

Enfield Housing and Growth Strategy 2025–2030

Annual Review - Reporting period: April 2025 – March 2026

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The strategy was approved by Cabinet in March 2025, and this report provides the first annual review, summarising key actions taken and results achieved between April 2025 and March 2026.

Progress against strategic priorities

Priority 1: Build and facilitate more good quality homes that local people can afford

During the reporting period, the Council moved from strategy to delivery by establishing a clear enabling and delivery framework for housing growth. This included the development and progression of the Housing Delivery and Placemaking Ten Year Plan, which operationalises the ambitions of the Housing and Growth Strategy and aligns delivery with GLA funding programmes and the emerging Local Plan.

Key actions delivered include:

- Strengthening housing enabling capacity, including targeted SME engagement and the development of a cash in lieu policy on smaller sites to support affordable housing delivery.
- Updated the Borough Housing Needs Assessment and provided structured input into planning applications to unblock stalled sites and improve deliverability.
- Progressing major growth areas and regeneration programmes—such as Meridian Water where Cabinet agreed a new strategy to accelerate delivery and Joyce and Snells where a construction partner was appointed to commence the first stage of development under a direct delivery model.
- Developing the Housing Delivery Action Plan 2025, responding to housing delivery test pressures and setting out immediate actions to accelerate supply.
- Starting 356 new council owned homes and delivering 660 completions¹.
- Lobbied for demand side measures to support First Time Buyers to get on the ownership ladder and to support the sales market.
- Delivered 205 Council owned homes in 2025-26 (38 direct delivery, 49 MW, 48 estate renewal, 70 acquisitions).
- 189 new dwellings (direct delivery) on council schemes granted planning permission.

¹ As determined by the GLA

Enfield Housing and Growth Strategy 2025–2030

Annual Review - Reporting period: April 2025 – March 2026

While market conditions remained challenging, Enfield put in place the governance, partnerships and delivery mechanisms required to sustain and accelerate housing delivery over the medium term, shifting from policy ambition to executable programmes.

Priority 2: Invest in and improve our council homes and services

Delivery in 2025/26 focused on service improvement, stock quality and compliance, recognising that existing homes are critical infrastructure for resident wellbeing.

Key actions delivered include:

- C1 compliant rating following Inspection by the Regulator for Social Housing
- A comprehensive report to Cabinet in March 2026 outlining actions delivered in the year, proposing a new service plan and an updated Assurance Framework for 2026/27
- Drove transformation in service delivery – for example through the introduction of video calling for repairs saving £100k in the first year and the creation of an in-house Drainage Team reducing contractor spend by c.£175k.
- Delivering high performance outcomes in key services such as Fire Risk Assessments (100%), Asbestos Inspections (100%), Lift Compliance Checks (100%), Responsive Repairs (92% completed in target time)
- Repairs Resolution Call Centre (time for call to be answered reduced by 67% and 92% of calls answered in time), full compliance with Awaab's Law supported by video-calling triage, highest ever Decent Homes status with 98.7% of homes decent.
- Near completion of the decanting of 3 LPS blocks

The year saw strengthened assurance around the condition, safety and management of council housing, alongside improved alignment between asset investment, neighbourhood management and broader regeneration objectives.

Priority 3: Drive up standards in the private rented sector

Over the review period, activity focused on strengthening oversight and leveraging private rented sector supply to support broader housing objectives.

Key actions delivered include:

- Using PRS procurement more effectively as part of homelessness prevention and move-on pathways.
- Preparing for and aligning activity with national regulatory and legislative changes affecting the private rented sector.
- Raising the level of rented homes in the borough that meet the Decent Homes Standard and are in excess of EPC c rated.
- New HMO licensing scheme introduced September 2025. New selective licensing scheme approved for private rented properties across 17 wards. The scheme will come into force on 1 September 2026 and will operate for up to five years.

Enfield Housing and Growth Strategy 2025–2030

Annual Review - Reporting period: April 2025 – March 2026

Improved use of private rented sector supply has contributed directly to reduced pressure on temporary accommodation, while laying foundations for stronger regulation and partnerships with landlords.

Priority 4: Tackle the homelessness crisis

The Government's Local Government Outcomes Framework, due to go live from April 2026, includes a priority outcome to prevent and reduce homelessness and rough sleeping. During 2025/26, Enfield's performance and improvement activity aligned strongly to this outcome, focusing on reducing the use of the worst forms of temporary accommodation, increasing prevention and relief activity, and strengthening pathways into settled housing.

Demand pressures remained high, with more than 3,000 households in temporary accommodation during the year and the borough continuing to see a high volume of approaches for advice and assistance.

Key actions delivered include:

- Eliminated the use of hotels/B&Bs for homeless households as part of our core delivery approach, supporting the Framework's emphasis on ending unsuitable accommodation.
- Reduced reliance on nightly paid accommodation by expanding council-controlled supply (including leased and acquired accommodation) and tightening placement practice through an updated placement policy.
- Strengthened prevention and relief performance through clearer service standards and delivery targets, including a focus on increasing successful statutory preventions (sustaining accommodation or moving directly into the PRS) and driving sustained move-on from temporary accommodation.
- Sharper focus on children's outcomes in homelessness, using targeted resources and partnership models to improve the experience and support available to families in temporary accommodation.

These improvements provide a clearer line of sight from operational delivery to the emerging national outcomes regime and position the Council to evidence progress as the framework becomes operational in 2026/27.

Further actions delivered include:

- Expansion of council-owned and leased temporary accommodation, including the use of Lease+ and acquisitions to increase control, quality and cost stability.
- Embedding a revised National Homelessness Placement Policy and strengthening early intervention and prevention activity.
- Launch of targeted initiatives such as Connected Families Housing, linking housing and family support to improve outcomes for vulnerable households.

By March 2026, Enfield had:

- Eliminated hotel use for homeless households.
- Reduced reliance on nightly paid accommodation.

Enfield Housing and Growth Strategy 2025–2030

Annual Review - Reporting period: April 2025 – March 2026

- Improved financial control and predictability within the Housing Advisory Service. These outcomes represent a significant system shift in how homelessness pressures are managed.

Priority 5: Meeting diverse needs and providing specialist housing

Work progressed to ensure housing delivery reflects the needs of different resident groups.

Key actions delivered include:

- Approval by Cabinet and implementation of an Exempt Supported Accommodation Strategy aimed at increasing the supply and quality of supported accommodation in the Borough.
- Supported by the North London Housing Partnership prepared for new legislation and requirements on supported housing regulation and enforcement.
- Continued targeting of provision for families with complex needs and those affected by NRPF restrictions.
- Developed plans to add additional capacity around the John Wilkes Rapid Assessment and Rehousing Hub.

Specialist housing provision has become more strategically aligned with homelessness prevention, children's services and adult social care priorities.

Priority 6: Deliver carbon-neutral and resilient homes

Throughout the year, sustainability objectives were embedded within both new delivery and investment in existing stock.

Key actions delivered include:

- Integrating energy efficiency and resilience standards into housing delivery and asset management programmes.
- Retrofitting 600 Council homes utilising £8.6m of grant funding to increase homes from EPC levels F, G, E and D to C.
- Aligning housing growth with wider climate objectives set out in the Council Plan and regeneration strategies.

The period established clearer pathways to meeting longer-term carbon reduction commitments through housing investment decisions.

Priority 7: Create healthy, well-connected and inclusive neighbourhoods

Housing delivery during 2025/26 reinforced a place-based approach, linking homes, infrastructure, employment and community facilities.

Key actions delivered include:

- Establishing a Strategic Delivery Board chaired by the Executive Director for Housing and regeneration coordinating housing delivery, regeneration and growth.
- Improving tenant-reported neighbourhood satisfaction via the TSMs and alignment with the National Outcomes Framework provides assurance that

Enfield Housing and Growth Strategy 2025–2030

Annual Review - Reporting period: April 2025 – March 2026

council housing services are meeting regulatory consumer standards while contributing positively to wider place-based neighbourhood outcomes.

- Delivered action to improve digital connectivity and digital inclusion (supporting faster broadband rollout across council housing through the Master Wayleave Framework) with 65.5% full-fibre (FTTP) availability and 94.8% gigabit-capable availability across the borough
- Revamping the community hall at Joyce and Snells to provide a better space for residents (speaking to James for more detail)
- Community House in Fore Street has re-opened following a £3 million revamp and now houses a café, a disability resource centre and daycare services for people with learning disabilities. The project is part of the Shaping Edmonton programme, which is delivering projects that will improve public spaces and connections, create opportunities, nurture inclusion and support wellbeing.

Housing is now positioned as a catalyst for inclusive growth, supporting broader place-based outcomes.

Overall assessment

The first year of the Enfield Housing and Growth Strategy 2025–2030 focused appropriately on system reset and delivery readiness. In an exceptionally challenging external environment, the Council:

- Translated strategic ambition into delivery.
- Achieved decisive improvements in homelessness and temporary accommodation.
- Strengthened governance, financial control and partnership working.
- Laid firm foundations for accelerated housing delivery in subsequent years.

This represents a strong first year of implementation, with clear evidence that the strategy is shaping decisions, aligning services, and delivering tangible outcomes for residents.