

**London Borough of Enfield
Equalities Board**

1 December 2021

Subject: Provision of Affordable Family Sized Homes
Cabinet Member: Councillor Nesil Caliskan
Executive Director: Sarah Cary

Purpose of Report

1. To update on provision of affordable family sized homes s to buy and rent within the council's direct delivery programme

Proposal(s)

2. Note that the Council's target is to deliver 40% family sized homes (i.e. homes with 3 bedrooms or more) across the Housing Development programme

Relevance to the Council Plan

3. The priorities of the 2018-2022 Corporate Plan includes "Creating a lifetime of opportunities in Enfield". The provision of good quality 3 bedroom or larger homes will create the home environment families need to aspire and thrive throughout their lifetime.

Background

4. The 13th February 2019 Cabinet "Better Council Homes Workplan and Budgets 2019/20" (KD4830) decision to approve the bid for the Building Council Homes for Londoners, the HRA 30 year Business Plan 2020 (KD4969) and the Housing and Growth Strategy (KD4841) considered by Cabinet on 22th January 2020 and Council on 29th January 2020, recognise the role the Council can play in increasing housing supply in the borough – both in its role of directly delivering new build homes (or acquiring them for affordable rent) and in enabling the delivery of homes by housing associations, developers and private landowners.
5. Delivery of affordable family sized homes is an area of market failure where Council intervention is necessary if it is to meet its commitment to create a lifetime of opportunity.

Main Considerations for the Council

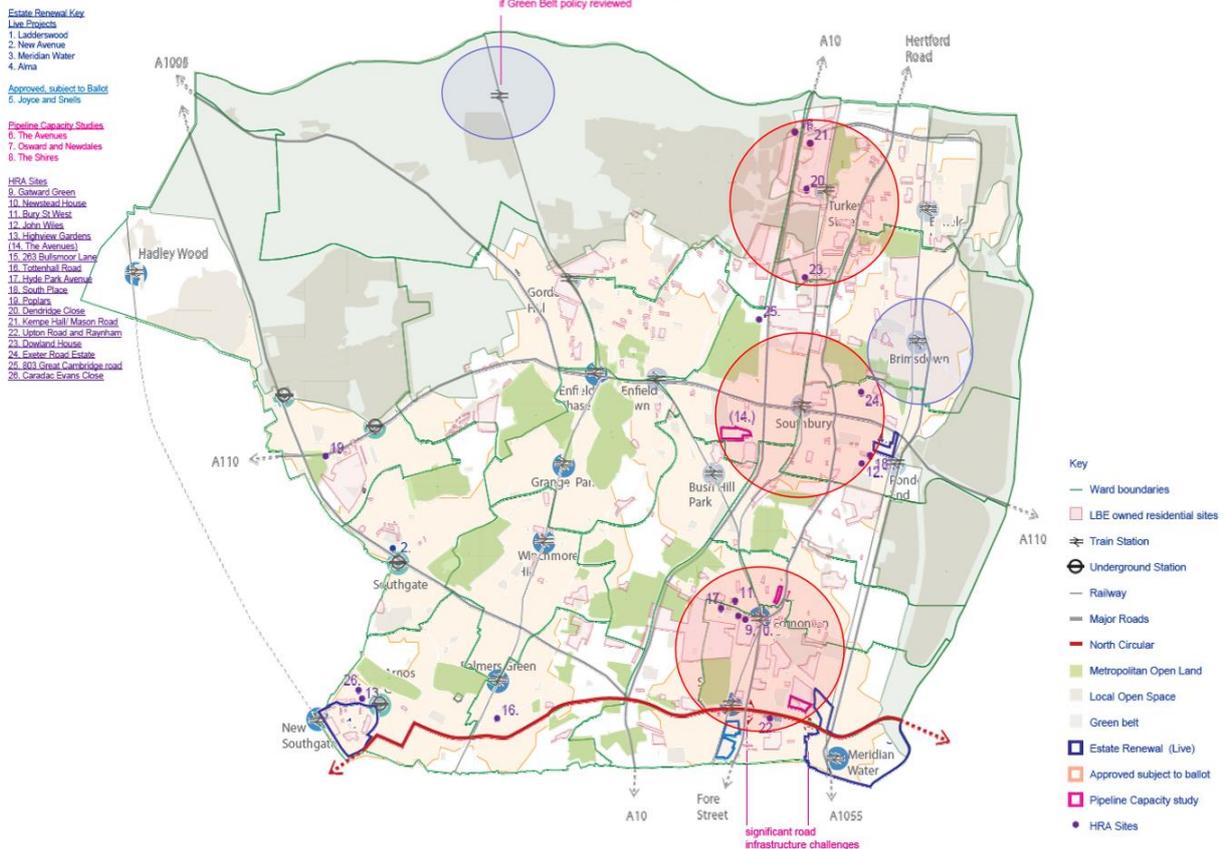
6. The Council's aim to build more than 3,500 homes through its housing development programme. Although delivery will differ from site to site demanding on site constraints, viability, design and other considerations, the programme wide target for family sized homes is 40% - which equates to around 1,400 homes. Summary of the family homes currently being progressed through the Council's 2016-23 programme is attached as Appendix 1. It excludes Dendridge Close

because, although family homes are proposed, the scheme has not been developed beyond initial capacity study.

7. On regeneration scheme, like Joyce & Snell's, the priority is meeting the housing need of existing tenants and leaseholders but the 40% requirement will be applied to new supply.
8. Most of the family sized homes delivered will be in affordable/social rent tenures where the need is most acute. The Local Housing Need Assessment (LHNA) 2019, published as part of the Local Plan preparation found 42.3% shortfall in 3 bedroom rented homes and this is further born out in table below, which shows that the highest demand amongst households on the Housing Register is for 3-bedroom homes:

	1 Bed	2 Bed	3 Bed	4 Bed	5 Bed	6 Bed
Under Occupation (social tenants)	73	85	5	0	0	0
Overcrowding (social tenants)	0	98	373	73	10	3
Emergency & exceptional	6	15	7	0	0	0
Homeless Households	486	1452	1466	249	34	5
PRS Overcrowding	0	2	23	14	4	0
Total Households	703	1717	1962	365	53	8

9. The biggest barrier to delivery of family sized homes is funding. Larger units cost more to build – they have more floor space, higher child yield (play requirement and education contribution) and greater private amenity space and car parking requirement. However, the funding calculations do not take into consideration the size of homes proposed.
10. Insufficient funding also makes it difficult to deliver the affordable family housing needed in shared ownership and for-sale homes, as the homes are used to cross-subsidise the affordable rent homes and, therefore, must achieve maximum sales value. This means that only 1 & 2 bedroom intermediate and for sale homes are affordable to the average Enfield household.
11. Also, the perception that larger homes must be houses or maisonettes limits opportunities to provide high quality family homes in flatted developments. Often it is the form/typology (e.g. house, maisonette or flat) of these homes rather than their functionality/liveability that dominate planning discussions. How these homes function (e.g. accessible level thresholds, wide circulation, spacious layouts, good storage provision, flexible private amenity, etc).
12. The majority of the sites in the Housing Development programme are located in the east of the borough, with 3 focus areas around Silver Street/Edmonton Green, Southbury/Ponders End, and Turkey Street stations. These are also areas of high social economic deprivation and with high demographical representation of people with protected characteristics.



13. The local letting approach, means that households on the waiting list in project catchment areas will be prioritised for the homes. In areas, like Exeter Road estate where there are only 1-bedroom and 2-bedroom flats in the existing blocks, overcrowded households will be able to bid of the new family homes with priority status – giving them a real chance to get the right sized homes they need while remaining in their community.

Conclusions

14. The Council, through its Housing Development Programme, is on track to deliver more family homes to meet the needs of Enfield residents.

15. However, funding remains a real barrier to accelerating supply to meeting ever growing need.

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Appendix 1: Family Homes in 2016-2023 Programme



Electric Quarter, Ponders End

The council acquired 75 homes for affordable and shared-ownership, of which 22 are 3-bedroom and larger houses and flats.

Newstead House, Edmonton Green

Completing in December 2021, will provide 12 new affordable rent homes, of which 11 are 3-bedroom houses



Gatward Green, Haselbury

Completing in January 2022, will deliver 12 new affordable rent homes, of which 5 will be 3-bedroom houses

Bury Street West, Bush Hill Park

Due to complete in November 2022, will deliver 50 new homes for affordable rent and sale, of which 32 will be 3 bedrooms or larger





Exeter Road, Enfield Highway

Starting by March 2022, will deliver 129 new homes of which 58 will be 3-bedrooms or larger

Upton & Raynham, Lower Edmonton

Starting by March 2022, will deliver 134 new home of which 53 will be 3-bedroom houses and flats



Meridian Water Phase 1, Lower Edmonton

Started in March 2021, the Council has acquired 240 affordable rent homes, of which 108 will be 3-bedroom or larger.

Bullsmoor Lane, Chase

Planning submission expected in December 2021, will deliver 26 new homes of which 12 will be 3-bedrooms

