

# Housing Delivery Programme

Delivering a new generation of council homes for local residents

# A new era for council home building in Haringey



Haringey has an ambitious programme aimed at building 3,000 new council homes by 2031, including:

- Family sized homes for the 12,500 households on our waiting list, including bespoke homes co-designed with tenants to meet their individual needs.
- Sustainable housing that works towards Passivhaus certification.
- Pioneering, low carbon methods of construction.
- Improvements that enhance our public realm, including new tree planting, landscaping and biodiversity measures.

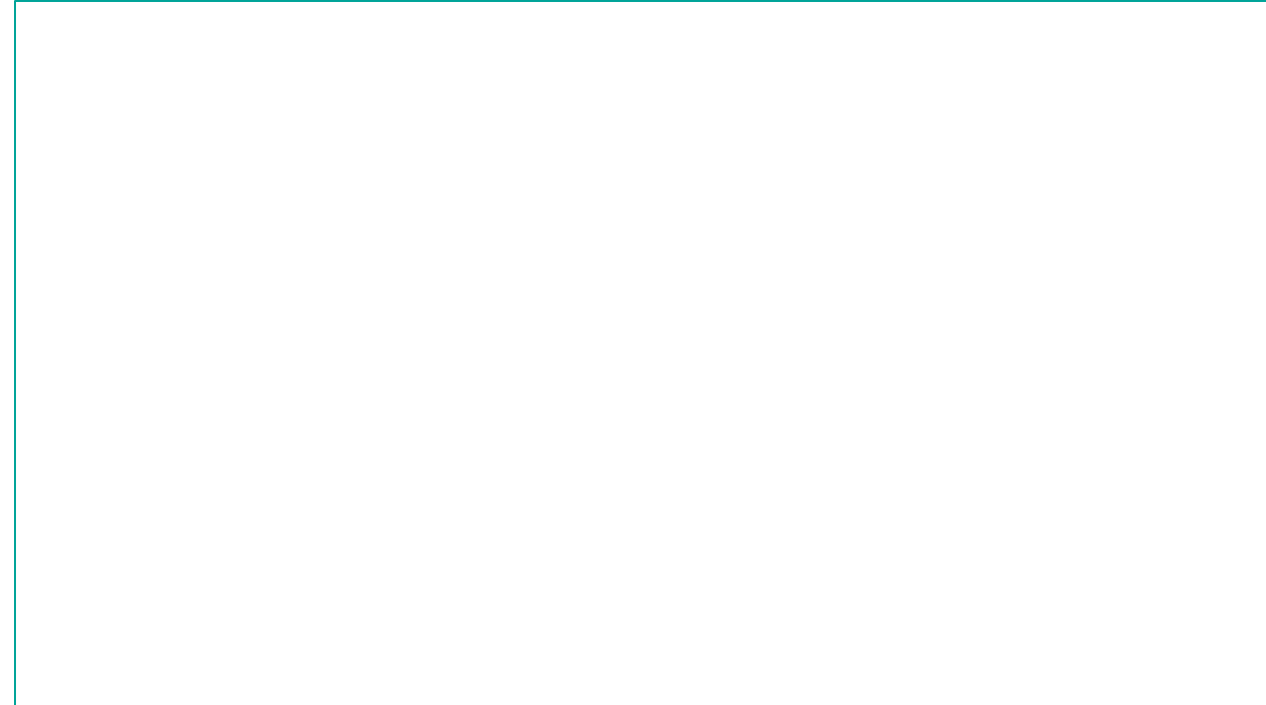


***“I’m really pleased and proud to stand side-by-side with great councils like Haringey who are making investments in local people to build the genuinely affordable homes local residents desperately need.”***

# Progress towards 3,000 new council homes

By end of April 2023:

- **39 projects** started on site
- **2,037 council homes** under construction
- **195 homes** completed



# A needs-led housing programme: Building family sized homes



There is a clear demand for family-sized accommodation in Haringey. That is why:

- Two thirds of the new council homes will be two bedrooms or more.
- Around a quarter will be three or four bedrooms.
- A fifth will be wheelchair adaptable.

**CASE STUDY:** Mountview Court (Haringey) completed in summer 2022 replaced a derelict, fly tipped concrete area with four, four-bedroom homes for local families with outside private space.

# Tackling the climate change emergency: Zero carbon agenda

Sustainability is key to our programme:

- Average reduction in emissions for the council new build programme is currently 85.5%. Schemes are now achieving zero carbon on regulated emissions against Part L 2013.
- New schemes work towards Passivhaus accreditation.
- 6 schemes are zero carbon.

## **CASE STUDY:** Edith Road (Bounds Green):

- Haringey's first zero carbon project:
- Fabric first approach
- Built on the site of car park with creation of green public realm, including food growing areas.



Our homes seek to use the latest technologies and innovations to reduce their carbon impact:

- Air source heat pumps and green roofs
- Solar photovoltaic panels
- High levels of insulation
- Sustainable travel infrastructure (i.e. cycle storage)
- Connection to district energy networks

**CASE STUDY:** Chocolate Factory (Noel Park) will see 80 new council homes built on a brownfield site, includes over 150 cycle spaces, a green communal podium and connection to Wood Green District Energy Network.



# Tackling the climate change emergency: Promoting Bio-diversity

Our schemes seek to make a positive impact on the wider environment:

- Planting trees, wildlife areas and SUDs.
- Adding biodiversity measures, such as bat and bird nesting boxes.
- Focus on building on brownfield land, concrete land and car parking areas, as well as repurposing unused buildings.

**CASE STUDY:** Cranwood House (Muswell Hill) will deliver 41 homes: designed with high biodiversity requirements to link with Highgate Wood. 46 new trees will be planted, bat and bird boxes installed and new communal courtyard creating 830 square metres of green landscaping.



# Tackling the climate change emergency: High quality homes

Housing designed to the highest standard:

- Spacious homes that meet or exceed planning requirements for size and light.
- Homes built with high levels of insulation and energy efficiency.
- Going beyond the planning requirements on overheating assessments and calculating whole life carbon emissions.
- Repurposing, disused buildings for new family sized homes.

**CASE STUDY:** On Finsbury Road (Woodside), a derelict shop has been converted into a three-bedroom family home (completed in summer 2022).





# Tackling the climate change emergency: Modern methods of construction



Haringey will be pioneering a new volumetric, modular construction method at Woodridings Court (Alexandra) to deliver 33 new homes, as well as upgrading an existing block with new lifts and community gardens:



- All homes built in a factory allowing substantial reduction in emissions: 105% reduction on carbon emissions against Part L 2013.
- Construction time will be cut by nine months, reducing carbon emissions and disruption to residents.
- London boroughs are currently studying this project for their own housing delivery needs.

# Placemaking at the centre of our housing programme

In areas of significant change, good quality council homes will be the cornerstone of strategic development plans. Our schemes will deliver significant economic, cultural and environmental benefits.

**CASE STUDY:** Hale Wharf (Tottenham Hale) delivers 191 council homes, green access ways to the wetlands and park, play areas, public bridges and connections to the Hale Village Energy Centre.



# Placemaking at the centre of our housing programme

Our Ashley Road depot development (Tottenham Hale) will transform a site previously occupied by a waste facility near Down Lane Park:

- 272 new council homes.
- New walking routes across the site to encourage pedestrian and bike travel to the park, the Marshes, and Tottenham Hale district centre.
- Wildflower planting, blue roofs, and biodiversity measures.
- The scheme is working towards achieving Passivhaus certification on most dwellings (around 80%)



# A needs-led housing programme: Changing lives



*“When I saw the finished look of my home with all the changes I had requested I couldn’t believe my eyes, it brought me to tears and most definitely left me gobsmacked. My family were also filled with excitement and joy, we finally realized at that point it was going to be our happy home, the children and I couldn’t wait to decorate their spacious rooms.”*



*“Denise was a massive help throughout this process and I’m glad I put my full trust in her as she ensured the accommodation was fit for my family’s needs and I’m grateful for her continuous support, dedication and commitment.”*

# Questions and discussion

