of our green belt..."*

**Home-owner, lives in EN1**

*"Providing homes is important, but so is quality of life and my concern is that you're so determined to build, build, build, you are forgetting that people need service other than houses - like green land, open spaces (not planned parks), trees, open space, infrastructure that can support additional homes and people, not to mention schools, doctors, jobs..."*

**Rents from housing association, lives in EN1**

It should be noted that the green belt is a planning issue which will be addressed in the draft Local Plan. The draft Housing and Growth strategy follows guidance from planning policy and the Local Plan; the green belt is not within the remit of this consultation.

In addition to comments submitted via the questionnaire, the issue of amenities and infrastructure were also raised during discussions with the Over 50s Forum and Ponders End Community Development Trust. We also received an email from the Enfield Clinical Commissioning Group that raised a number of issues, including their concerns over the effect of housing growth on health services. The Group said they would welcome discussions about the range of smaller housing developments across the borough, so they can jointly plan for growth.

#### **How have we addressed this in the revised draft?**

The consultation highlighted the importance of good communal facilities, green spaces and play facilities for residents. The prevalent view was that housing development must be delivered alongside proportionate transport and neighbourhood infrastructure. As a result, we have further emphasised our commitment to good places as well as good homes in all priority areas of the strategy. Our strategy is to prioritise place-making as a key part of the housing and growth delivery, and our five principles for good growth give further guidance for future decision-making, to ensure this is the case.

We have also strengthened ambition four of the strategy, to deliver ‘inclusive placemaking,’ making more explicit commitments to infrastructure delivery, in particular transport infrastructure.

We have also included a case study on the Joyce and Snells estate renewal as a best practice example of residents being at the forefront of any plans for renewal and regeneration, a model example of how we intend to deliver on regeneration across the borough.

#### **Ambition 2: Invest in and be proud of council homes**

We aim to invest in Council homes so that they meet high standards, are fit for the 21st Century, as well as provide high-quality management services.

When we asked respondents how much they agree or disagree with this ambition (Q15b), around nine out of 10 stated they agree (87%). Most of those who agree said they *strongly agree* (72%), while 15% stated that they *tend to agree*. Just 3% said they disagree – 2% *tend to disagree* and 1% *strongly disagree*.

Looking at the views of the various groups of respondents, it is noticeable that 43 out of 45 council tenants and eight out of 10 of those living in temporary accommodation agree.

#### **Ambition 3: Quality and variety of private housing**

We are taking action to deliver high-quality, fairer, more secure and more affordable homes in the private sector. This is vital so that people receiving housing benefit/local housing allowance currently living in temporary accommodation, and those at risk of homelessness, have somewhere decent to live, in recognition that they may never qualify for a council or housing association home.

We asked respondents to what extent they agree or disagree with the ambition of *quality and variety of private housing* (Q15c). Looking at the views of all respondents, 72% agree.

This consists of around half (48%) of respondents who *strongly agree* and almost a quarter (24%) *tend to agree*. The proportion who disagree is comparatively low, with 4% stating they *tend to disagree* and the same proportion respondents informing us they *strongly disagree*.

None of the eight private landlords disagree with this ambition. Of the eight landlords, seven agree and one responded with *neither agree nor disagree*, while all four Registered Providers agree with the ambition.

Looking at the views of those who rent privately in the borough, 64% agree and 14% disagree. More than a fifth (22%) said they *neither agree nor disagree* and 8% selected *don't know*. That is, 30% of private renters did not have a definitive opinion. This may, in part, be due to them being unsure how the proposal will affect them.

The Religious Society of Friends (Quakers) based in Winchmore Hill made clear their support for our plans to work with private landlords to improve conditions for tenants.

As stated elsewhere in this report, the Council is currently in the process of engaging residents and a wide variety of stakeholders on proposals for introducing additional and selective licensing in the borough.

#### **Ambition 4: Connect, involve and empower people in vibrant neighbourhoods**

We view the process of designing, building, creating and maintaining vibrant and inclusive neighbourhoods as a joint endeavour between the Council, other local organisations and the community. The Council has a key role in ensuring these things happen. We want the community to play an active role in the design of their homes and neighbourhoods and will encourage local people to develop community-led housing, where there is an appetite from communities to do so.

While we will involve and empower local people in the design and creation of the built environment, we will also involve communities in the way we look after the local environment over time.

When asked to what extent they agree or disagree with the ambition to *connect, involve and empower people in vibrant neighbourhoods* (Q15d), just over eight out of 10 (81%) said they agree. Considerably higher than the 3% who disagree. Those who *strongly agree* (60%) represent the majority of respondents, with *tend to agree* recording the second highest score (21%). Of those who disagree, 2% *tend to disagree* and 1% *strongly disagree*.

Looking at the views of other groups, in particular those of local organisations and Enfield residents, each appears to be supportive of this ambition. Almost all of the Voluntary Community Sector organisations (10 out of 11) agree, while the majority of Enfield residents are also positive about issue, with 80% stating they agree and just 3% selecting disagree. There are no significant differences in the opinions of the various groups of residents (for example, council housing tenants compared to those with living parents, and between the over 50s and those 50 years of age or under).

## **Ambition 5: Inclusive homes for everyone**

We want to see the provision of quality homes for people with additional support needs and building homes and communities where everyone can reach their full potential. The population of the borough is increasing, and people are living for longer. The overall population is set to increase from 333,000 in 2017 to 376,800 in 2025. In this context, the number of people with additional and specific housing needs is also increasing. Older people, people with disabilities and people fleeing violence or abuse are at greater risk of poor housing conditions and have specific challenges when seeking safe, secure housing where they can protect and improve their health and wellbeing.

When asked if they agree or disagree with this ambition (Q15e) for *inclusive homes for everyone*, 79% said they agree (58% *strongly agree* and 21% *tend to agree*), while 5% told us they disagree (4% *tend to disagree* and 1% *strongly disagree*). Once more, a clear majority agree.

A number of the Voluntary Community Sector organisations who participated in this consultation provide services to the likes of the elderly and those who have physical disabilities. It is therefore encouraging that 10 of the 11 VCS organisations agree with this ambition.

This ambition also encompasses care leavers. When consulting with Kratos, Enfield's Looked after Children group, Care Leavers felt that they received a good level of support in their transition from care to adulthood in terms of their housing. However, they expressed concern for young people who are not in care, and therefore do not receive this support, to access affordable housing.

### **How have we addressed this in the revised strategy?**

In the revised strategy we have considered affordable and accessible housing for young people or single people. The strategy now commits to developing affordable housing solutions for single people who are on low incomes (typically young people early in their working life) in the private rented sector, through driving up standards in shared houses, for example, and for those eligible for social/affordable housing.

### **3.1.3 Proposed principles**

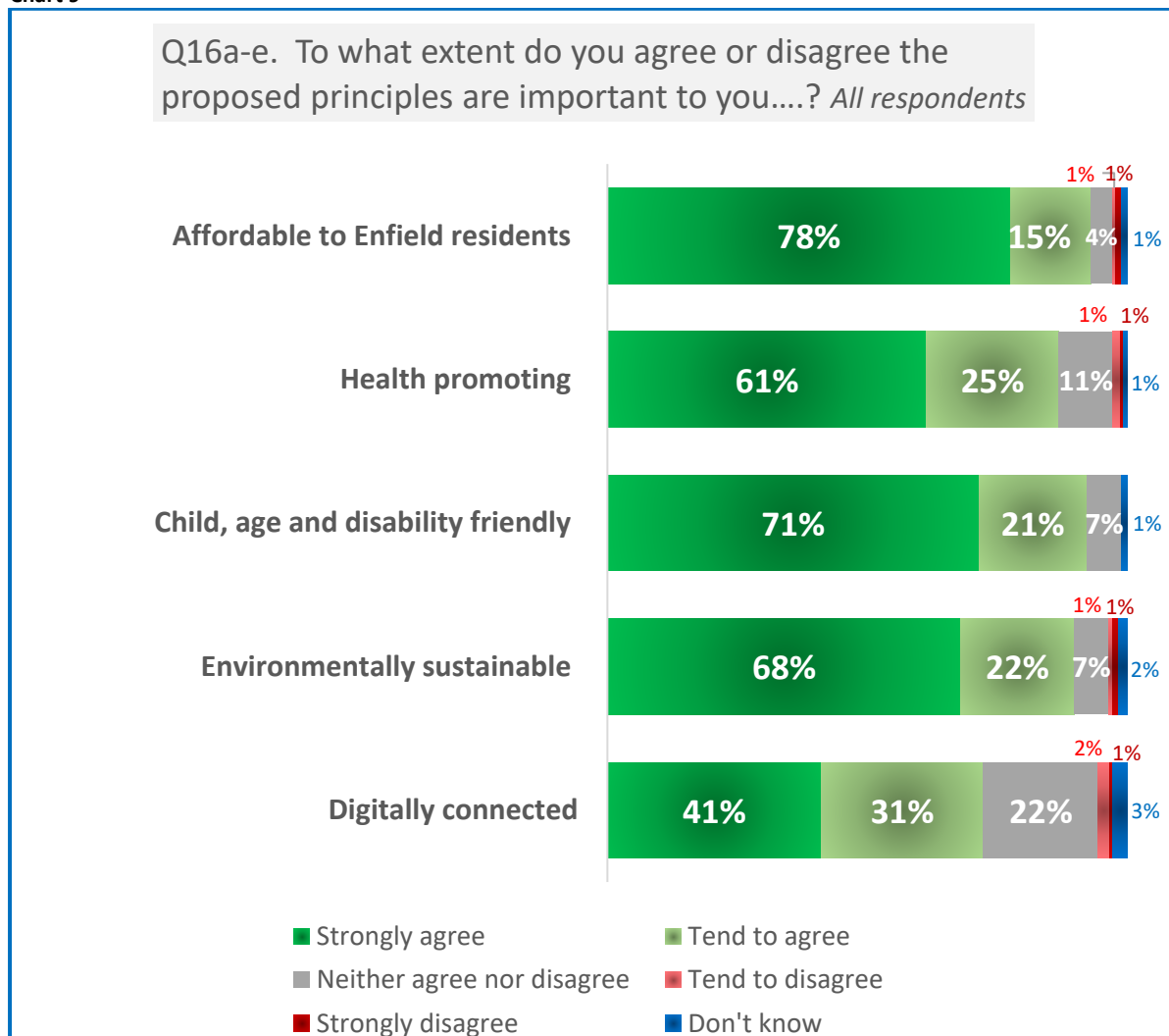
In everything we do, our vision is for homes which are:

- Affordable to Enfield Residents
- Health promoting
- Child, age and disability friendly
- Environmentally sustainable
- Digitally connected

These principles are listed in the draft Strategy for Housing and Growth. In the questionnaire, respondents were asked how much they agree or disagree with these

principles. In each instance, there was strong support for the principles, with few stating that they disagree. See Chart 9.

Chart 9



Base: All 285 respondents to the questionnaire (unweighted)

The principle that respondents most agree is important is **affordable to Enfield residents** (93%), closely followed by **child, age and disability friendly** (92%), **environmentally sustainable** (90%) and **health promoting** (87%). While there are marginal differences between these four principles, being **digitally connected** (72%) appears to be significantly less important to respondents. Indeed, the proportion who agree it is important is 21 points lower than ‘affordable to residents’ (72% cf. 93%). However, it should be noted there are no significant differences between each of the principles in terms of the proportion who disagree, with the range being between 0.4% and 3%.

It is noticeable that opinions on the principles are more definitive than those recorded in response to the questions asked about the ambitions. In general, the scores for *neither agree nor disagree* and *don't know* were higher in relation to the ambitions.

Almost two thirds (65%) agree that every single principle is important. Those who agree include eight of the 11 Voluntary and Community Sector representatives, two of the three representing statutory sector organisations and all four of those responding on behalf of Registered Providers. Not one single respondent from these organisations disagree.

### **Principle A: Affordable to Enfield residents**

This principle is about creating developments where different people on different incomes can live together in a mixed community. Increasing the supply of affordable housing options is a key strand of the Council's Corporate Plan 2018-22.

Those completing the questionnaire were asked to what extent they agree or disagree that this principal is important to them (Q16a). The positive response to this was unequivocal, with 93% stating they agree. Of the 93% who agree, around eight of 10 (78%) said they *strongly agree* and 15% *tend to agree*. Just one in 50 (2%) disagree. The five respondents who disagree are residents, of which three are homeowners, one council tenant and an individual who rents from a private landlord.

This question generated the second highest top-box score of 78% in the questionnaire. Only the ambition to **treat people with empathy, dignity and respect** (Q5a), relating to the draft strategy for Preventing Homelessness and Rough Sleeping Strategy) had a higher top box score (82%).

When discussing the draft strategies with the Enfield Youth Parliament, they made clear their strong preference for mixed income communities and growth to be shared across the borough.

#### **How have we addressed these view in the revised draft?**

We have included several case studies of households in Enfield on different incomes and showing what different housing products would be affordable to them.

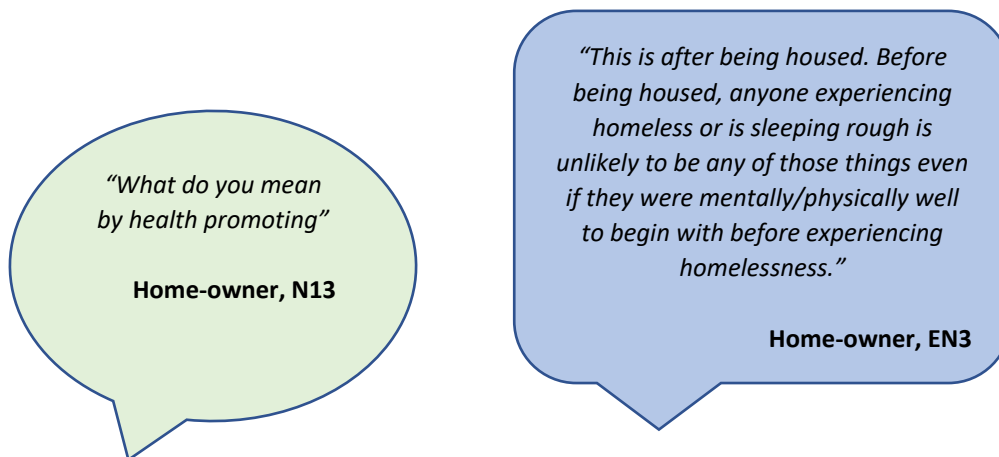
The majority of residents in Enfield (around 60%) are not eligible for social/affordable housing but cannot afford to buy a home. To ensure that the strategy addresses affordability for all incomes and all residents, we have highlighted this point explicitly and have a renewed focus on this cohort, which includes increasing the supply of intermediate products and improving the Private Rented Sector, including through Build to Rent.

### **Principle B: Health promoting**

A further principle of the draft Strategy is helping people to eat well, be smoke free, physically active, emotionally well and live in thermal comfort.

When asked how much they agree or disagree that this is important to them (Q16b), almost nine out of 10 (87%) said they agree. Most of those who agree, said they *strongly agree*

(61%), while a quarter (25%) stated they *tend to agree*. Only one out of 50 (2%) disagree – 1% *tend to disagree* and 1% *strongly disagree*. Around one in 9 (11%) said they *neither agree nor disagree* and 1% *don't know*. The comparatively high proportion of those who do not have definitive opinions may be due to some not fully understanding the principle. This was reflected in some comments on this principle, without any prompting, in response to Q21a (question asking for comments on the draft Strategy). Below are two examples:



#### How have we addressed this in the revised draft?

To make sure that the strategy is understandable and accessible, we have included infographics and images to support the text. We have also changed the principle 'health promoting' to 'safe and good for health and wellbeing', so it is more clear what this means.

All those responding on behalf of Voluntary and Community Sector organisations (11), Registered Providers (4) and statutory sector partners (3) agree with this principle.

#### Principle C: Child, age and disability friendly

This principle is about providing safe outside play provision, helping all residents to stay safe in their communities and when out and about and providing places where people can meet socially.

Previous research in the borough in recent years suggests that issues such as feelings of safety and the provision of facilities for children and young people are priorities. It may therefore not be a surprise that in relation to this (Q16c), more than nine out of 10 (92%) said they agree that it is important. Of those who agree, seven out of 10 (71%) *strongly agree* and two out of 10 (21%) *tend to agree*.

Out of all the questions asked in the questionnaire, this had the lowest negative score, with just 0.4% stating they disagree. That is, just one respondent. In addition to the comparatively high positive score (92% agree), we can be confident this is a principle that has strong support.

## Principle D: Environmentally sustainable

What is meant by this is using renewable heat sources, creating safe travel routes by foot and bicycle and creating community gardens and green spaces.

Respondents' views are clear, with nine out of 10 (90%) stating that they agree that this principle is important to them (Q16d). Breaking this figure down into individual scores, around seven out of 10 (68%) *strongly agree* and a more than two out of 10 (22%) *tend to agree*. Of the 285 participants who responded to this question, just two said they disagree.

The issue of sustainability is becoming increasingly significant to the wider British public, with 27% of Britons now stating that the environment is one of the top three issue facing the country (YouGov, June 2019)<sup>1</sup>. It may therefore not be surprising that such a high proportion support of respondents to our questionnaire support this principle.

### How have we addressed this in the revised strategy?

Since the public consultation was launched, Enfield Council declared a climate emergency. As a result, in the revised draft, we can make explicit reference to our climate emergency declaration and strengthen our commitment to sustainable homes for the future, with a firmer commitment to be carbon neutral by 2030.

The strategy now also includes a best practice case study on Passivhaus, an approach to building sustainable houses, which also highlights Bury Street West housing scheme, Enfield's first Passivhaus certified scheme.

## Principle E: Digitally connected

This principle is about creating homes that will be fit for future technology, like providing fibre-to-the-premises and smart homes and meters that help people with disabilities or health conditions.

When asked if they agree or disagree that this is important, just 3% (8 respondents) said they disagree. Although the proportion who disagree is relatively low, this was not reflected in a comparatively high proportion who agree. A clear majority agree (72%) but this is significantly lower than the scores recorded for the other principles. This lower score was reflected in a comparatively high number of respondents who selected *neither agree nor disagree* or *don't know* – 22% and 3% respectively. It may be that respondents did not feel well informed enough about the issue or the Council's intentions to enable them to form a definitive opinion.

Two of the three housing developers who completed the questionnaire disagree with this principle.

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<sup>1</sup> Research carried out by YouGov. Details available here: <https://yougov.co.uk/topics/politics/articles-reports/2019/06/05/concern-environment-record-highs>



## Other principles

Respondents were given the opportunity to put forward their own suggestions for principles that should be adopted (Q17). Around a third (93) of respondents put forward their suggestions.

A number of the suggestions were similar to those presented by the Council. Table 5 provides details of the most often referred to suggestions (please note, this was an open-ended question and therefore responses have been coded).

Table 5

<b><i>Q17. If there are any other principles, which you feel would be more important than those listed above, when building new homes and developments, please list these below</i></b>	<b>No of individuals (%)</b>
More building of affordable homes	8 (9%)
Build more council homes	8 (9%)
Ensure amenities are in place that can support the building of additional homes	7 (8%)
Build homes but not on the Green Belt / Do not build on the Green Belt	6 (6%)
Do not build tower blocks / Do not build flats over three storeys high	6 (6%)

Base: 93 respondents

Percentage scores calculated as a proportion of the 93 respondents who submitted a comment

Some of the suggestions are reflected in the principles. As can be seen from the table, there are no single suggestions referred to by a substantial number of respondents.

<b>Theme</b>	<b>How have we addressed these views in the draft strategy?</b>
More building of affordable homes	Building more affordable homes is a key ambition for the strategy. To demonstrate what more affordable homes means in practice, we have included several case studies which showed what was affordable for households on different incomes.
Build more council homes	This supports our position in the strategy and strengthens our calls on Government to provide adequate funding to enable us

	to build council housing at the scale that is needed.
Ensure amenities are in place that can support the building of additional homes	<p>The consultation highlighted the importance of good communal facilities, green spaces and play facilities for residents. The prevalent view was that housing development must be delivered alongside proportionate transport and neighbourhood infrastructure. As a result, we have emphasised the need for good places as well as good homes in all priority areas of the strategy and will be prioritising place-making as a key part of the delivery of the strategy.</p> <p>We have also strengthened ambition four of the strategy, to deliver ‘inclusive placemaking,’ making more explicit commitments to infrastructure delivery, in particular transport infrastructure.</p>
Build homes but not on the Green Belt / Do not build on the Green Belt	The green belt is a planning issue which is set out in the draft Local Plan. The draft Housing and Growth strategy follows guidance from planning policy and the Local Plan; the green belt is not within the remit of this consultation.
Do not build tower blocks / Do not build flats over three storeys high	Our final strategy supports high-density development as a requirement for meeting our housing targets but commits to high-density development being of a high quality and in keeping with the surroundings.

### 3.1.4 Building homes in Enfield

Registered Providers (4) and housing developers (3) were asked if they are they are interested in building homes in Enfield (Q18). Just one of the respondents (housing developer) responded with ‘no’. This housing developer was asked to specify why they would not be interested (Q19a). No response was submitted to this question.

The same seven respondents were asked if they can support and commit to our five guiding principles (Q20). Five said ‘yes’ – four Registered Providers and one housing developer. While two housing developers said ‘no’. One of the housing developers said that the reason

why they could not commit to the principles because “Enfield are so anti private developer...”

### 3.1.5 Comments on the draft strategy for Housing and Growth

The final question on the strategies asked for any other comments on the draft Strategy (Q21a). We received a wide variety of comments from the 71 respondents who responded to this question. Table 6 displays the themes most referred to (please note, this was an open-ended question and therefore responses have been coded).

Table 6

<i>Q20. Do you have any other comments regarding the Council's Housing Strategy? Q21a. If 'Yes', please provide details below.</i>	<b>No of individuals (%)</b>
Feedback on the consultation	7 (10%)
No tall buildings	6 (8%)
Proportionate growth / amenities and infrastructure to match	5 (7%)
Build more council housing	5 (7%)
Maximise Council assets / best use of land	4 (6%)

Base: 71 respondents

Percentage scores calculated as a proportion of the 93 respondents who submitted a comment

Although the scores appear low, it should be noted there was no prompting in the question. Regardless, there was no single theme referred to by a substantial proportion of respondents.

**Feedback on the consultation** was mentioned by one in ten (10%) respondents. It is good practice to feedback following consultation. It is recommended the Housing Service provide participants involved in the consultation with details of the findings and what will change following consideration of the responses. A comprehensive list of organisations involved in the organisation are listed under ‘Respondents’ heading within the Introduction section.

**No tall buildings** (8%) and **ensuring amenities and infrastructure match** (7%) this growth are also seemingly important issues. In relation to the latter, during a meeting with the Over 50s Forum, they expressed a concern that it should be ensured that housing growth needs to be proportionate to services and transport infrastructure.

<b>Theme</b>	<b>How have we addressed these views in the revised strategy?</b>
No tall buildings	Some respondents to the consultation voiced concern around high-density developments and tall buildings. Our final strategy supports high-density

	<p>development as a requirement for meeting our housing targets but commits to high-density development being of a high quality and in keeping with the surroundings.</p>
<p>Proportionate growth / amenities and infrastructure to match</p>	<p>The consultation highlighted the importance of good communal facilities, green spaces and play facilities for residents. The prevalent view was that housing development must be delivered alongside proportionate transport and neighbourhood infrastructure. As a result, we have emphasised the need for good places as well as good homes in all priority areas of the strategy and will be prioritising place-making as a key part of the delivery of the strategy.</p> <p>We have also strengthened ambition four of the strategy, to deliver ‘inclusive placemaking,’ making more explicit commitments to infrastructure delivery, in particular transport infrastructure.</p>
<p>Build more council housing</p>	<p>The consultation showed strong support for long-term council housing building. This supports our position in the strategy and strengthens our calls on Government to provide adequate funding to enable us to build council housing at the scale that is needed.</p>
<p>Maximise council assets / best use of land</p>	<p>The strategy now states our approach to maximising council assets through bringing empty homes into use. It has been revised to say that we will explore options for meanwhile housing for homeless residents, making the best use of our assets and land.</p>