

# Executive Summaries

- **Preventing Homelessness and Rough Sleeping Strategy**
- **Housing and Growth Strategy**

**Draft strategies for public consultation**

# 1. HOUSING IN CONTEXT

## Enfield's Housing Market

125,000+ homes in Enfield:



- 10,080 are local authority owned homes
- 8,440 are registered provider homes
- 106,830 are private sector homes (owner occupied and private rented sector)

Homes to buy on the market in Enfield are **unaffordable** to people on average salaries in Enfield.

The average house in Enfield costs **12.3 times** the average salary.

**11.2%** of households, recorded in the 2011 census, were **overcrowded**.

Overcrowding is more common in the **East** and **South** of the borough.

## Homelessness in Enfield

- Homelessness has **increased** in Enfield by **250%** since 2011/12 – Homelessness levels in Enfield are **higher** than London and national averages
- In Enfield, there are almost **3,500 households** in Temporary Accommodation
- There is **little social housing** in Enfield and so more families on low-incomes are living in the Private Rented Sector (PRS)
- Private Rented Sector rents have **increased by 37%** since 2011
- In Enfield, we have many people living in the Private Rented Sector who receive **Housing Benefit** to pay their rent (3<sup>rd</sup> highest nationally)
- Welfare Reform, like the **benefit cap**, changes to the way that **Local Housing Allowance** (LHA) is worked out and the introduction of **Universal Credit**, means that many people struggle to pay their rent in the PRS
- **Eviction from the Private Rented Sector** is the biggest cause of homelessness in Enfield
- **Rough sleeping** in Enfield has increased significantly in recent years
- In 2018/19, Enfield spent over **£66m** on the Temporary Accommodation service, with a **net cost** to the local authority of **£7m**

## The Homeless Reduction Act

The Homeless Reduction Act 2017 means that **more people will get help** and they will get help **earlier** to stay in their homes or find a different place to live **before** they become homeless.

The Homeless Reduction Act also means that we can change **the way we work** and **the way we treat our residents**. We want to have **stronger relationships** with our partners, like voluntary and community organisations, and **share information** and make the **best use of all our resources**. We want to prevent homelessness by better responding **all their needs**, not only their housing.

## **2. DRAFT PREVENTING HOMELESSNESS AND ROUGH SLEEPING STRATEGY: 2020-2025**

**Treat people with empathy, dignity and respect**

Care for our residents, listen to their views and ideas and work with them, other services and the community to prevent and end homelessness together

**Make homeless prevention a priority for everyone**

Work with the community, our partners and across the Council to understand that there are many reasons why a person can become homeless and to spot the risks of homelessness early

### **We want to end homelessness in Enfield**

This means:

**Making sure that everyone has a safe, stable place to live**

**Helping residents to know their housing options so they have a home that they can afford and that meets their needs**

**If someone is at risk of homelessness, we make sure they get the help they need to stop them becoming homeless**

**Support people to access the right accommodation**

Support local people to find the right accommodation for them and drive up standards in the private rented sector.

**Help people to plan for their lifetime housing needs**

Help people to think about what housing they need now and how their needs can change over their lifetime

**End rough sleeping in Enfield**

Work with our partners to engage positively with people who are sleeping rough and support them to stop this form of homelessness from happening

### **How could we do this?**

**1. Treat people with empathy, dignity and respect**

- Recruit, train and support our Housing Options and Advice staff to respond to people's needs sensitively, effectively and quickly.
- Develop a customer charter to help Housing Options and Advice meet the needs of vulnerable people and people with complex needs.

### **2. Make homeless prevention a priority for everyone**

- Re-design homeless prevention services to make sure that people at risk of homelessness are supported at the earliest opportunity.
- Create services and support for people within their communities.

### **3. Support people to access the right accommodation**

- Increase good quality private rented accommodation and temporary accommodation in Enfield.
- Increase access to the right accommodation for people with assessed care and support needs.
- Help private landlords to give their tenants more security, certainty and stability.
- Work with landlords to improve management standards in the private rented sector and take a strong approach to stop poor conditions.

### **4. Support people to plan for their lifetime housing needs**

- Help people to plan and make positive housing choices.
- Increase the advice and support that residents get when they need help.
- Help homeless households move quickly into more permanent accommodation.

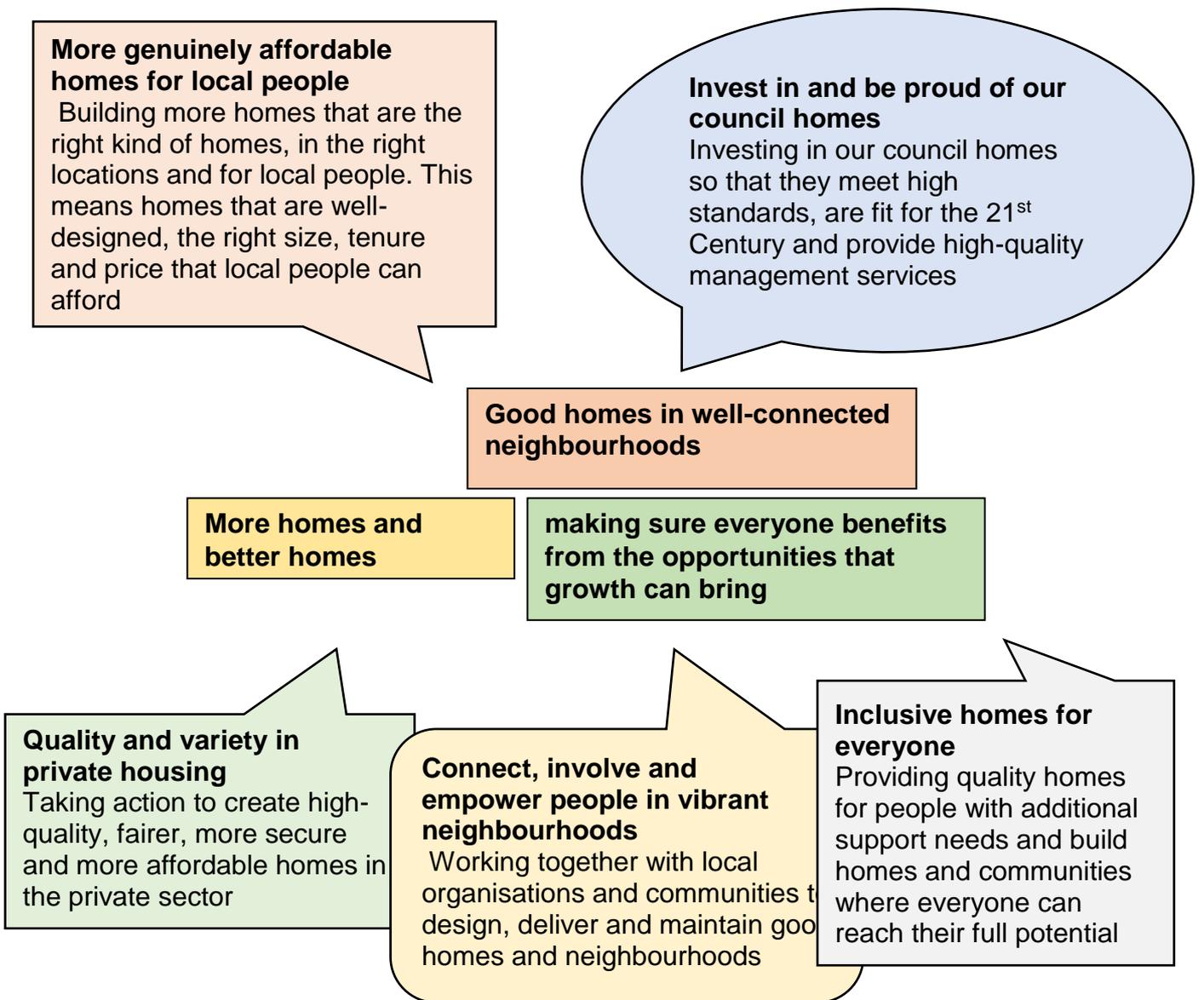
### **5. End rough sleeping in Enfield**

- Work with our partners to help rough sleepers access accommodation and support.
- Increase the supply of supported accommodation for rough sleepers.
- Improve housing options for single, homeless people.
- Offer support to move people living in encampments before taking any legal action.

### **How will we know if the strategy is working?**

- Homelessness in the borough decreases
- More residents are prevented from becoming homeless
- Fewer people are living in temporary accommodation
- The cost of temporary accommodation for the Council decreases
- Residents spend less time living in temporary accommodation

### **3.DRAFT HOUSING AND GROWTH STRATEGY: 2020-2030**



#### **How could we do this?**

##### **1. More genuinely affordable homes for local people**

- Use Council owned assets, like our land and buildings, and work with other public sector organisations to build more homes.
- Make affordable rented homes a priority as part of mixed-income communities.
- Increase the supply of intermediate housing products, which can be a good option for key workers, like nurses, social workers and teachers.

Our New **Local Plan** sets us targets to build **19,000** new homes over the next 10 years – our target is for 50% of these to be affordable

- Explore ways of building more homes through modular construction and Build to Rent.

### 2. Invest in and be proud of our council homes

- Bring all councils homes up to a standard fit for the 21<sup>st</sup> Century.
- Create an in-house council housing repairs service.
- Work with residents to set the highest standards in building safety.
- Support under-occupiers to move into smaller properties to free up larger homes.

In 2019/20, we launched a **£41m investment** programme to improve our council homes

### 3. Quality and variety in private housing

- Set high standards in the private rented sector in both building and management.
- Explore options to deliver a Council-owned letting agency that is trusted, ethical and provides a value service.
- Create strong relationships with housing developers to increase quality and affordability in the private rented sector.
- Help local people to understand their options for moving within the private housing market.

Research shows that someone spending more than **33% of their income** on housing costs are more likely to struggle with payments and get into rent arrears

### 4. Connect, involve and empower people in vibrant neighbourhood

- Deliver high quality, responsive and community-based services on our council estates and in our neighbourhoods.
- Support communities to take ownership of their neighbourhoods.
- Promote community-led housing like Community Land Trusts (CLTs) and cooperatives.
- Work with residents so that they can access local neighbourhood buildings for community services.
- Support tenants and resident associations to become powerful local voices.

Plans to deliver at least **3,500** new **council owned homes**

### 5. Inclusive homes for everyone

- Increase local access to high quality, flexible and affordable housing for people with assessed care and support needs.
- Modernise our sheltered housing service
- Prevent unnecessary hospital admissions by providing support and interventions in the community.
- Increase appropriate and safe accommodation for people fleeing violence and abuse.
- Protect vulnerable adults at risk of exploitation in their homes.
- Improve the pathways into housing for children and young people.

**Enfield Care Village** – proposed **300 new homes** for nursing homes, extra care and housing for older people

**Our 5 guiding Principles:**

<p><b>Affordable to Enfield residents</b> <i>This means creating developments where different people on different incomes can live</i></p>	<p><b>Health promoting</b> <i>This means helping people to eat well, be smoke free, physically active, emotionally well and live in thermal comfort</i></p>	<p><b>Digitally connected</b> <i>This means creating homes that will be fit for future technology, like providing Fibre-to-the-premises and smart homes/meters that help people with disabilities or health conditions</i></p>
<p><b>Child, age and disability friendly</b> <i>This means 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</i></p>	<p><b>Environmentally sustainable</b> <i>This means using renewable heat sources, creating safe travel routes by foot and bicycle, creating community gardens and green spaces and promoting recycling and reusing</i></p>	

**What does affordable mean?**

**Draft London Plan Affordable Housing (2017)** means social rented, affordable rented and intermediate housing that is given to eligible households whose needs are not met by the market.

**Social rented housing** is owned by local authorities or registered housing providers. Rents are determined by national formulae.

**Affordable rented housing** is let by local authorities or registered housing providers to households who are eligible. Affordable Rent means no more than 80% of the local market. Our council homes let at affordable rent levels (which will be around 50% of market rents) and will be lower than the Local Housing Allowance (LHA), in line with Greater London Authority (GLA) levels.

**Intermediate housing** includes homes for sale and rent that this a cost above social rent but below market levels. This could include shared ownership and equity loans or low-cost homes for sale and intermediate rent.