

Planning: a campaigner's perspective

Town and Country Planning Act 1947 - Freedom of Information Act 2000 - Equality Act 2010

Housing costs and affordability: Net rent is rent plus service charge. 48% of all households in Haringey have no savings or are in debt. Strategic housing market assessment (SHMA) may give a breakdown by ethnicity.

Rent campaigning: Housing association Social Rents are above the Social Rent Cap in one third of London boroughs: the Regulator of Social Housing is currently refusing to investigate this issue.

Estate redevelopment policy: Net new homes are exempt from affordable housing requirements. Rent increases by demolition: not a single borough opposed this in the London Plan. Area impacts. 1-3% of affected tenants will suffer from earlier death and 10-25% suffer increased ill health (Centre for London, 2016).

Family homes: 42.5% of new market/intermediate homes should be family sized (3+ beds) according to GLA.

Child yields: Estimated child yields for new market housing in Haringey were as low as 0.07 per dwelling.

Build to Rent: In London maybe 50% of new Market housing is being delivered as private rent.

Tenure segregation: Poor doors and segregated child play and amenity spaces.

Direct investment is needed rather than reliance on planning gain. Nationally, 100,000 new council homes a year will pay for themselves in reduced benefit costs (Shelter report 'A vision for social housing', 2019).

Paul Burnham, Secretary, Haringey Defend Council Housing: haringey_dch@outlook.com - 07847 714 158