

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 (3rd 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.

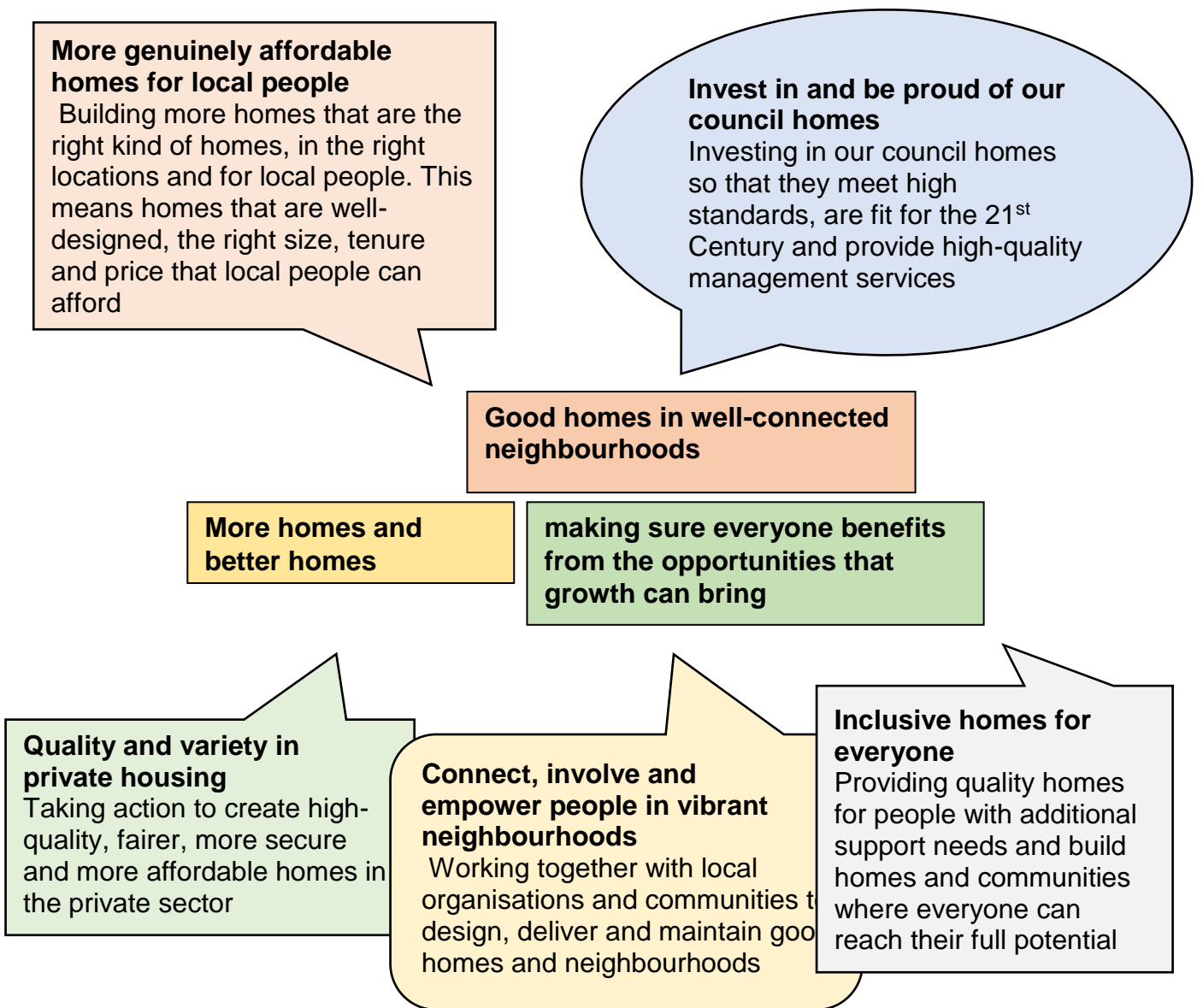
5. End rough sleeping in Enfield

- 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 21st 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:

Affordable to Enfield residents <i>This means creating developments where different people on different incomes can live</i>	Health promoting <i>This means helping people to eat well, be smoke free, physically active, emotionally well and live in thermal comfort</i>	Digitally connected <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>
Child, age and disability friendly <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>	Environmentally sustainable <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>	

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.