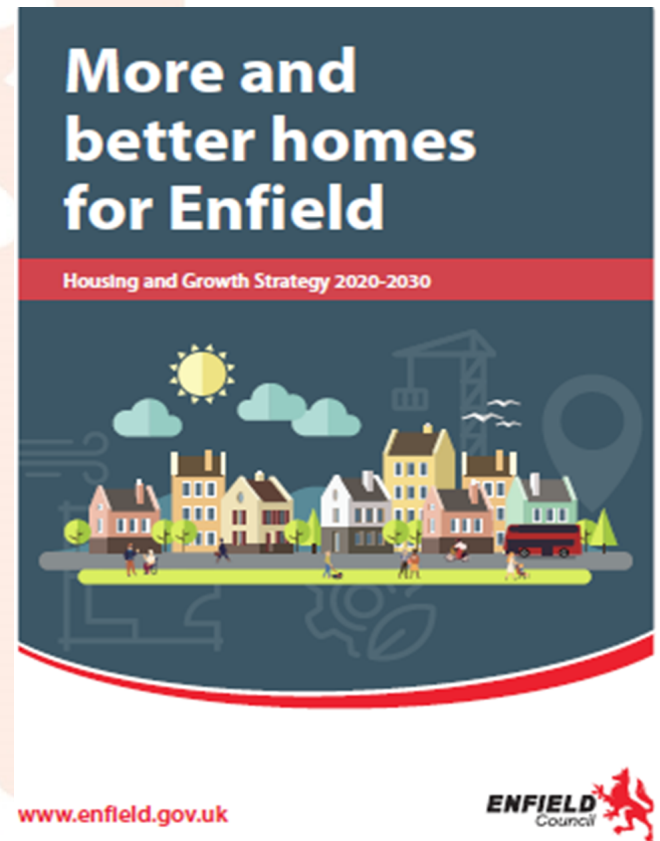


# More homes and better homes for Enfield

- Published January 2020
- A ten-year vision
- We have reviewed the strategy to determine how we have delivered against our priorities so far
- We will publish a refreshed strategy to coincide with development of a new and refreshed Council Plan 2023-26



# Reviewing the strategy

## **Our desk-based review of the 2020 strategy has included:**

- Analysis of relevant Key Performance Indicators and outcomes
- Review of housing development and retrofit projects completed
- Review of housing projects currently in progress
- Review of relevant strategy and policy
- Analysis of external factors impacting on the Council, our residents and our partners in relation to housing and growth in the borough – these are considerable and have required a significant review of our strategy
- Collaboration with officers across the Council to review current outputs and outcomes, future opportunities and challenges

# Environmental pressures

- The Bank of England is forecasting the UK will be in a recession until 2024 with the economy expected to shrink throughout 2023.
- Investors are forecasting inflation to reach as high as 18/20% during 2023.
- The construction industry has experienced severe material and labour cost inflationary pressures throughout 2022, interest rate increases will add further pressure during 2023.
- People are already suffering from the 'cost of living crisis' which will be exacerbated by energy and food price hikes and interest rate rises affecting the costs of housing.
- A decade of local government cuts makes Enfield's financial context a really challenging one as we deal with increased demand and post pandemic changing patterns of behaviour.
- While we retain our aspiration to reduce the numbers in temporary accommodation and prevent homelessness, demand is increasing substantially while resources reduce.

# Our proposed ambitions for more and better homes for Enfield

- Build and facilitate more good quality homes that local people can afford
- Invest in and improve our council homes
- Drive up standards in the private rented sector
- Deliver low carbon and climate-resilient new build homes and facilitate retrofitting of existing homes
- Create well-connected, digitally enabled and well managed neighbourhoods
- Provide a range of specialist housing for those who need it

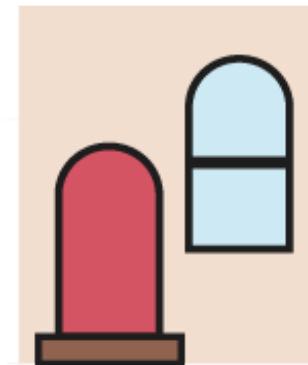
# Build and facilitate more good quality homes that local people can afford

We are operating in a very challenging and volatile climate for increasing supply.

Rising interest rates, inflationary pressures on labour and workforce, and a decade of local government cuts coupled with increasing demand and a cost-of-living crisis making housing unaffordable to increasing numbers.

We will need to explore all available options in order to continue to directly deliver Council homes and will need to further strengthen our partnerships with registered providers and developers.

We also need to enable many more homes via robust planning policy and processes.



# Invest in and improve our council homes

We need to carefully balance investment in new homes, with investment to look after and improve our existing homes.

We are engaging and working in partnership with our council housing tenants and leaseholders to ensure the continuous improvement of our homes and services.

We want all our council homes to be good quality, safe, secure and future-ready.

We know we need to do more than our current budget allows. We are lobbying for increased Government investment and relaxation around how we can use our right to buy receipts.



# Drive up standards in the private rented sector

The private rented sector provides homes for an estimated 34% of Enfield households and over the last two decades has been the fastest growing tenure in the borough.

We need to improve the experience of private renters and help people currently in temporary accommodation or at risk of homelessness to live in a decent home in the private rented sector that meet their needs.

We will also work closely with landlords to support them to understand and fulfil their obligations.



# Deliver low carbon and climate-resilient new build homes and facilitate retrofitting of existing homes

We have committed to being a carbon zero borough by 2040.

39% of all borough emissions coming from domestic buildings.

We need to reduce the emissions from existing and new homes as well as from construction.

We will invest in improving energy efficiency in our council owned homes but also recognise that we will need government funding to ensure we can effectively retrofit all of our stock.





# Create well-connected, digitally enabled and well managed neighbourhoods

The Council has a key role in the design, delivery and maintenance of vibrant and inclusive neighbourhoods.

We want local people to play an active role in the design and management of their homes and neighbourhoods.

We actively encourage community empowerment and want to work together to deliver community-led housing that promotes ownership and a sense of belonging.



# Provide a range of specialist housing for those who need it

For people with additional care needs, good housing is a key determinant for better support and equality.

We will work with our partners to provide good quality specialist housing for those who need it.

We will explore all the ways in which we can increase provision where there are currently gaps, including by lobbying the government to introduce a national revenue funded programme for specialist housing.



# Our Housing Test for Good Growth

Both the Council and our residents are feeling considerable financial pressures and demand for affordable housing continues to rise beyond the resources available to address it.

Our housing test will help us aim for the best possible quality homes within the challenging climate we're operating in.

## Homes and neighbourhoods which are:

Affordable for  
Enfield residents

Safe and good  
for health and  
wellbeing

Child, age and  
disability friendly

Environmentally  
sustainable

Digitally  
connected



# What next?

What?	When?
Review priorities with elected members	November 2022
Engagement with stakeholders	January - February 2023
Further drafting following engagement	February - March 2023
Cabinet decision on recommending final strategy	April 2023
Full Council decision on final strategy	April 2023