

# Shaping the future of housing in Enfield for current and future generations

Enfield Housing and Growth Strategy 2025-2030



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# FOREWORD

**Everyone deserves access to a safe and decent home that meets their needs. This strategy sets out how we will shape the future of housing in Enfield for current and future generations in an increasingly challenging climate where we must forge new partnerships and make the most of every opportunity and resource available to us.**

Tackling the housing crisis is one of Enfield's biggest challenges. There is a shortage of good quality homes that local people can afford, especially families and those with additional support needs, with many households living in unsuitable accommodation. We must both increase the number of homes available and invest in our existing homes to ensure they are better quality, safer and more sustainable.

There are no quick fixes to the housing issues we currently face. Following fourteen years of underfunding from previous Governments we now operate in an environment shaped by high interest rates and inflation, with adverse impacts for our residents and on our efforts to increase housing supply and invest in our homes. We welcome the new Government's ambitions to grow the economy, boost housebuilding, improve housing standards, and modernise the planning system to unlock more development opportunities. We stand ready to respond to this ambitious agenda with fresh ideas, bold leadership, and a commitment to deliver.

The views of our residents will guide and inform our approach because partnership and engagement is at the heart of everything we do. Our priorities and plans, as outlined in this strategy, have been informed by targeted engagement with around 500 residents and stakeholders from across Enfield's housing sector. We remain committed to working with a range of partners to meet the needs of our diverse communities with a range of housing of different types, tenures, sizes, and locations.

We know the scale of the challenge is huge. Our aim is to work with the Government, Mayor of London, and other long-term investors to generate the funding required to create more and better homes in Enfield, allowing us to target our own resources more effectively on areas of priority need. By working together, we can positively shape the future of housing in Enfield for current and future generations.

**Cllr Ayten Guzel**  
Cabinet Member for Housing



# A SUMMARY OF OUR STRATEGY

Our **vision** is to shape the future of housing in Enfield for current and future generations by working in partnership and bringing in long-term investment. This strategy outlines how we will seek to achieve this vision.

## OUR PRINCIPLES FOR HOUSING

We want to create homes and neighbourhoods that are:



### AFFORDABLE

Different people on different incomes can live together in mixed communities.



### SAFE AND GOOD FOR HEALTH AND WELLBEING

People live in comfort, free from harm, and in neighbourhoods where they can live healthy lives.



### CHILD, AGE AND DISABILITY-FRIENDLY

Residents live in accessible homes and neighbourhoods with places for people of all ages.



### CARBON NEUTRAL AND CLIMATE RESILIENT

New and existing homes contribute towards our target to become a carbon neutral borough by 2040.



### DIGITALLY CONNECTED

Homes are fit for the future with ultrafast broadband and smart technology.

## OUR PRIORITIES ARE TO:

- Build and facilitate more good quality homes that local people can afford
- Invest in and improve our council homes in partnership with our tenants and leaseholders
- Drive up standards in the private rented sector
- Tackle the homelessness crisis
- Meet diverse needs and provide a range of specialist housing for those who need it
- Deliver carbon neutral and resilient homes and services
- Create healthy, well-connected, digitally enabled, inclusive and well-managed neighbourhoods

We will monitor progress towards our vision and priorities through an action plan which is regularly reported on to the Council, residents and under stakeholders.

## OUR PRINCIPLES FOR FUTURE HOUSING

We will work together with our partners, communities and residents to create homes and neighbourhoods that reflect the following principles.



### AFFORDABLE

**Different people on different incomes live together in mixed communities.**

We want residents to spend less than a third of their income on housing where possible.<sup>1</sup> We want to reduce fuel poverty by working with our partners so that homes are more energy efficient. We want new homes to be 'tenure neutral,' meaning that people cannot differentiate between them based on whether they are private or social housing. We will be honest and realistic with people about their housing options, including where these may be outside Enfield, until we have improved the housing market locally so that it works better for everyone.



### SAFE AND GOOD FOR HEALTH AND WELLBEING

**People live in comfort, free from harmful conditions such as damp and mould or poor air quality, and in neighbourhoods where they can live healthy lives.**

We want people to live with enough space and warmth, free from the negative impacts of damp and mould, extremes of temperature, poor air quality, and other potential hazards. We want people to live in mixed-income neighbourhoods where they feel a sense of belonging, can live active lives, access healthy and nutritious food, green spaces, leisure facilities, public transport, and community services.



### CHILD, AGE AND DISABILITY-FRIENDLY

**Residents live in inclusive and accessible homes and neighbourhoods that include places for people of all ages to play and relax, meet, connect and to stay safe in their communities.**

We want all children and young people to have access to safe outside play and leisure provision, and to be protected from traffic and pollution. We want people of all ages to be able to connect in shared public spaces and for places to be accessible to people who use a wheelchair and people

who are blind or partially sighted. We want people to be able to adapt their homes as their needs change.



### CARBON NEUTRAL AND CLIMATE RESILIENT

**New homes are delivered, and existing homes improved in line with our target to be a carbon neutral council by 2030 and a carbon neutral borough by 2040.**

We want to decrease carbon emissions from new and existing homes. We want to design homes and neighbourhoods in a way that encourages and enables active travel, increases recycling, supports green infrastructure, and sustains biodiversity. We will respond to climate risks by designing and retrofitting homes so that they are resilient to the effects of climate change, such as overheating and flooding.



### DIGITALLY CONNECTED

**Homes are fit for future technology, providing ultrafast broadband, smart meters, and other smart technology.**

We want homes to be 'fibre-to-the-premises' ready so that they can be connected to fast broadband providing residents with better access to information, services, and employment opportunities. We want smart technology to support people with disabilities or health conditions to live independently, and we want homes to have smart meters for managing energy use.

**These principles will guide us in our role as a community leader, service provider, commissioner, landlord, and employer. We will seek to achieve value for money in all that we do and will target our resources smartly and based on evidence to enable us to meet the needs of our residents, now and in the future.**

<sup>1</sup> Research suggests that when housing costs exceed a third of gross household income, for those in work, this can lead to financial difficulties, arrears, debts and other personal problems.

# THE LOCAL CONTEXT – A SNAPSHOT

## UNDERSTANDING THE HOUSING CRISIS IN ENFIELD



Enfield's population is  
**329,601**  
a **5.6%** increase since 2011



**20.8%**  
of Enfield's population  
are aged 17 and under  
**18.7%** are aged 65 and over



The number of people aged 65+  
is expected to increase by up to  
**11,700**  
by 2030



The average household  
income in Enfield is  
**£43,700**  
**7%** lower than the  
London average



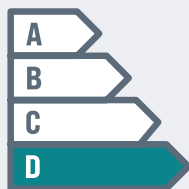
**18.5%**  
of households in  
Enfield are lone-  
parent households;  
this is **5.2%** higher  
than the London  
average



**1 in 3 children**  
under 19 years old live in relative  
poverty after housing costs



Enfield had  
private landlord possession orders  
between July and September 2024.  
This was the highest in London



The average  
EPC rating of  
dwellings in  
Enfield is  
**D**



The property price to earnings ratio  
at November 2024 was  
**13:1**  
across all property types in Enfield



**52%**

of homes  
in Enfield  
are owner-  
occupied; this  
is **7.2%** higher  
than London



As at January 2025, there were  
**7,172**  
households on the councils'  
Housing Register



There were  
**154**  
families with children  
in bed and breakfast  
accommodation in  
July 2024



**13%**  
of households in Enfield  
are living in overcrowded  
homes



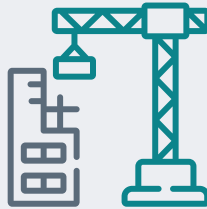
of homes in  
Enfield are  
rented from  
the council  
compared  
to **12%** in  
London

# BUILD AND FACILITATE MORE GOOD QUALITY HOMES THAT LOCAL PEOPLE CAN AFFORD



**2,762**

new homes a year are required by the government targets for Enfield



**788**

additional new homes built on average in the past three years



The average house price in Enfield in November 2024 was

**£452,341**

We urgently need to build and facilitate more good quality homes that local people can afford – but we need to do so in an extremely difficult economic climate. Local house prices have more than doubled over the past two decades while demand continues to soar. High interest rates, inflation and new building safety regulations have all increased construction costs, creating challenges for the viability of development and regeneration schemes.

It is in this context that we need to explore all available options for the delivery of new homes. This involves further strengthening our partnerships with registered providers, developers and long-term investors to facilitate an increase in new homes at the scale needed to meet demand.

Our strategic aim is to deliver a range of homes that local people can afford by ensuring where viable at least 50% of new homes are genuinely affordable.<sup>2</sup> This is our guiding principle as we seek to increase supply in the context of a housing crisis that is both national and local.

Research suggests that households should spend no more than a third of their pre-tax income on housing to live in comfort, but we know that Enfield residents typically spend 40% or more of their income on rent.<sup>i</sup> A shortage of affordable homes and high house prices has led to a greater share of local residents privately renting, although rents have risen drastically whilst the availability of such homes has started to fall.<sup>ii</sup> By increasing the supply

of affordable homes we can provide more financially sustainable options for people to live locally.

We recognise that we also need more homes of all tenures to meet the demands of a growing local population. This includes market sale, low-cost home ownership and intermediate rent, as well as social and affordable rented homes. In our role as developer and facilitator of homes, we will take an evidence-based approach to creating mixed-income communities, delivering a variety of housing types, tenures to meet the needs of different households. This includes ensuring we are delivering more family sized homes.

The new Government has clearly signalled its ambition to increase housebuilding at scale and pace. This is accompanied by reforms to the planning system and more support for the infrastructure critical to enable such growth.

We welcome this ambition, as well as recently proposed reforms to the Right to Buy, which will avoid the further loss of council homes. In the past decade alone, the Right to Buy has resulted in the loss of almost 1,000 council homes in Enfield.<sup>iii</sup>

Through our own direct efforts and with our partners we have delivered an average of 788 new homes per year over the past three years. This is a considerable achievement but falls significantly short of the Government's new housing target for Enfield, which stands at 2,762 homes a year.<sup>iv</sup>

<sup>2</sup> Our guideline mix consists of 50% social/affordable rent and 50% intermediate housing.

Our emerging Local Plan illustrates how we will seek to facilitate future housing growth to meet local needs, both now and in the future. This outlines the locations where new housing will be delivered, how it will be supported by infrastructure, and the standards of quality and design we expect new homes to achieve. Such growth will be accommodated across the whole borough, but with a focus on town centres and well-connected urban locations, and on maximising the use of previously developed land.

We will seek to play a supportive and responsive role in facilitating growth through our planning function. We will also take an active role in directly delivering new Council Homes, building upon our recent successes. This will be funded using financial capacity in the Council's Housing Revenue Account combined with grant funding from the Mayor of London.

Such public funding will not be sufficient to meet the scale of housing need locally, and so we will explore other new sources of investment such as pension funds and other institutional investors, where we can continue to exercise control over the housing being delivered and ensure the delivery of wider benefits for the community. We will also continue to support self and custom builders, including Community Land Trusts, as we bring together a range of partners to work towards our priority to build and facilitate more good quality homes that local people can afford.

### WHAT MIGHT IT LOOK LIKE FOR RESIDENTS TO SPEND LESS THAN 33% OF THEIR INCOME ON HOUSING COSTS?

Having qualified 4 years ago, Leyla is a full-time nurse living in Enfield earning an average London salary for a nurse of £37,760 a year. She is a single mum to her 13-year-old son Zac. Leyla is unlikely to be in priority need for social housing locally.

If Leyla was to rent a two-bed property in the **private rented sector**, she would pay an estimated **38%** of her gross income on housing costs. In contrast, if she were to rent a two-bed **intermediate rent** property from a registered provider, she would pay an estimated **28%** of her gross income on housing costs.

## HOW ARE WE DOING SO FAR?



**289**

council homes were completed between 2020/21 and 2023/24



**810**

homes were added to Enfield's housing supply in 2024  
**198** of these were affordable homes



**4,000**

new homes are due to be delivered across future council schemes

## MERIDIAN WATER

### *Creating a special part of London*

We have been working with our development partner Vistry on phase one of Meridian Water. This is a 25-year regeneration project which will create a special part of London featuring 10,000 homes, helping to ease the housing crisis and provide homes for local people in Edmonton and the rest of Enfield.

This first phase of Meridian Water involves the delivery of new mixed tenure homes, of which 50% will be affordable. These homes are supported by investment in infrastructure, including a new railway station providing faster transport connections to the rest of London and beyond, as well as over 2,300 square metres of leisure, retail, employment, and community spaces. It also features a Construction Skills Academy which is providing training and employment opportunities for local residents.



*The Leader meeting a new tenant at Meridian Water*

Enfield Council tenants in Edmonton were the first people to be offered homes at Meridian Water, with more than 200 homes completed to date including at Pipistrelle House (pictured) where residents moved into 41 new affordable homes in December 2024. By working in partnership with Vistry, we have been able to retain control and ensure the quality of design and build, accelerate delivery, as well as prioritise the letting and sale of new homes to local people first.

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## ALMA ESTATE

### *Working with the local community on regeneration*

We have been working closely with the local community to regenerate the Alma Estate in Ponders End to create a mixed-use neighbourhood and balanced community.

The original estate was built in the 1960s and consisted of three 23-storey high rise blocks which were life expired.

The project is one of Enfield's largest council estate regeneration programmes and has been actively supported by local residents. Our plans will increase the quality and number of homes on the estate including the addition of more affordable homes. It not only represents a much-needed increase in housing supply but will also serve as a catalyst for the wider regeneration of the local area.

By working in partnership with Countryside and the registered provider Newlon, we have successfully provided 679 high-quality homes to date, together with a new medical centre, youth centre, community facilities, a pocket park and shared gardens – all designed to promote an active and vibrant lifestyle for residents. It also incorporates renewable-energy through connection to a heat network via Energetik, the council's low-carbon energy company.



## NAKED HOUSE

### *Unlocking small sites and supporting community house building*

We have collaborated with Naked House, a small start-up community builder, to unlock viability issues and deliver 22 low carbon, innovative affordable homes in challenging brownfield sites. The Naked Home model allows people to fully customise their home and extend it to meet a family's changing needs.

## UPTON AND RAYNHAM

### *More affordable homes for Upper Edmonton*

The Upton and Raynham development seeks to improve the neighbourhood and create a vibrant community with the construction of 150 residential homes, two commercial units and improvements to surrounding public spaces.

The scheme will deliver affordable homes to a very high quality along with pedestrian and cycle route connections from the Joyce and Snell's Park estates and Fore Street in the west through to Meridian Water in the east of the borough. It will also include improved green spaces and a pedestrianised street with high-quality play spaces for children.

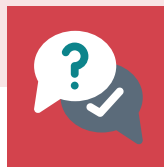




## ACTIONS

### We will:

- Enable the delivery of many more new homes through Enfield's Local Plan.
- Maximise the delivery of social rent homes owned by the Council, including where this can be supported via financial contributions from private development schemes.
- Deliver smaller scale regeneration and development schemes that can enhance existing estates and provide new housing opportunities for existing residents to enable them to remain in local communities as their family grows or changes.
- Ensure that new homes meet residents' needs and that there is a focus on delivering family size housing.
- Work with Registered Provider partners and the Mayor of London to support the delivery of more affordable homes including through our RP framework.
- Seek new partners who share our vision and can bring additional long-term investment into Enfield, such as institutional investors.
- Enable and assemble sites for custom build and self-build, including Community Land Trusts, where these are financially viable and can help meet local housing needs.
- Explore how we can work with partners to unlock stalled development sites.
- Work with private developers to support the delivery of high-quality private developments where these meet local housing needs.
- Consider solutions to help key workers to find suitably priced homes in the borough.
- Increase capacity and skills across the Council to develop and facilitate the delivery of high-quality new homes at scale
- Seek to maximise social value and opportunities for local people through the delivery of new housing and investment.



## OUR ASKS OF OTHERS

### For National Government to:

- Provide longer term funding certainty through fair rent and debt settlements for councils so we are no longer forced to choose between delivering new homes and investing in our existing homes.
- Remove red tape on the Affordable Homes Programme and other funds: including extending the strategic partnership model to councils.
- Streamline funding, allocate it simply, reflect recent cost inflation, and allow it to be used more flexibly to meet local housing need.
- Limit the loss of housing supply and construction sector capacity caused by the economic climate, by funding councils to rescue and complete stalled development projects.

### For the GLA and Homes England to:

- Allocate AHP grant to meet viability gaps
- Provide support to enable the growth potential of the Borough to be unlocked.

# INVEST IN AND IMPROVE OUR COUNCIL HOMES AND SERVICES



The council is responsible for over  
**15,000**  
homes



More than  
**50%**  
of Enfield's homes are flats  
including 54 tall buildings



Many homes owned by the council were built before  
**1980**

All our council homes need to be safe, secure and sustainable, both now and for the future. By listening to the opinions and experiences of our residents and by working together, we can design and improve our homes and services to be more accessible and responsive to their diverse needs.

Our aim is to be a trusted landlord that residents want to engage with. Through effective investment, management and maintenance – underpinned by quality data and technology – we will ensure that we provide good quality, well maintained and safe homes, support tenancy sustainment, and promote the health and wellbeing of our residents and communities.

The regulatory environment in which we operate as a landlord has undergone profound change following the tragic fire at Grenfell Tower and the death of Awaab Ishak. Notable reforms include the introduction of new consumer standards through which landlords must demonstrate how they ensure that residents have access to safe, secure and decent homes; creation of a new Building Safety Regulator; and the forthcoming introduction of Awaab's Law.<sup>3</sup>

We welcome such regulation but ask that we are supported to meet these requirements through a fairer debt settlement, greater certainty over rents and rent convergence to enable us to effectively invest in improving our homes and services. This is crucial at a time of increasing financial pressure where the actual costs of delivering services are rising faster than our rental income.

We greatly value the role our residents play in the design and improvement of our services and are working proactively with them to gain their feedback and ideas for how we can do things better, and to share what we're doing. We have relaunched our resident engagement programme by creating the Enfield 500, a forum of tenants and leaseholders for Enfield, so that residents can provide their views, share their aspirations and inform our priorities. This will help us put residents' experiences at the centre of our services.

Alongside the Enfield 500, we provide a range of other channels for residents to share feedback which we can use to learn from and improve our services. This includes tenant and leaseholder satisfaction surveys and insight from complaints. We strive to provide an accessible and responsive complaints process and view this as a vital source of information to monitor and improve our services going forwards.

We are redesigning our services so that it is easier for tenants and leaseholders to contact us if they have an issue or question about their home or tenancy; and so that we may resolve their enquiry quickly and satisfactorily. We are improving our digital systems and use of data, including on the interaction we have with our residents, so that we can use this, alongside feedback, to inform what we do – and do it better.

Wherever possible, we want to identify and resolve potential problems before they occur, and to tailor our services to be more accessible and responsive to our residents particularly where they have underlying

<sup>3</sup> Under Awaab's Law landlords must address damp and mould plus other hazards that present a significant risk of harm to tenants, within fixed timescales.

vulnerabilities, such as those relating to disabilities or mental health. This includes specialist support from our Resident Relationship Officers for those that need it because of their needs or circumstances, as well as welfare benefits advice for those struggling financially.

We are responsible for over 15,000 homes (including leasehold homes) and over 3,000 commercial properties, such as shops and garages. Over half our homes are flats, including 54 high-rise buildings. We are in the process of decommissioning three buildings that are uneconomic to bring up to required standards. Where we do progress with plans for regeneration, plans will benefit existing residents and we will ensure best use of any homes with a short life, prioritising these for emergency accommodation to keep households in the borough.

The Government's proposed reforms to the Right to Buy will help us to protect much-needed council housing in Enfield and increase our capacity to replace any homes which are sold. We will seek to ensure the homes we own and manage better reflect local demand, which may require the disposal of older and smaller homes with high investment costs, and the use of fixed-term tenancies to make better use of any larger homes which become under-occupied as tenants' circumstances change. For those whose needs do change, we will support them to make informed choices, including through mobility or mutual exchange schemes, to move to a more appropriately sized and accessible home.

We will take a holistic approach to investing and improving our homes, achieving decency, investing in building safety and enhancing energy performance, while also keeping a focus on completing day-to-day repairs and maintenance work to a high standard. Our programme of works will be based on a 100% stock condition survey to be completed during 2025 and our asset management system which will provide us with up-to-date information on our homes. This will enable us to identify where major works are needed to avoid the occurrence of repairs, and to plan more strategically at a borough-wide level.

**We will ensure all our homes are:**



## **SAFE AND COMPLIANT**

Effective and consistent adherence to safety and quality is essential. We will seek to ensure 100% compliance with safety measures relating to gas, electricity, water, fire, asbestos, lifts, and other potential health hazards. We will ensure compliance with new building safety regulation and other legislative changes to protect our residents and fulfil our obligations as a building owner.



## **ENERGY EFFICIENT, COMFORTABLE AND DECENT**

We regard the Decent Homes Standard as only a partial reflection of what is required for a suitable home. We will go beyond this where possible, ensuring our homes are free from hazards and resilient to climate change. We include energy efficiency works within our capital programme supported by external funding and targeting the oldest and coldest properties.



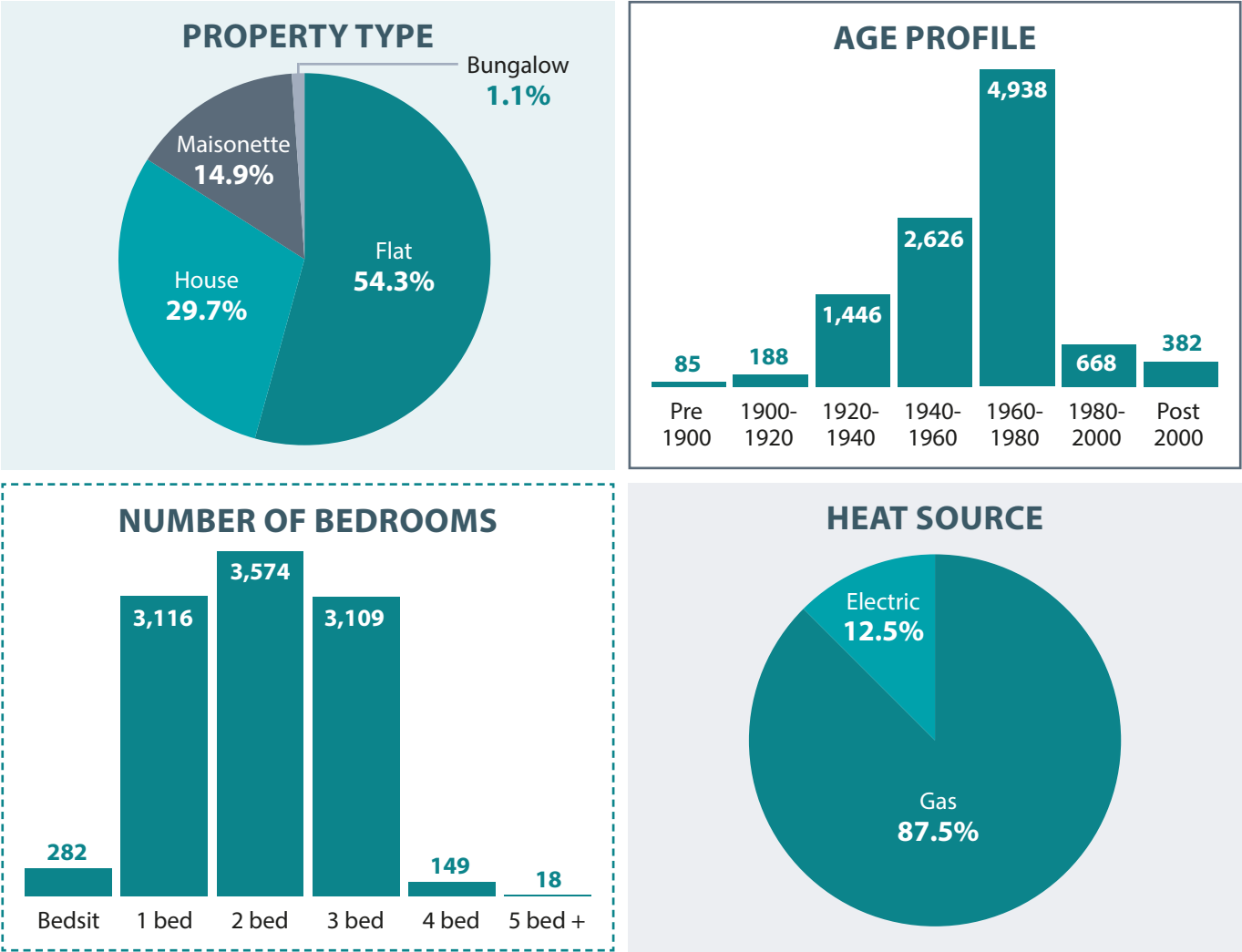
## **DIGITALLY CONNECTED**

We are incorporating digital connectivity into our works programmes, to provide all council tenants with high-speed broadband.<sup>4</sup>

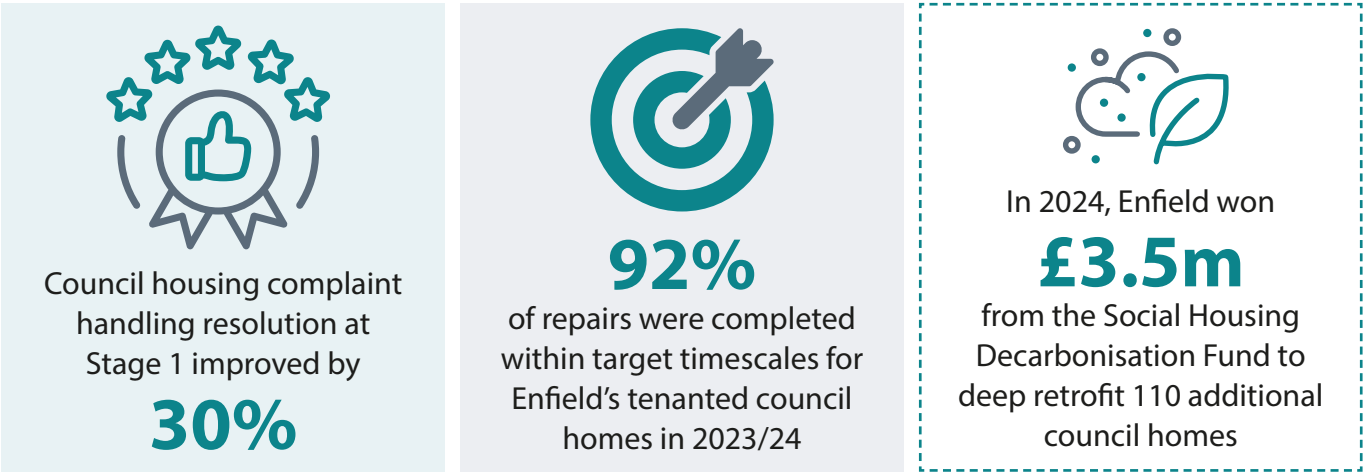
**To achieve each of these aims will require increased funding from Government for refurbishment and greater flexibility in our Housing Revenue Account so that we can invest at the scale and pace required to improve our homes to the standard we need.**

<sup>4</sup> We have created a non-exclusive wayleave to enable digital infrastructure companies to work with us to deploy full fibre to council homes. This is a contractual agreement between a landowner or landlord and a telecommunications provider, where the landowner grants the network provider a licence with the right to access land and/or property, to install and/or maintain electronic communications apparatus

# OUR COUNCIL HOUSING STOCK



# HOW ARE WE DOING SO FAR?





## ADDRESSING DAMP AND MOULD IN OUR HOMES

We have put together an in-house Trades Team with knowledge of the Council's property types and damp-related issues. Additionally, a specialised damp surveying contractor has been commissioned to support us with more complex cases.

## IMPROVING COMMUNITY SAFETY

### *Roving security patrols*

Roving security patrols are taking place across nine council estates in Enfield to help reduce crime and disorder and improve community safety. This initiative has been implemented in response to resident feedback and is spearheaded by the Council.

It includes a team of four security operatives who will patrol in pairs on rotation and two security dogs. While they do not replace the important role that police officers perform, they are trained in defusing problematic situations, mediation and community engagement.

They will liaise closely with the Council's housing team as well as local police officers, to ensure Enfield's estates are safe and peaceful places to live.

We have also introduced new data-driven systems and processes for addressing damp and mould in our homes. Our aim is to identify where a structural improvement is needed to stop the causes of the problem and we are recording 'hot spots' across the borough to help identify and complete repairs at an earlier stage, such as leaking windows or roofs, which can cause damp and mould.

As part of this, we are proactively communicating with residents so that they know how to raise repair requests when experiencing damp and mould. This includes partnering with community groups, leafleting and ensuring all council staff know how to recognise and report the signs of damp and mould.

We are also piloting new smart home technology to help combat damp. Property environment sensors will initially be installed in a sample of homes to monitor the levels of damp in the property. This technology will trigger an alert when thresholds are breached, to allow early action to be taken.



*Cabinet Member for Housing with the Roving Security team*

## ENFIELD 500

### *Shaping the future of housing services*

A new platform has been launched for Enfield's council housing residents to share their views and for the Council to maximise engagement with tenants and leaseholders.

The [Enfield 500](#) is a wide ranging group where members are encouraged to help shape the planning, design, delivery and scrutiny of housing services.

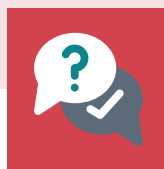
An early success for the group was being involved in the introduction of the pilot roving security patrols scheme.



## ACTIONS

### We will:

- Ensure the service effectively meets the requirements of the Housing Ombudsman, Regulator for Social Housing, Building Safety Regulator and other statutory bodies.
- On an annual basis develop a work plan that reflects residents' priorities and drives forward improvements in the service. This will be agreed by Cabinet and reviewed by the Housing Scrutiny Panel.
- Revise our Asset Management Strategy in the light of our stock condition survey programme to ensure our homes meet the Decent Homes standard in the long term and that we have a clear plan to rebalance our stock to reflect housing needs and to improve quality and neighbourhoods through regeneration.
- Implement our revised allocations policy to ensure it responds to the changing needs of preventing and managing homelessness and tackling overcrowding.
- Continue to review our resident engagement strategy and further develop our partnership working with the Enfield 500 to maximise the input of residents in the design, scrutiny and improvement of our housing service.
- Implement a long-term sustainable solution for the future of our high-rise blocks such as those at Walbrook and the Shires.
- Make better use of digital technology and Artificial Intelligence (AI) to deliver more efficient high quality housing services, including online reporting and communication with our tenants and leaseholders.
- Provide clear, accessible and up-to-date information on our website on all our housing services, service standards and our policies.
- Improve the collection and analysis of equality and diversity data on our tenants to inform how we can deliver more accessible housing services.
- Enhance and develop communal spaces on our estates such as children's playgrounds and green spaces. We will also assess unused spaces, such as garages, for potential conversion into communal facilities.
- Actively develop the skills of our council housing workforce, including new mandatory qualification requirements.



## OUR ASKS OF OTHERS

### For National Government to:

- Establish a new fair and sustainable Housing Revenue Account model: including a long-term, certain rent-settlement, rent convergence, an adjustment of self financing debt, the right grant settlement for council investment in new homes and funding for the refurbishment of social homes that are unaffordable to deliver within existing resources.
- Fund a Green and Decent Homes Programme: a long-term, capital funded programme to bring all council housing up to the new standard of safety, decency and energy efficiency by 2030 – and a road map for achieving net zero by 2050.

### For the GLA to:

- Through the Office for London Retrofit ensure that funding is flexibly deployed maximising grant rather than co-funding allocations.
- Ensure the maximum flexibility in grant allocations for new homes and regeneration schemes to enable schemes to progress within the context of the Housing Revenue Account Business Plan.

# DRIVE UP STANDARDS IN THE PRIVATE RENTED SECTOR



**29%**

of homes in Enfield are privately rented (Census 2021)



**21.5%**

of homes in Enfield are below the minimum statutory decency requirement



Private rents in Enfield were above the 30% affordability threshold in 2023 by

**7%**

The private rented sector (PRS) currently provides homes for more than one in four of Enfield's residents. Over the last decade it has increased by almost a third and has been the fastest growing tenure in the borough. A good quality and well-managed PRS forms a key part of Enfield's future housing offer in meeting a range of needs as the PRS is valued by many for the flexibility it provides. We also recognise that most landlords provide a responsive service to tenants.

The PRS is increasingly the only option for those in housing need. Many households, especially families, struggle to find quality affordable private rented homes for themselves locally. With economic and regulatory changes affecting the sector, we are beginning to see private landlords exit the more affordable part of the market so the recent growth of the PRS may start to slow over the coming years.

We welcome proposed measures in the Renters Rights Bill to improve standards in the PRS, such as the extension of the Decent Homes Standard which aims to improve the condition of privately rented homes and the creation of an ombudsman service to resolve tenants' complaints. We look forward to our greater responsibilities in upholding such standards locally but ask for more resource from Government in return.

We urgently need to improve the experience of renters and increase access to appropriate rental homes for those in housing need. For too many tenants, the standard of their home is not good enough, with over one in five PRS homes in Enfield estimated to be non-decent.<sup>v</sup> This has serious consequences for the health, wellbeing and life chances of those living in such homes.

A failure to effectively manage properties and tenancies also has a negative impact on Enfield's neighbourhoods through increased prevalence of issues such as noise complaints and accumulations of rubbish. This is particularly the case with Houses in Multiple Occupation (HMOs) locally. We know such issues are closely related to factors such as poverty, overcrowding, high rates of eviction, fuel poverty and homelessness.

It is in this context that we seek to drive up standards through our landlord licensing schemes, education and enforcement. Licensing is a way for us to ensure that the licence holder (typically the landlord) is a 'fit and proper person', and that the property meets minimum standards, is managed appropriately and is safe for the tenants to occupy. We also encourage landlords to become accredited to increase their professionalism in managing their properties, and have recently worked with partners, such as Citizens' Advice Enfield, to promote tenants' rights and responsibilities.

It is clear from running these schemes that licensing allows the Council to work more proactively with both landlords and tenants. Licensing provides clearer standards for landlords to comply with, promotes an improvement in property conditions and enables neighbourhood issues such as anti-social behaviour to be reduced through better, more effective management. Licence conditions can be enforced against much more effectively and quickly than using other powers available to the Council.

We know affordability is a real issue in the private rented sector too. Despite recent uprates, the Local Housing Allowance will be frozen again this April and has fallen behind recent increases in rent, which have risen across

London by almost 12% in the past 12 months.<sup>vi</sup> Just 2% of London's rental listings remain affordable to those receiving benefits, a reduction from almost 19% two years previously.<sup>vii</sup> This situation contributes significantly to increasing homelessness and unsustainable pressures on temporary accommodation, especially in areas like Enfield with a relatively high rate of benefit claimants, including many working households.

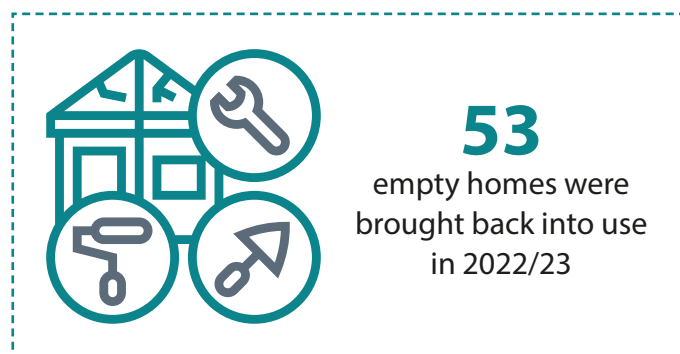
The Council continues to increase the supply of good quality and affordable privately rented homes through its independent company, Housing Gateway Ltd (HGL). Since its inception, HGL has built up a portfolio of 1,332 homes and a strong balance sheet.

We will also support Build to Rent homes in appropriate locations where they meet identified local housing needs and offer quality design and management. For such developments we expect providers to offer longer-term tenancies and to provide discounted rent housing on-site. Other forms of rented housing, such as co-living and large-scale purpose-built shared living will also be supported where appropriate as part of our wider approach to increasing the supply of housing options available.

We urgently need to increase supply of good quality, private housing by bringing empty homes back into use. Empty homes are a blight on neighbourhoods and represent a wasted resource at a time of immense housing need. We will work with homeowners to bring empty homes back into use. This will involve providing grants and funding to renovate homes which require major work, in exchange for the owners agreeing to lease the home to a family for at least three years. We impose a 100% Council Tax levy on empty homes and will take enforcement action where owners of long-term empty homes do not work with us to bring them back into use.

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## HOW ARE WE DOING SO FAR?



## EMPTY HOMES STRATEGY

Empty properties affect the lives of people in the local area attracting anti-social behaviour and vandalism.

We have launched an Empty Homes Strategy and through this we aim to bring more empty homes back into use, improving the quality of homes and neighbourhoods and contributing to increasing housing supply to meet the needs of local people.

There are a range of options for homeowners to work with us to bring their empty homes back into use. These include:

- **Keeping House** – aimed at older residents moving into a care home who need a reliable source of income
- **Adaptation Grants** – aimed at owners who agree to their property being adapted for residents with disabilities. The grant may include an incentive payment to cover the cost of removing the adaptations at the end of the lease to make it suitable for general needs lettings.
- **Improvement Grants** – aimed at owners who cannot afford the cost of repairing their property to bring it back into use.
- **Incentive payments** – aimed at owners whose property does not require substantial work but who agree to lease their property.



## A BETTER PLACE TO RENT

### *Improving standards through Licensing Schemes*

In September 2020, we introduced a borough-wide additional HMO licensing scheme to ensure the safety of tenants living in smaller privately rented homes occupied by three or four people.

This was followed by the introduction of a selective licensing scheme in some areas of the borough in September 2021, aimed at improving the management of all rental properties let to single-family households. These licensing schemes have helped us to support landlords to better manage properties and improve conditions, including tackling damp and mould issues, while also reducing overcrowding and antisocial behaviour that is often associated with the PRS.

Since the introduction of the previous HMO licensing scheme, more than 1,000 property inspections have been carried out and more than 300 statutory notices issued where properties were found in breach of housing and environmental health legislation, putting their tenants at risk of harm.

The current additional HMO licensing designation ends in August 2025. While we have seen significant improvements, we believe that a further additional HMO licensing scheme is necessary to continue the work we have achieved and to maintain and improve the management of HMOs in the borough.



## BUILD TO RENT

### *Increasing supply of quality rented accommodation*

Build to Rent schemes are an important way for us to facilitate new, decent quality, private rented housing for certain groups such as young professionals.

Instead of a large development being built, then sold individually, the developer keeps hold of all the properties to rent directly (or through a managing agent). Developments are built especially with the needs of renters in mind through quality design, shared amenities, site management and tenure security.

Build to Rent will feature in our future regeneration schemes and we have recently approved a Build to Rent development in Cockfosters (pictured). The proposed development will be car-free and comprises of around 350 new homes, 40% of which will be affordable. This will be delivered by Connected Living London – a joint venture between Transport for London and specialist developer Grainger.

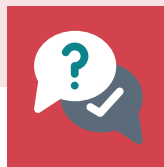




## ACTIONS

### We will:

- Renew our property licensing schemes to improve standards and safety in private rented homes and support landlords to meet the requirements.
- Offer advice on good practice, housing standards and safety conditions and help facilitate good communication between landlords and their tenants.
- Provide support and intervention to tenants who are at risk of homelessness.
- Work proactively with voluntary and community sector partners to provide up to date advice and support to tenants.
- Increase the number of landlords renting their homes to support those who would otherwise struggle to access secure and high-quality rented accommodation.
- Support Housing Gateway Ltd to continue to provide private rented homes that residents could not access through the market.
- Ensure all homes provided to homeless families by the council and as temporary accommodation meet the Decent Homes Standard.
- Engage with developers to increase the quality, affordability and quantity of private rented homes.
- Continuously review emerging research and developments regarding the private rented market.



## OUR ASKS OF OTHERS

### For National Government to:

- Pass the long-awaited Renters Rights Bill, to help to deliver a fairer, more secure, and higher quality private rented sector.
- Properly resource councils to deliver on their new regulatory and enforcement responsibilities that the Bill provides.

### For the GLA to:

- Ensure that Boroughs are supported to effect remediation of private sector buildings.

# TACKLE THE HOMELESSNESS CRISIS



There are over  
**7,000**  
people on Enfield's housing  
register for affordable housing



There are over  
**3,000**  
households living the  
temporary accommodation



There were  
**5,502**  
homelessness applications  
between 2023 and 2024.  
**2,410** were owed a duty

London's homelessness crisis is worsening due to a shortage of homes and rising affordability pressures across the capital. In Enfield we received over 5,000 homelessness applications during the last year alone, of which almost half were owed a relied duty under the Homelessness Reduction Act.<sup>viii</sup> This has a profound impact on peoples' health and wellbeing, as well as the stability of the wider community.

The end of a private rented tenancy was the cause of homelessness for almost two-thirds of our homeless households, which is unsurprising given there are 40% fewer homes listed for private rent in London than five years ago and rents have increased by 20% over this same period.<sup>ix</sup>

Affordable housing is in desperately short supply, with over 7,000 people on our local housing register seeking to rent a home from the council or registered provider. There are currently over 3,000 Enfield households living in temporary accommodation (TA), including families with some living in B&Bs or hotels due to a lack of other viable options. London-wide figures show a similar picture, with serious implications for the council's finances and for the livelihood of households living in TA.

Rough sleeping also continues to rise across London as a whole, while the number of people sleeping rough in Enfield has fallen.<sup>x</sup>

The Council's investment in services to prevent rough sleeping and the Somewhere Safe to Stay Hub has meant a sustained reduction in the number of rough sleepers in the borough, bucking the national and regional trend. The success of this approach presents the opportunity to extend the services beyond rough sleeping.

These are complex problems, years in the making, which we cannot solve overnight. Moreover, we cannot fix this alone – we need national policy change to tackle the cost-of-living crisis and to enable more affordable homes to be built at the scale needed, especially in areas of high demand such as Enfield. We welcome the Government's efforts to increase housebuilding, as well as the creation of an inter-ministerial group on homelessness, and the long-awaited end of Section 21 evictions being legislated for via the Renters Rights Bill. In the short term, we are being forced to make difficult decisions and find new ways to support households who are in crisis, so that they can access a home that is affordable.

Council housing is in short supply, with only 600 homes being newly let to households over the last 12 months. We aim to make the best use of the limited social housing that is available, as reflected in the recent changes to our Allocations Scheme which seek to achieve a fairer balance between the needs of households. This includes greater priority for long term residents, council tenants who are severely overcrowded, and households living in TA for the longest periods of time or with the greatest vulnerability.

The costs of TA have risen to unsustainable levels in recent years, representing the largest budget pressure that the Council now faces. We simply cannot support TA at its current levels whilst continuing to provide the wider range of services our residents rely upon. Most of our TA is currently leased from external providers, and so we continue to look for ways to increase the supply of more financially sustainable TA options, although competition is high and prices are increasing.

As a result, we are investing in owning more of our own TA using various sources of Government funding as well as our own resources. Housing Gateway already provides quality housing for Enfield residents, and we have recently reviewed its purpose to help us move people at risk of homelessness into more sustainable private rented housing, including by widening the areas in which Housing Gateway seeks to acquire homes.<sup>5</sup>

Due to the scale of the housing crisis, we will now make only one offer of suitable accommodation to a homeless household before discharging our legal duty. This includes homes which are in any suitable location nationally where rents are affordable within Local Housing Allowance rates. We will only prioritise households for accommodation within 90 minutes of Enfield if they have specific identified needs – for example, where a member of the household is receiving ongoing medical treatment within the borough which cannot be transferred.

For anyone experiencing homelessness in Enfield, our aim is to support them with empathy, dignity and respect, while also providing accessible, accurate and realistic advice. We want to make every contact with council services or partners count, which means providing holistic support and advice to households about their needs, ensuring that homelessness is considered a priority for everyone.

Ultimately, we wish to prevent homelessness so far as possible through early intervention and prevention, in line with our Early Help Strategy which is due for review in 2025. This involves working with our communities and partners to help people to be resilient and overcome challenges. We will seek to provide clear information, advice and support while establishing an effective early help system. Through prevention and early intervention, we will reduce the demand for specialist and costly services, limiting these for those with the most complex or critical needs, while improving outcomes for residents.

We continue to work across services and with our partners to prevent rough sleeping, providing rapid and responsive outreach services so that people can access appropriate, safe accommodation and support. We work closely with our statutory and community partners, prior to taking any legal action to move people living in encampments, or to address antisocial behaviour, and we continue to work collaboratively to address people's underlying needs. Rough sleepers often require bespoke accommodation to meet their needs, and we are seeking to increase the supply of supported accommodation locally.

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## HOW ARE WE DOING SO FAR?



There are  
**675**  
properties owned  
through Housing  
Gateway Ltd



**£14m**  
has been saved against  
the council's temporary  
accommodation budget

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<sup>5</sup> Affordability of properties not the only consideration. We will also seek to ensure that residents moving to new areas will be able to access schools, transport links, employment opportunities, and healthcare, as well as considering the diversity of the local community.



## HOUSING GATEWAY LIMITED

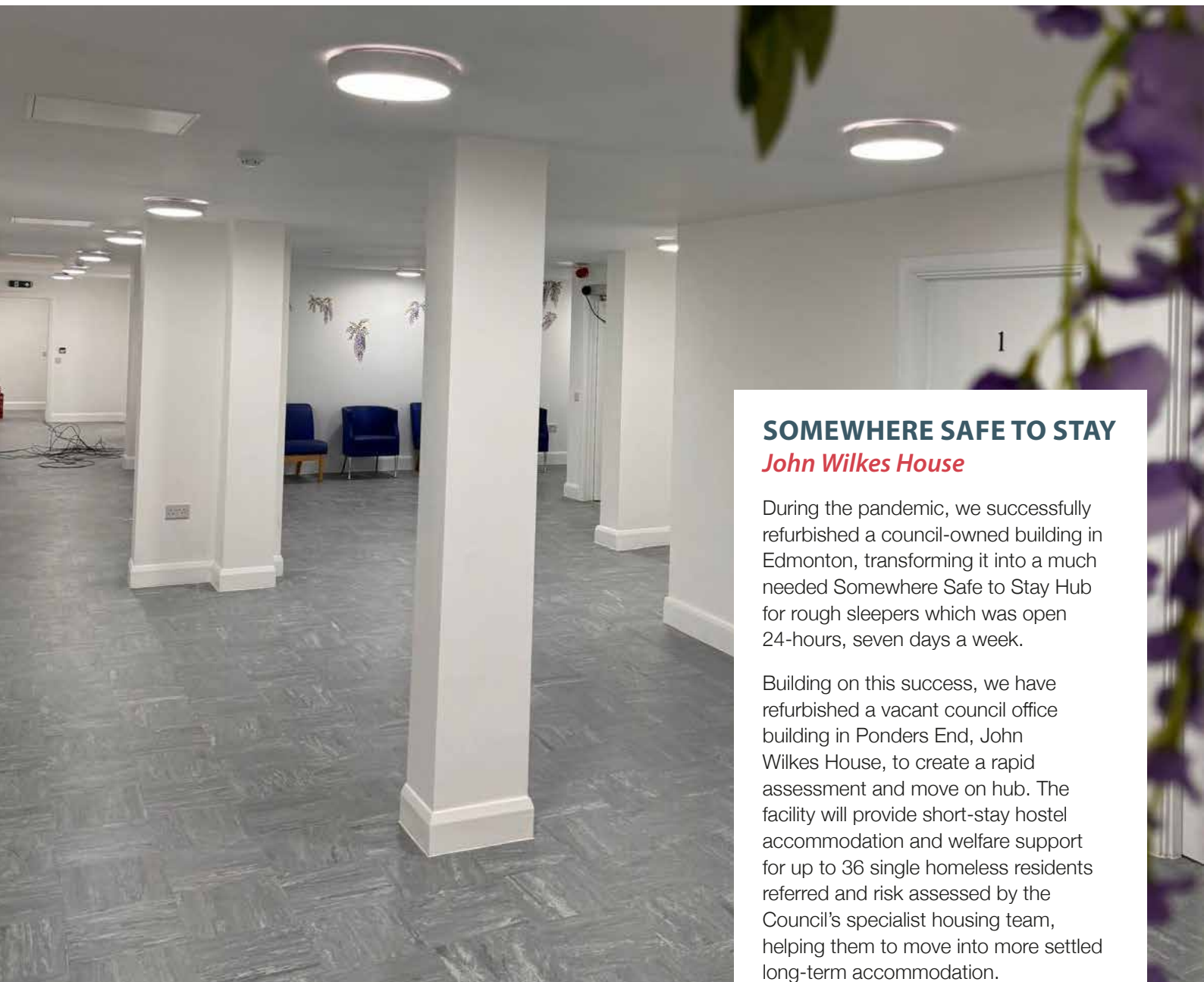
### HOUSING GATEWAY LTD

#### *Supporting people at risk of homelessness*

Housing Gateway Limited (HGL) was established in 2014, as a response to the borough's housing pressures.

This helps us support people at risk of homelessness into suitable private rented sector homes or TA, avoiding more costly and unsuitable alternative forms of accommodation. Since HGL's inception, it has built up a portfolio of 2,218 homes, of which 675 are directly owned.

HGL provides a quality solution to families and is well placed to scale up to tackle the Council's challenge of minimising the use of TA, preventing homelessness, as well as providing a wider range of rented products with more security than would otherwise be secured in the mainstream private sector. HGL's owned portfolio has delivered savings of £14.3m against the Councils' TA budget to date.



### SOMEWHERE SAFE TO STAY

#### *John Wilkes House*

During the pandemic, we successfully refurbished a council-owned building in Edmonton, transforming it into a much needed Somewhere Safe to Stay Hub for rough sleepers which was open 24-hours, seven days a week.

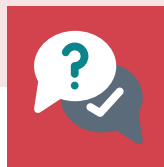
Building on this success, we have refurbished a vacant council office building in Ponders End, John Wilkes House, to create a rapid assessment and move on hub. The facility will provide short-stay hostel accommodation and welfare support for up to 36 single homeless residents referred and risk assessed by the Council's specialist housing team, helping them to move into more settled long-term accommodation.



## ACTIONS

### We will:

- Produce a new Homelessness and Rough Sleeping Strategy which reflects the latest changes in the operating environment and explores how to increase our prevention model and rates.
- Increase the proportion of TA which is owned by the Council and through the Housing Revenue Account and by Housing Gateway Ltd.
- Explore how to convert appropriate council-owned assets to TA and homeless hostel provision.
- Engage with Registered Providers to explore how they can assist the council to provide more sustainable TA options.
- Continue to provide support, training and professional supervision to our Housing Advisory Service staff to enable them to support homeless families with respect, kindness and up to date, accurate and realistic advice and support.
- Review how we can better use funding streams such as Discretionary Housing Payments and Household Support fund through data-driven targeting of disadvantaged groups.
- Continue to review our housing services to ensure we deliver our statutory homelessness duty in the most efficient manner reducing the uncertainty faced by residents and the stages to ending our statutory duty.
- Provide training and information to community-facing services so that they can direct households to up to date, relevant and timely advice and support on their housing options.
- Support Housing Gateway Ltd to provide a range of products to address homelessness.



## OUR ASKS OF OTHERS

### For National Government to:

- Annually uprate the Local Housing Allowance in line with inflation or average market rent levels.
- Revise the Housing Benefit regulations to enable the council to fully reclaim the cost of paying Housing Benefit to households.
- Ensure the Homelessness Prevention Grant fully funds the costs associated with homelessness in London and that wider support is accelerated to assist Enfield to bring more TA and social housing under its ownership.
- Pass the long-awaited Renters Rights Bill, to end the use of Section 21 'no fault' evictions.
- Support the legal basis for reclaim of abandoned, underused spaces and dwellings for meanwhile uses or TA.

# MEETING DIVERSE NEEDS AND PROVIDING A RANGE OF SPECIALIST HOUSING FOR THOSE WHO NEED IT



By 2040 the number of people aged 90 and over is predicted to rise by

**83%**



Over

**22%**

of Enfield's working age population (i.e. aged 16-64) has a disability



**9.3%**

of people aged 5 and over provide unpaid care in Enfield

We want all of Enfield's residents to live fulfilling lives in good quality homes that meet their needs, support their health and wellbeing, and promote independence. Our aim is for people to start well, live well and age well throughout their lives, supported by appropriate housing options.

People with additional or specific support needs face greater challenges when seeking safe, secure housing. This includes older people with care and support needs; people with physical or learning disabilities; autistic people; people with mental health needs; people with sensory impairment; care leavers; people fleeing violence or domestic abuse; rough sleepers; and unpaid carers. Across all these groups, housing needs are increasing.

We will seek to work across service boundaries – including social care, health, criminal justice, and asylum services – to ensure our housing solutions meet our residents' diverse needs. We will also work with our partners to provide a range of specialist housing for those who need it, increasing provision where there are currently gaps and delivering appropriate housing pathways for people who need additional support.

Enfield has an ageing population, and we must do more to meet their housing needs. Our population aged 60 and over represents 19% of the borough<sup>xi</sup> and the number of people aged 90 and over increased by a quarter over the last decade.<sup>xii</sup> We aim to deliver more high quality, flexible and inclusive housing options for older people across all tenures, and provide timely information and advice on

housing pathways to help older people make informed decisions and plan ahead where they can.

People are living longer lives, but not always in good health and so may require support with their housing. We have direct responsibility for sheltered homes for those aged 55 and over with support needs. Unfortunately, much of this is no longer fit for purpose due to its design and lack of accessibility, which results in them taking longer to let than other council homes. We aim to improve this by including such accommodation on our Choice Based Lettings scheme, with support for those who require assistance in bidding. We will also redesignate some blocks as mixed use to meet a wider range of needs, whilst ensuring we let these homes sensitively.

We also have responsibility for extra care schemes that provide modern accessible self-contained accommodation for older people who require 24-hour on-site support. This includes Reardon Court our new social housing scheme which provides 70 new homes and represents a benchmark of quality design and provision which we would like to support our partners to replicate through increased supply of extra care more generally. There are also around 1,300 units of retirement accommodation across the borough which will continue to play a vital role in meeting the needs of our older residents, including leaseholders. We will also explore a wider range of older people's housing options, including retirement villages, intergenerational living.

Our older population is diverse and so too are expectations and aspirations for housing in later life. For many older

people, they wish to remain in their homes, living independently for as long as possible. We will support this through our ongoing programme of aids and adaptations, as well as supporting older people who wish to downsize into accommodation that better suits their changing needs and will consider accessibility and the needs of older people as we build new homes and neighbourhoods. This can help delay the need for more intensive health and care services, as well as supporting social inclusion.

We also have an increasing number of people living with a disability in Enfield. Over 22% of Enfield's working age population stated that they have a disability at the last census, an increase of almost 100% since a decade previously.<sup>xiii</sup> We will work with partners to develop housing pathways tailored to people with disabilities to help them access the support they require.

We will work to improve standards across specialist housing sector through the roll-out of local expectations in line with national guidance. This will be done in conjunction with an increase in accessible information about specialist housing options to improve understanding of housing options among professionals, service users and their carers.

Increasing levels of support need combined with rising housing costs have led to a growth in exempt accommodation within Enfield which in some cases creates financial pressures, as well as negative impacts on residents and neighbourhoods when not managed properly and without appropriate levels of support. We have investigated over 80 properties so far which have been converted from family homes into exempt accommodation which do not meet minimum safety standards.

In future, all such providers must agree to local referral arrangements so that we can prioritise accommodation for local residents and ensure a sufficient quality of accommodation and support is being provided. We will work to consider best approaches to the implementation of new requirements under the Supported Housing Bill including a sub-regional management approach which may be more effective and offer better value for money.

We recognise that people fleeing domestic abuse may require additional housing support – last year we had 127 homelessness applications from people fleeing domestic abuse.<sup>xiv</sup> We will provide support and refuge accommodation for victims of domestic abuse and their

children. While some survivors of domestic abuse relocate to another area, others may wish to stay in their current residence, and we will support them with advice and guidance on how to keep safe.

Our housing options also need to provide suitable accommodation to people who are rough sleeping, who may have a variety of underlying needs. We supported around 500 rough sleepers into emergency accommodation during the 'Everyone In' programme which ran throughout the Covid-19 pandemic but the number of rough sleepers in Enfield has remained higher in recent years than before the pandemic. We will continue to support rough sleepers into secure accommodation by working across services to provide them with the wraparound care they need.

Most adults with care and support needs will not require specialist housing provision to meet their needs, and their priority is to remain living at home for as long as possible, with access to care and support services when required. We will continue to support this through the provision of aids, adaptations and equipment, as well as by investing in more innovative smart technology. We will also look to provide housing options and support for keyworkers providing support within the borough.

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## HOW ARE WE DOING SO FAR?

More than **1,000**  
people have accessed  
support through Enfield  
Street Homeless Team since  
2019. In February 2025 we reached  
a milestone with only one known roughsleeper  
on the streets of Enfield, down from 76.



**70**  
new high quality Extra  
Care homes provided at  
Reardon Court

## STEPPING STONES

We are running a pilot scheme with nine care leavers. The scheme involves accommodating low needs care leavers in a property managed by Housing Gateway for six months to two years, where they will have access to

support from a Key Worker three hours per week and be responsible for paying rent, managing relationships with other tenants, and maintaining common spaces prior to leaving care.

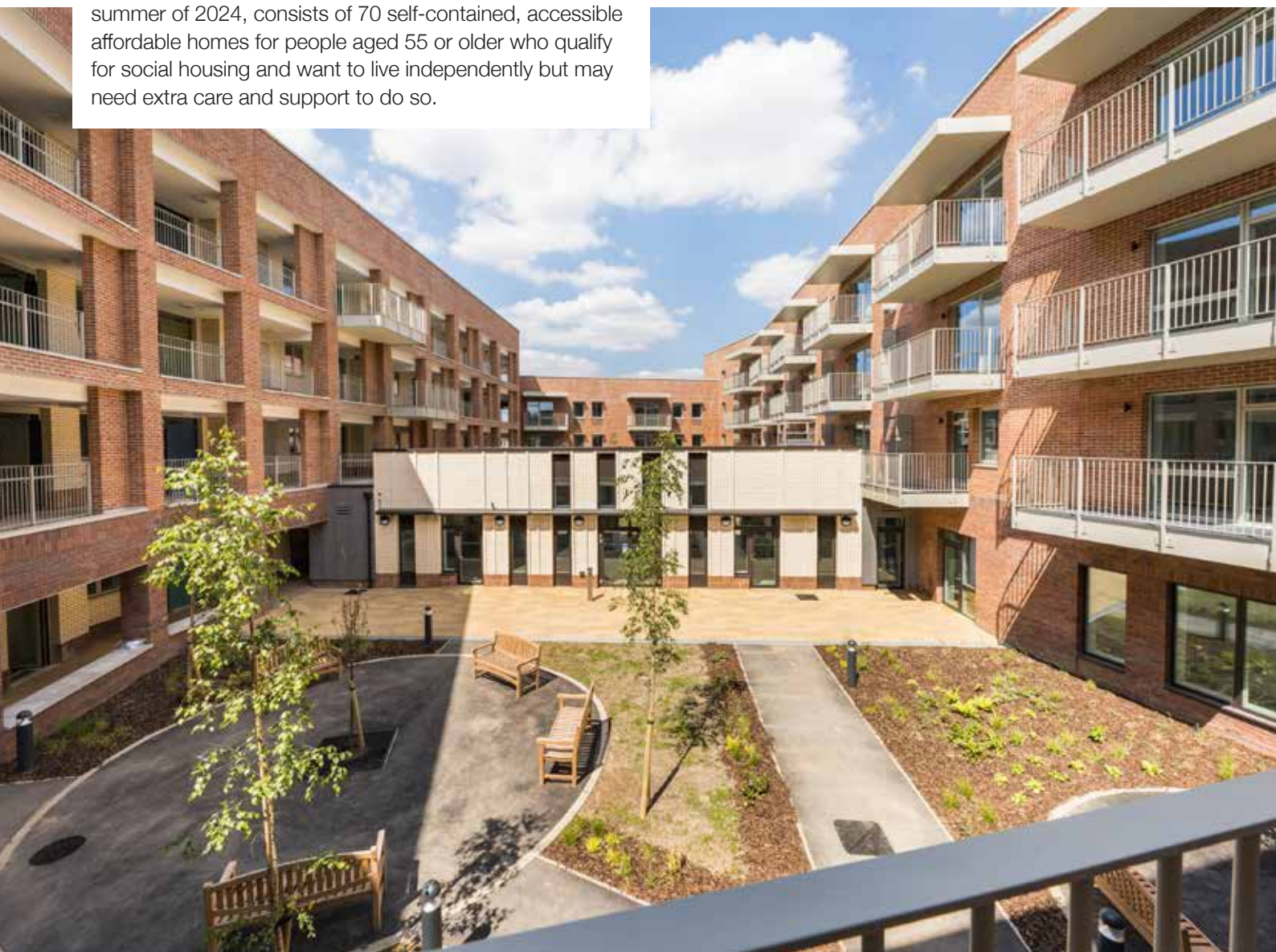
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## DEVELOPING REARDON COURT EXTRA CARE FACILITY

As part of our commitment to provide good quality, affordable housing for older people, we recently completed the development of Reardon Court Extra Care Scheme in Winchmore Hill.

The development, which opened to residents in the summer of 2024, consists of 70 self-contained, accessible affordable homes for people aged 55 or older who qualify for social housing and want to live independently but may need extra care and support to do so.

The homes are designed to maximise access to daylight and fresh air with outdoor balcony or garden space. It includes a communal lounge and library, along with a wellbeing room and courtyard gardens, to improve opportunities for social inclusion.

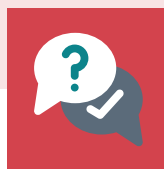




## ACTIONS

### We will:

- Include suitable housing for households who require care and support in new developments.
- Be ambitious with design standards and seek 90% accessible and adaptable dwellings and 10% wheelchair user dwellings as a minimum in new housing developments.
- Support people with additional needs to continue living in their homes where possible, by enabling aids, adaptations and smart technology.
- Work with partners to facilitate more extra care housing such as the council's Reardon Court scheme.
- Increase the number and quality of sheltered accommodation available.
- Review the way in which exempt accommodation is provided and delivered in the borough including consideration of a sub-regional model for the implementation of the Supported Housing Bill.
- Improve how we support care leavers into suitable accommodation including Council and HGL owned homes and prepare them for independent living.
- Help more people with support needs to live independently in the private rented sector.
- Increase accessible information about specialist housing to improve understanding of housing options.
- Support the Housing Gateway to provide a range of bespoke housing solutions for care leavers, families with disabled children, people with learning disabilities and vulnerable adults.



## OUR ASKS OF OTHERS

### For National Government to:

- Introduce a national revenue funded programme for specialist housing.
- Provide additional powers and resources to local government to monitor and address standards of exempt accommodation.

### For the GLA to:

- Secure and provide revenue funding along with capital funding for supported housing.
- Ensure Boroughs and Sub-regions continue to retain the ability to prevent and support rough sleepers locally.

# DELIVER CARBON NEUTRAL AND RESILIENT HOMES



**58%**  
of homes in Enfield are  
below EPC C



Domestic properties are  
responsible for  
**38%**  
of local emissions



Over  
**76%**  
of homes are powered  
by gas

Reducing carbon emissions from both existing and new homes is essential to achieving our ambitions of becoming a carbon neutral borough by 2040, and in ensuring our residents can live in homes which are comfortable and resilient to the more extreme weather conditions which result from climate change.

An estimated 80% of the buildings that will be in use in the UK in 2050 have already been built<sup>xv</sup> and therefore to meet the UK's climate commitments priority needs to be placed on retrofitting and refurbishing existing buildings and moving to cleaner sources of domestic energy.

Achieving this will involve working with residents and partners – including landlords and homeowners – to upgrade the fabric of existing homes, improve planning policy, and change the way in which we build new homes. We also have a role to play in enabling the upskilling and reskilling of local people, including our own workforce, in green construction and retrofit industries.

Homes account for 38% of Enfield's total emissions, making them the single largest contributor to local carbon emissions. With over three-quarters of the borough's homes primarily heated by mains gas,<sup>xvi</sup> transitioning to cleaner energy sources such as heat pumps and heat networks is essential for reducing our carbon footprint. This transition must occur alongside improving energy efficiency through better insulation, particularly in older and colder properties.

Currently, just 42% of Enfield homes achieve Energy Performance Certificate (EPC) C or above,<sup>xvii</sup> and over one in ten households across the borough are living in fuel

poverty. This situation requires urgent attention, especially considering the Government's 'Plan for Change' which will mandate all privately rented properties to reach EPC C by 2030. The Mayor of London has also committed to decarbonising heating across the capital, targeting increased deployment of heat pumps and expanded heat networks to reduce dependence on fossil fuels, alongside greater renewable energy generation.

Our built environment must also become more resilient to changing climate conditions, including hotter summers, more frequent heatwaves, droughts, and sudden rainfall causing flooding. The award-winning Sustainable Urban Drainage System at Four Hills estate demonstrates how we can adapt to these challenges.

We know that effects of climate change are not experienced equally. Vulnerability to extreme weather depends on location, housing quality, income, and individual circumstances. In Enfield, this inequality is geographically visible with more deprived communities in the eastern wards of the borough facing higher risks from both flooding and extreme heat. These areas will be a priority of focus in our efforts to tackle climate change and fuel poverty.

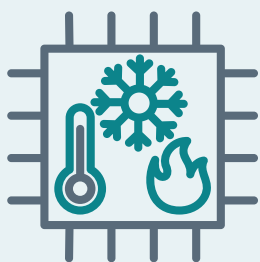
The health implications of fuel poverty are significant. Cold homes adversely affect child development and worsen respiratory conditions, cardiovascular diseases, mental health, dementia, and hypothermia, with approximately one in five excess winter deaths attributed to cold housing.<sup>xviii</sup> Similarly, overheating during summer places strain on cardiovascular and respiratory systems, particularly affecting vulnerable groups like children and the elderly.

Looking beyond existing homes, we must also address emissions created by new homes through the manufacturing, construction, and demolition processes. In 2022, we launched the Excess Materials Exchange, a platform enabling the reuse of demolition materials like bricks and steel.

We will deploy our planning powers to meet our 2040 net zero carbon commitments. This includes by requiring high-quality carbon-neutral development, prioritising heat decarbonisation with no new gas connections, supporting the expansion of existing heat networks, and ensuring all new developments are designed with climate resilience in mind.

Meeting these climate challenges will require substantial financial support and increased investment from national government, combined with private sector participation. We will strategically use the council's own resources to leverage additional investment from Government and other sources. This comprehensive approach recognises that addressing climate change is fundamentally linked to social justice, as climate instability disproportionately affects those with limited resources to respond effectively.

## HOW ARE WE DOING SO FAR?



There are over  
**1,000**  
households connected  
to Energetik's heat  
networks with plans to  
heat over 30,000 homes

Enfield secured funding from the  
Social Housing Warmer Homes  
Grant to retrofit

**847**  
homes





## HASELBURY

### *Retrofitting Homes*

Ten Council owned homes in Haselbury ward have recently undergone a deep retrofit, converting them into warmer, more affordable and environmentally efficient homes.

With funding from the Retrofit Accelerator Programme, Enfield Council delivered the project with partners Osborne Property Services and supported by the Mayor of London with funding from the Department for Energy Security and Net Zero.

The ten ageing houses were transformed to highly efficient homes with triple-glazed windows and high-performance doors to retain warmth inside, solar panels, a new efficient heating and ventilation system to regulate the temperature

of the home and insulation of external walls to help regulate the temperature. The gas boilers were replaced with Air Source Heat Pumps, which has lower carbon emissions.

This work, led by Enfield Council, is part of a three-year Innovation Partnership with seven social landlords delivering net zero housing retrofits in London and nationally. The investment in Enfield is worth more than £500,000.

The works support the priorities and principles to decarbonise Enfield Council's housing stock and reduce energy bills, easing residents' by helping to combat fuel poverty.

## PROVIDING LOWER CARBON HEAT THROUGH ENERGETIK

The Council-owned heat network Energetik provides better value, reliable and lower carbon heat and hot water to over 15,000 homes and businesses across North London. Many council homes are currently connected to the Energetik pipeline with potential for a total of 3,800 to be connected in future.

Heating is supplied through four heat networks which use different heat sources, including waste heat from the North London Heat and Power Project. We aim to expand the infrastructure to meet increasing energy demands and adapt it to address changes in heat generation technology.



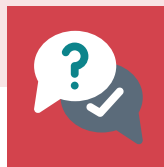
energetik



## ACTIONS

### We will:

- Engage with residents to raise awareness about energy saving and decarbonisation.
- Decarbonise communal heating systems and invest in renewable energy to ensure all council homes are carbon neutral by 2030 subject to affordability and available funding.
- Reduce energy and carbon emissions yearly and increase solar capacity and pass savings onto residents.
- Retrofit council homes and lobby government for sufficient investment.
- Build new Council homes that are carbon neutral by 2030.
- Lower carbon impact of all new buildings and set high standards for partners.
- Seek to achieve 20% Biodiversity Net Gain on new developments.
- Create planning rules for carbon neutral buildings by 2040.
- Help vulnerable residents save energy and stay warm through advice and support.
- Work with partners to improve home energy ratings to EPC B across the borough.
- Develop and grow a workforce to deliver green jobs and decarbonisation in buildings.
- Reduce the risk of overheating and flooding in homes across the borough.



## OUR ASKS OF OTHERS

### For National and Regional Government to:

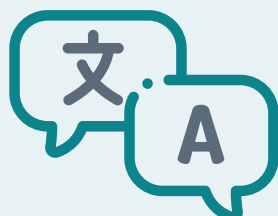
- Provide long-term, consistent and consolidated funding which enables decarbonisation of heat, acknowledges the investment needed in buildings to bring them up to modern standards to utilise the best in new technology, and provides certainty to supply chains.
- Provide viable financial options for delivering a 'fabric-first' approach to address the fuel-poverty challenge.
- Provide accessible funding streams and investment to incentivise low carbon retrofit for the 'able-to-pay' and private-rented markets.
- Remove, or significantly reduce, VAT on materials used for retrofit, to accelerate conversion of homes to zero carbon across all tenures.
- Accelerate the adoption of the Future Homes standard ensuring alignment with best practice such as Passivhaus standard nationally.
- Set clear restrictions for demolition and incentives to prioritise refurbishment and retrofit over demolition.

# CREATE HEALTHY, WELL-CONNECTED, DIGITALLY ENABLED, INCLUSIVE AND WELL MANAGED NEIGHBOURHOODS



**40%**

of Enfield residents were born outside of the UK



**76%**

of people aged 3 years and over speak English as their main or only language



Over

**195**

accents and dialects are spoken in Enfield

We want to work with our partners to create vibrant and inclusive neighbourhoods where residents can actively participate in the design and management of their communities. Growth is more than just about the number of new homes delivered or the scale of investment, but about creating clean and green spaces which support strong, healthy and safe communities, opportunities for people of all ages, and an economy that works for everyone.

This approach aligns with our Fairer Enfield Strategy, which places equality, diversity and inclusion at the heart of our decision-making to create a borough where everyone can thrive regardless of their background.

We understand the importance of having a stable home and neighbourhood in allowing residents to live healthy and fulfilling lives. We will use local, regional and national policy, regulation, guidance and best practice to deliver high quality homes and neighbourhoods that are thoughtfully and carefully designed to promote health and wellbeing and allow residents to thrive. We will use the principles set out in this strategy to help us make the right decisions. We recognise that increasing inclusion means understanding and addressing the different barriers faced by our communities, ensuring our services remain accessible to all.

Communities will be involved in both design and build processes and in ongoing neighbourhood management, reflecting our commitment to community participation and

ensuring residents from all backgrounds can influence decisions that affect them. We will seek to create clear quality management strategies from the beginning of any development, which consider the potential impact on different residents to ensure our decisions do not disadvantage any groups. We will work closely with residents and community groups to ensure inclusive local participation.

We will create neighbourhoods that connect to safe walking, cycling, and public transport networks; leisure, culture, employment, and educational opportunities; and high-speed broadband and digital infrastructure. Our goal is for residents to access most services within a short distance of their home, enabling active travel and providing health and climate benefits. This approach will help address disparities between eastern and western parts of the borough, supporting our aim to reduce geographical inequality and tackle the socioeconomic disadvantage that particularly affects our eastern wards.

We are creating high-quality, accessible open spaces to allow residents to experience nature and biodiversity, boost physical and mental wellbeing, address inequality in green space access, and bring more greenery to streets through rain gardens and tree planting.

We are enhancing Enfield's digital connectivity compared to other London boroughs by ensuring new neighbourhoods have high-speed broadband and SMART technology capabilities. We've improved self-service through our user-friendly website and established community hubs at flagship libraries for convenient

access to support services. In delivering these services, we are mindful of digital exclusion and will seek to ensure alternative access channels for those who need them, particularly older residents, those with disabilities, and people experiencing economic hardship.

As we grow, we will ensure new homes are supported by high-quality infrastructure including education facilities, healthcare services, sports and cultural amenities, community facilities, and digital connectivity. Developer contributions will be used to support new school places, addressing educational inequality that affects children from lower income households and certain ethnic minority groups.

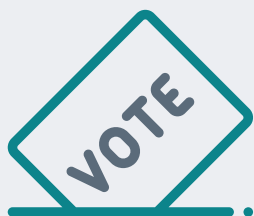
Good design is fundamental to successful placemaking. All development must incorporate climate adaptation measures, be inclusive and accessible, including through its role in helping to reduce crime and anti-social behaviour. We are also seeking to improve how we maintain public spaces by keeping shared spaces free from litter and fly-tipping and taking enforcement action against offenders. These are issues which disproportionately affect certain parts of our community. Our approach to design and public spaces will reflect our commitment to celebrating Enfield's diverse communities and creating inclusive environments where everyone feels safe and welcome.

Through our economic development strategy, we aim to create high-quality employment opportunities for all. We will seek to explore how new developments support this by helping to enhance skills and connect local people to jobs and business opportunities. We are particularly focused on addressing employment inequalities faced by younger residents, those from ethnic minorities, women, and people with disabilities through targeted support and workplace inclusion initiatives.

Through this comprehensive approach, underpinned by the values and commitments in our Fairer Enfield Strategy, we will create inclusive neighbourhoods that support health, wellbeing, sustainability, and opportunity for all Enfield residents, while actively working to reduce inequality and discrimination in all its forms.

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## HOW ARE WE DOING SO FAR?



**85.5%**

of residents voted in the Joyce Avenue and Snell's Park estate regeneration ballot



**127**

new homes for local residents delivered on the New Avenue estate



## NEW AVENUE ESTATE REGENERATION PROGRAMME

We have now completed phase one of the New Avenue Estate regeneration programme development with 127 new homes for local residents.

Once completed, the scheme will deliver a total of 502 homes. The second phase is currently nearing completion, which will deliver 156 homes. We are also exploring how to increase the level of affordable housing on the scheme by acquiring homes originally earmarked for private sale which could be converted into social rent, using funding provided by the Greater London Authority.

The scheme will also include a community hall and nursery; a low carbon community heat network and energy centre; multiple electric car charging points; community amenity space and parking; a play area for children and an eco-park and bridge.

## COMMUNITY COLLABORATION *at Joyce and Snells Park*

The Council is progressing with plans to deliver a large regeneration project on the Joyce Avenue and Snell's Park Estates in Upper Edmonton. This will include demolition of the existing buildings, originally built during the 1950s and 1960s, and delivery of 2,028 homes on site (50% of which will be affordable).



This large-scale project is underpinned by extensive resident engagement and collaboration, reflecting their vision for their neighbourhood, and will focus on good quality, sustainable housing, community spaces and investment for the area. In December 2021, 85.5% of residents living on the existing estates voted in our ballot on the regeneration, with 78.5% of those who voted supporting the proposals.

We have five placemaking principles for the new estate:

- An attractive and green neighbourhood, connecting to the wider Angel Edmonton area
- A healthy and strong community, with good homes and welcoming spaces that create a sense of belonging
- A lifetime of opportunities for children and young people through active play, enhanced open space and access to more jobs and community spaces
- A home that tenants can be proud of for generations to come
- An inclusive and vibrant economy with a high street within easy reach and new spaces which reflect the diversity of our communities.



## ACTIONS

### We will:

- Work with existing partners to accelerate the delivery of new homes.
- Bring forward new estate regeneration schemes to deliver high quality, inclusive, healthy neighbourhoods and improve the quality and number of homes available.
- Ensure that neighbourhoods are well connected and supported by the right level of infrastructure.
- Enhance places on existing regeneration schemes by acquiring more social rent homes and lobbying for funding to address viability gaps where they exist.
- Work with property developer partners to identify routes to delivery of potential new sites for development.
- Provide training and skills opportunities for 500+ people per year at the Construction Skills Academy at Meridian Water.
- Promote the flexible use of spaces and building, to help neighbourhoods flourish and improve their offer to local people.
- Review the council's requirements for the design of new homes and places including the quality of materials used.
- Address improved health outcomes through working with the Integrated Care Partnership to create solutions that address health outcomes through quality homes and neighbourhoods.



## OUR ASKS OF OTHERS

- National Government to confirm a long-term settlement for Transport for London. The funding announced in December 2023 was welcomed, but a long-term settlement is required to deliver new infrastructure investments and unlock sites.
- The Mayor of London to develop a full revised London Plan to address and tackle London's Housing crisis.

# GOVERNANCE AND MONITORING

The following arrangements will oversee delivery of the strategy:

- An Officer Board meeting on a quarterly basis to drive progress and support in unlocking delivery.
- Regular updates to the Cabinet Member for Housing
- Annual review by the Housing and Regeneration Scrutiny Panel
- Related Corporate Plan priorities reviewed through the Corporate Performance dashboard approved by Cabinet
- Stakeholder group reviews for the relevant thematic areas for example Enfield 500 for Council Homes, the Homelessness Partnership Board for Homelessness

# GLOSSARY OF TERMS

## ADDITIONAL HMO LICENSING

A discretionary power allowing local authorities to extend licensing requirements to smaller HMOs that fall outside the mandatory licensing scheme. This typically covers HMOs occupied by three or four unrelated people from two or more households and requires council approval following evidence of poor management practices in the area.

## AFFORDABLE RENT

Housing provided at up to 80% of local market rent levels, introduced by the UK government in 2011. Affordable Rent properties are typically managed by registered providers like housing associations or local authorities.

## AWAAB'S LAW

Legislation named after Awaab Ishak that requires social landlords to investigate and fix reported health hazards within specific timeframes. The law was introduced following the tragic death of two-year-old Awaab from prolonged exposure to mould in social housing.

## BIODIVERSITY NET GAIN

A mandatory approach to development that leaves biodiversity in a measurably better state than before, requiring a minimum 10% increase in habitat value for wildlife. The Environment Act 2021 established this requirement for most new developments in England, ensuring that developers not only minimize harm to wildlife but actively improve habitats on or off-site.

## BUILD TO RENT

Purpose-built residential rental accommodation owned by institutional investors and designed specifically for renting rather than for sale. These developments typically include professional management and longer tenancy agreements than traditional private rentals.

## BUILDING SAFETY REGULATOR

A regulatory body established under the Building Safety Act 2022, operating as part of the Health and Safety Executive to oversee safety and standards in higher-risk buildings. It has responsibility for implementing new regulatory regimes for building control, occupied higher-risk buildings, and overseeing the competence of professionals working on buildings.

## CHOICE BASED LETTINGS

A system that allows people on the housing register to bid for available social housing properties that match their needs and eligibility criteria. Choice Based Lettings aims to give applicants more involvement in selecting their home while maintaining a needs-based allocation approach, with properties typically advertised online with details about location, size, and any specific requirements.

## CO-HOUSING

A form of community housing where residents have their own private homes but share facilities and actively participate in the design and operation of their neighbourhood. Co-housing communities typically feature common spaces for shared meals and activities, collaborative decision-making processes, and a balance between privacy and community engagement.

## CONSUMER STANDARDS

Standards set by the Regulator of Social Housing that outline the service quality tenants should expect from their social housing provider. These standards cover areas including tenant involvement, home maintenance, tenancy management, and neighbourhood management.

## COMMUNITY LAND TRUST

A non-profit organisation that develops and manages homes and other assets important to a community, with an emphasis on affordability and community benefit. CLTs acquire land and maintain ownership of it permanently, with housing built on the land remaining affordable in perpetuity.

## CUSTOM BUILD

A housing development where the purchaser works with a developer to design and deliver their own home according to their specifications. Unlike self-build, the developer secures the planning permission and services the plot before the purchaser gets involved.

## DECENT HOMES STANDARD

A technical standard introduced by the UK government defining the minimum quality for social housing. A decent home must be free from serious hazards, in good repair, have reasonably modern facilities, and provide a reasonable degree of thermal comfort.

## ENERGY PERFORMANCE CERTIFICATE

A document that provides information about a property's energy use, costs, and recommendations for reducing consumption. EPCs give properties an energy efficiency rating from A (most efficient) to G (least efficient) and are required whenever a property is built, sold, or rented.

## EXEMPT ACCOMMODATION

A type of supported housing that is exempt from local housing allowance caps, allowing higher housing benefit payments to cover increased costs of support services. This accommodation is provided by non-profit organizations or registered providers who supply care, support, or supervision to residents with specific needs such as homeless people, domestic abuse survivors, or those with mental health issues.

## EXTRA CARE

Housing designed for older people with care needs, offering self-contained apartments with 24-hour on-site care staff and facilities. Extra Care aims to promote independence while providing flexible care that can increase as residents' needs change.

## EVERYONE IN

An emergency government initiative launched in March 2020 during the COVID-19 pandemic that instructed local authorities to provide accommodation to all rough sleepers regardless of eligibility criteria.

## FIBRE TO THE PREMISES

A broadband connection that uses fibre optic cable all the way from the exchange to the property, delivering much faster internet speeds than traditional copper connections. FTTP is increasingly considered essential infrastructure for new housing developments in the UK.

## FUEL POVERTY

A household is considered to be in fuel poverty if they have above-average energy costs that would leave them with a residual income below the official poverty line. In England, fuel poverty is measured using the Low-Income Low Energy Efficiency (LILEE) indicator.

## HEAT NETWORK

An infrastructure system that distributes heat from a central source to multiple buildings through insulated pipes carrying hot water or steam. Also known as district heating, these networks can utilise various heat sources including waste heat from industry, energy from waste facilities, or low-carbon technologies to provide efficient heating and hot water to homes and businesses.

## HEAT PUMP

A device that transfers heat from a cooler space to a warmer space using a small amount of energy, effectively providing heating in winter and cooling in summer. Heat pumps extract natural warmth from air, ground, or water sources and can deliver three to four units of heat for every unit of electricity used, making them a highly efficient low-carbon alternative to gas boilers.

## HOMELESSNESS REDUCTION ACT

Legislation introduced in England in 2018 that places legal duties on local authorities to intervene earlier to prevent homelessness. The Act requires councils to provide meaningful support to everyone who is homeless or at risk of homelessness, regardless of priority need status, and introduced new prevention and relief duties that extend the period during which someone is considered "threatened with homelessness" from 28 to 56 days.

## HOUSING HEALTH AND SAFETY RATING SYSTEM (HHSRS)

A risk-based evaluation tool used to identify and assess potential risks to health and safety from deficiencies in residential properties. The system, introduced under the Housing Act 2004, assesses 29 categories of housing hazards, scoring them based on likelihood of harm and severity, with local authorities having powers to take action against landlords when serious hazards (Category 1) are identified.

## HOUSING REGISTER

A list maintained by local authorities of people who have applied for social housing in their area, typically prioritised according to need using a banding or points system. The Housing Register (sometimes called the waiting list) is used to allocate available social housing properties to eligible households based on the council's allocation scheme.

## **HOUSING REVENUE ACCOUNT**

A ring-fenced account maintained by local authorities that contains the income (primarily from tenant rents) and expenditure relating to their council housing stock. The Housing Revenue Account is governed by specific legal requirements that ensure rental income is used to fund the management, maintenance, and future development of council housing.

## **HOUSES IN MULTIPLE OCCUPATION (HMO)**

A property rented by at least three people from different households who share facilities like bathrooms and kitchens. HMOs with five or more occupants require a license from the local authority, which sets minimum standards for facilities, safety measures, and management.

## **HMO LICENSING**

A mandatory scheme requiring landlords of larger HMOs (with five or more occupants forming two or more households) to obtain a license from their local authority. The license ensures the property meets safety standards, is not overcrowded, and is managed by a fit and proper person.

## **HOUSING OMBUDSMAN**

An independent service that resolves disputes between tenants and landlords in the social and private rented sectors. The Housing Ombudsman has legal powers to investigate complaints and make binding decisions on housing providers.

## **INTERGENERATIONAL LIVING**

Housing developments or communities deliberately designed to bring together and integrate people of different age groups to live alongside each other. Intergenerational living aims to combat age segregation and loneliness while promoting mutual support, often through shared spaces and organized activities that encourage interaction between generations.

## **INTERMEDIATE RENT**

A sub-market rental product priced above social rent but below market rent (typically around 80% of market rent). Intermediate Rent aims to help people who cannot afford market rents but are unlikely to qualify for social housing.

## **LOCAL HOUSING ALLOWANCE**

The way housing benefit is calculated for tenants renting from private landlords, based on local rental market levels and household size. LHA rates are set at the 30th percentile of local market rents for each property size within defined geographical areas.

## **LOCAL PLAN**

A document created by local planning authorities that sets out local planning policies and identifies how land will be used and what will be built where. Local Plans must undergo extensive consultation and independent examination before being adopted as the framework for local development decisions.

## **LOW-COST HOME OWNERSHIP**

Housing schemes that help people on lower incomes to purchase a home, typically through shared ownership or equity loans. The most common schemes include Help to Buy, Shared Ownership, and First Homes, all designed to reduce the initial cost of home ownership.

## **MANDATORY HOUSING TARGETS**

Government-set figures for how many new homes local authorities must plan to deliver in their area. These targets are calculated according to a standard methodology which was revised in December 2024 as part of the new Government's reforms to the National Planning Policy Framework (NPPF).

## **REGISTERED PROVIDER**

An organisation registered with the Regulator of Social Housing that provides social housing, including housing associations, local authorities, and some for-profit organisations. Registered Providers must comply with regulatory standards and are eligible for government funding to develop new affordable homes.

## **REGULATOR OF SOCIAL HOUSING**

A government body responsible for regulating registered providers of social housing to ensure they are well-managed, financially viable, and deliver appropriate services to tenants. The Regulator sets and enforces standards covering both economic and consumer aspects of social housing provision.

## **RETIREMENT VILLAGE**

A purpose-built complex of housing with extensive communal facilities and a range of care services available for older people, typically aged 55 or over. Retirement villages often include independent living units alongside care facilities, offering restaurants, gardens, leisure facilities, and on-site healthcare services with the aim of creating a community where residents can age in place.

## **RETROFIT**

The process of modifying existing buildings with energy efficiency measures and low-carbon technologies to reduce energy consumption and carbon emissions. Retrofit measures typically include improved insulation, draught-proofing, efficient heating systems, renewable energy generation, and improved ventilation, helping to address fuel poverty while making homes warmer and healthier.

## **RIGHT TO BUY**

A government scheme that allows eligible council tenants to purchase their rented home at a discount. The scheme currently provides discounts of up to £116,200 in London based on the length of tenancy, with most housing association tenants now having similar rights through the Right to Acquire scheme. The size of discounts available and qualifying criteria is due to change imminently.

## **SELECTIVE LICENSING**

A discretionary power allowing local authorities to require all private landlords in a designated area to obtain a license for each rental property they operate. Selective licensing schemes aim to improve housing standards and management practices in areas with high levels of poor-quality private rented housing or anti-social behaviour.

## **SHELTERED HOUSING**

Accommodation designed specifically for older people (typically over 55) with self-contained apartments or bungalows that include support services and communal facilities. Sheltered housing usually features an on-site warden or alarm system, communal lounges, and sometimes social activities, providing independence with additional security and support.

## **SOCIAL RENT**

Housing let at below market rates (typically around 50-60% of market rents) with rents set using a government formula based on property values and local earnings. Social rent homes are provided by local authorities or registered providers to those most in need according to allocation policies.

## **SUSTAINABLE URBAN DRAINAGE SYSTEM**

A collection of water management practices designed to mimic natural drainage processes by managing rainfall close to where it falls. SUDS utilise features such as permeable surfaces, swales, rain gardens, and detention basins to reduce flood risk, improve water quality, enhance biodiversity, and create attractive green spaces in urban environments.

## **TEMPORARY ACCOMMODATION**

Housing arranged by local authorities for households who are homeless or threatened with homelessness until a settled housing solution becomes available. Temporary accommodation can include bed and breakfast accommodation, hostels, private sector leased properties, or housing owned by the local authority or registered provider.

## **TENURE NEUTRAL**

An approach to housing design and neighbourhood planning where homes of different tenures (social rent, private rent, owner-occupied) are built to the same quality standards and are visually indistinguishable from each other. This approach aims to create mixed, balanced communities without visible segregation by income or tenure.

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- viii DHCLG, [Detailed local authority level tables: April to June 2024](#)
- ix Supply of Private Rented Sector Accommodation in London Summary Report, July 2023, LSE Consulting, Savills
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- xi Census 2021
- xii [Poppi.org.uk](#)
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- xv [UKGBC response to the CCC housing report](#)
- xvi ONS, [Main fuel type or method of heating used in central heating, England and Wales \(2024\)](#)
- xvii ONS, [Energy Performance Certificate \(EPC\) Band C or above, England and Wales \(2024\)](#)
- xviii IHE, [Evidence Review: Housing and Health Inequalities in London](#), 2022

## Thank you for reading our Enfield Housing and Growth Strategy 2025-2030.

If you would like to find out more about our plans and services, how we're doing and how to get involved, please visit our website [www.enfield.gov.uk](http://www.enfield.gov.uk)



EnfieldCouncil



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