

# Enfield's deepening family housing crisis

January 2021

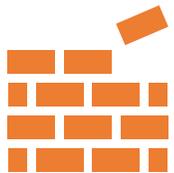
**Better Homes Enfield**



# **FAMILY HOUSING**



**3,642 homes with 3+ bedrooms *should* have been built in Enfield between 2010 -2019**

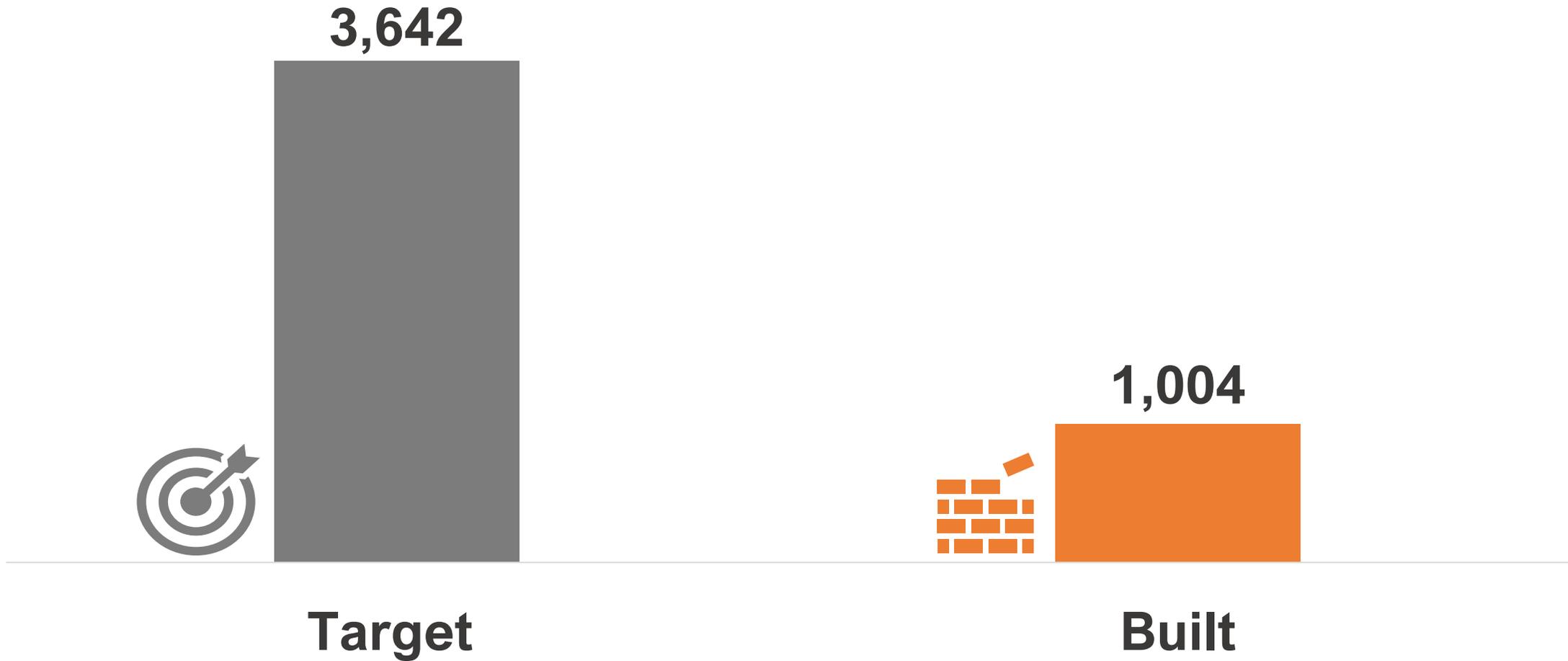


**... BUT only **1,004** were built**

**A shortage of 2,638 family homes**

# Homes with 3+ beds (2010 – 2019)

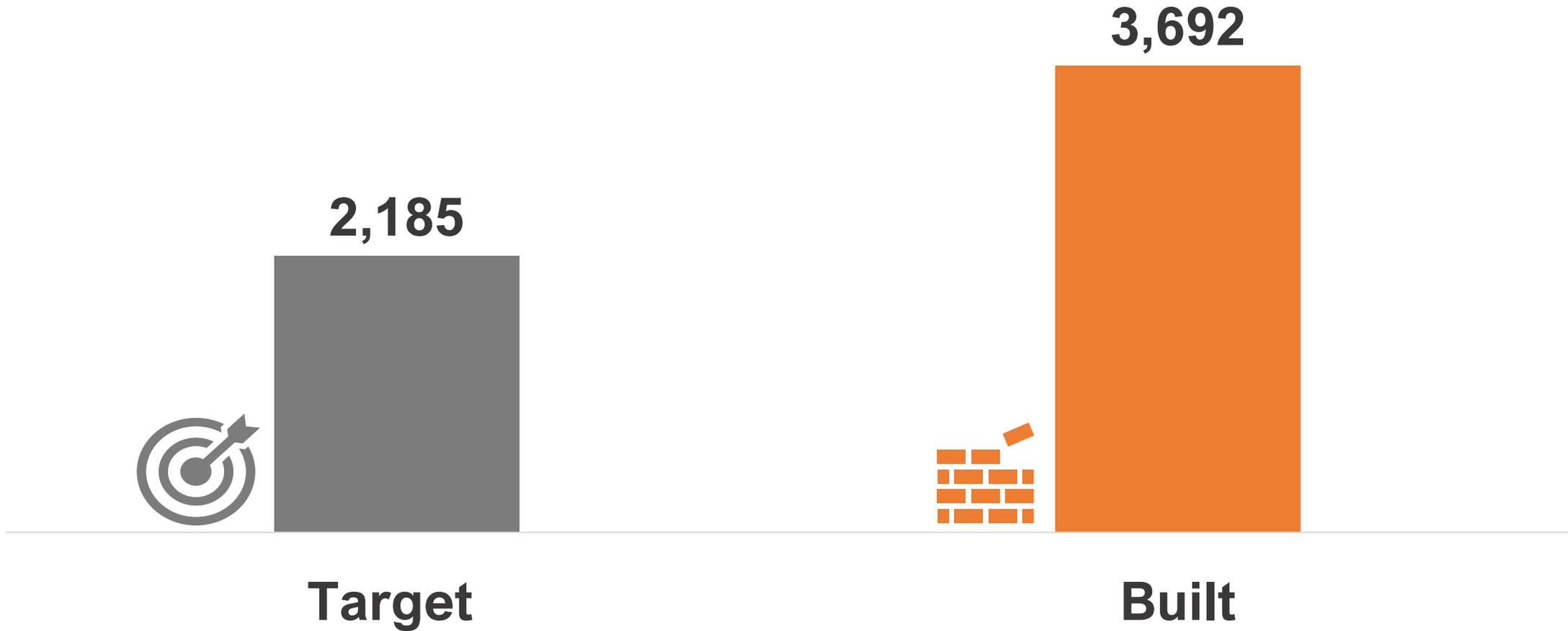
2,638 fewer homes than needed



**A very high number  
of small flats were built**

# Homes with 1-2 beds (2010 – 2019)

1,507 more than needed

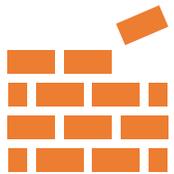


# AFFORDABLE HOUSING

**Not enough genuinely  
affordable homes were built**



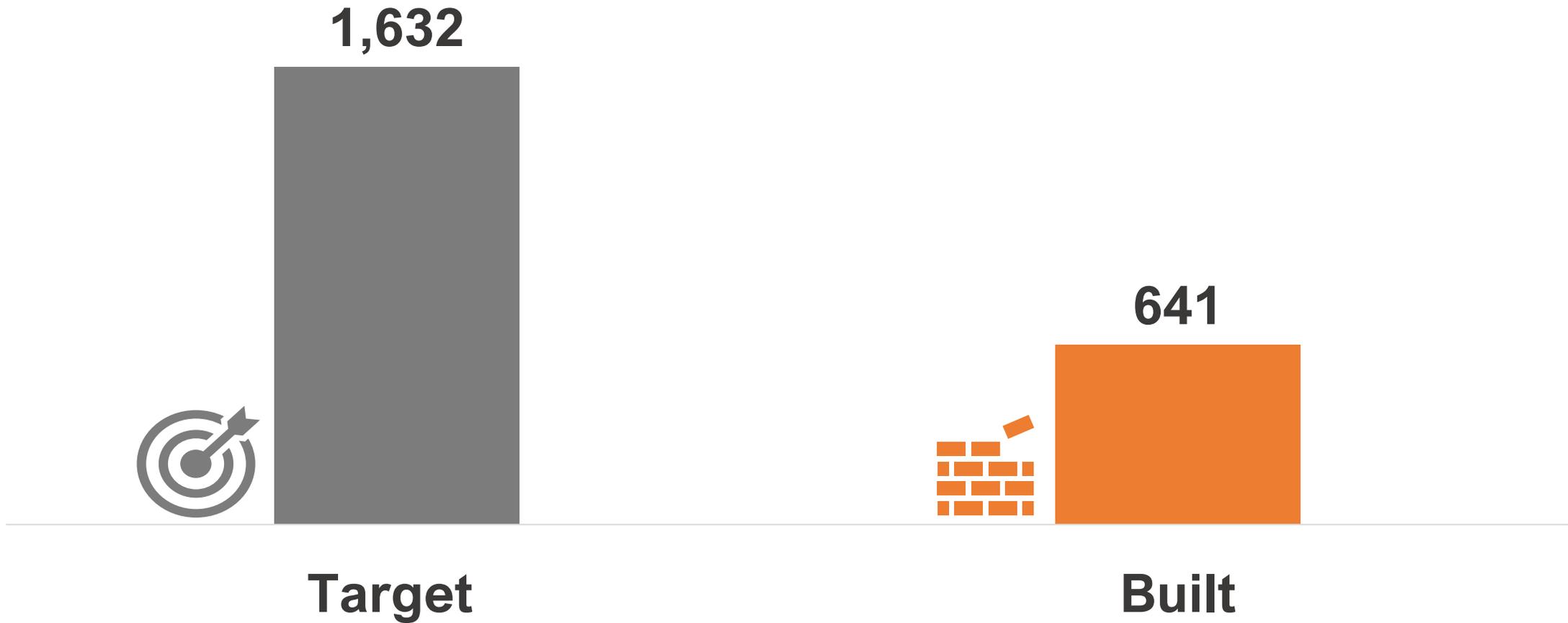
**1,632 London Affordable and Social Rent homes *should* have been built in Enfield between 2010-2019**



**... BUT only **641** were built**

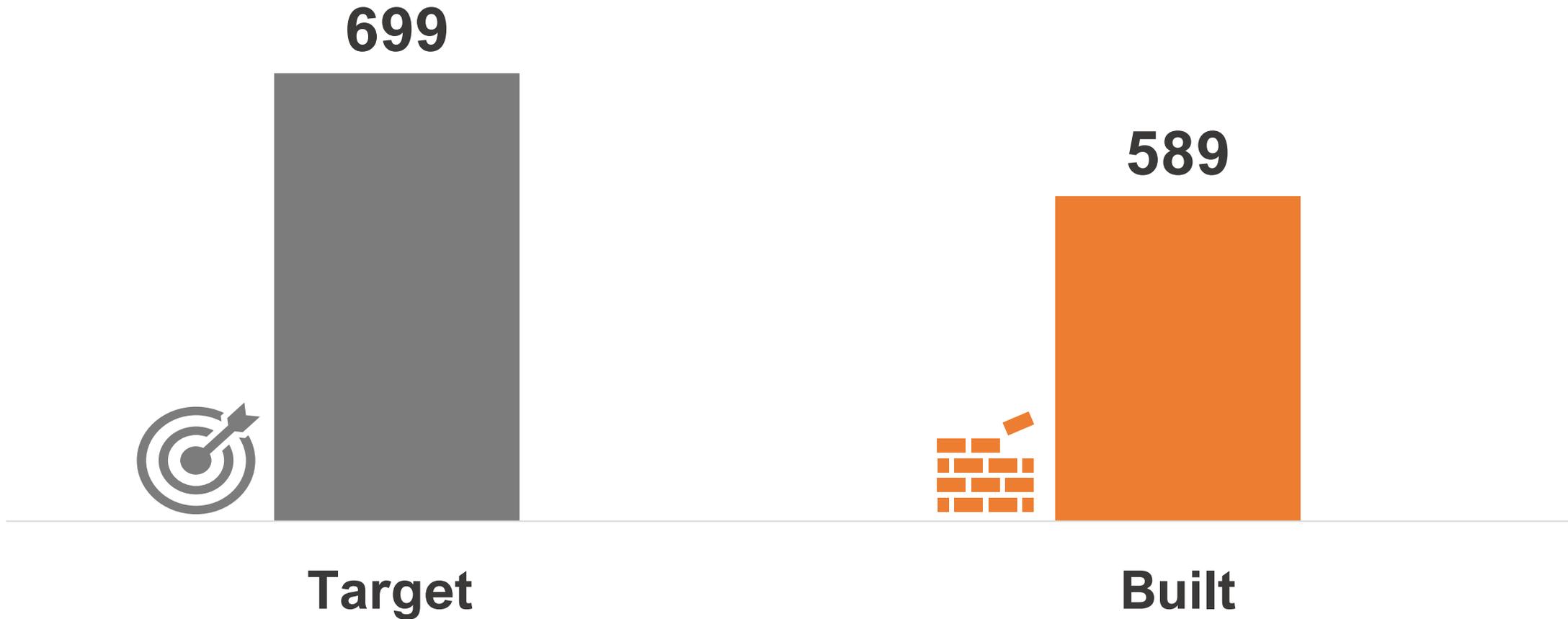
# “Social Rent” homes (2010 – 2019)

991 fewer than homes than needed



# “Intermediate” affordable homes (2010 – 2019)

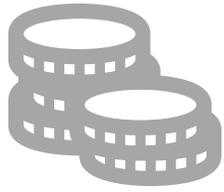
110 fewer homes than needed



**A shortage of 1,101 affordable homes**

**CONSEQUENCES**

**A shortage of 2,638 family homes and  
1,101 affordable homes has consequences**

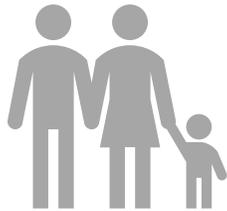


**FINANCIAL**



**HEALTH**

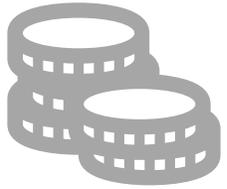
**consequences**



**SOCIETAL**



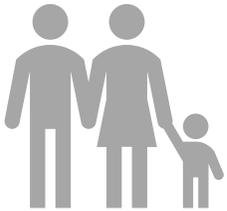
**ENVIRONMENTAL**



**FINANCIAL**



**HEALTH**



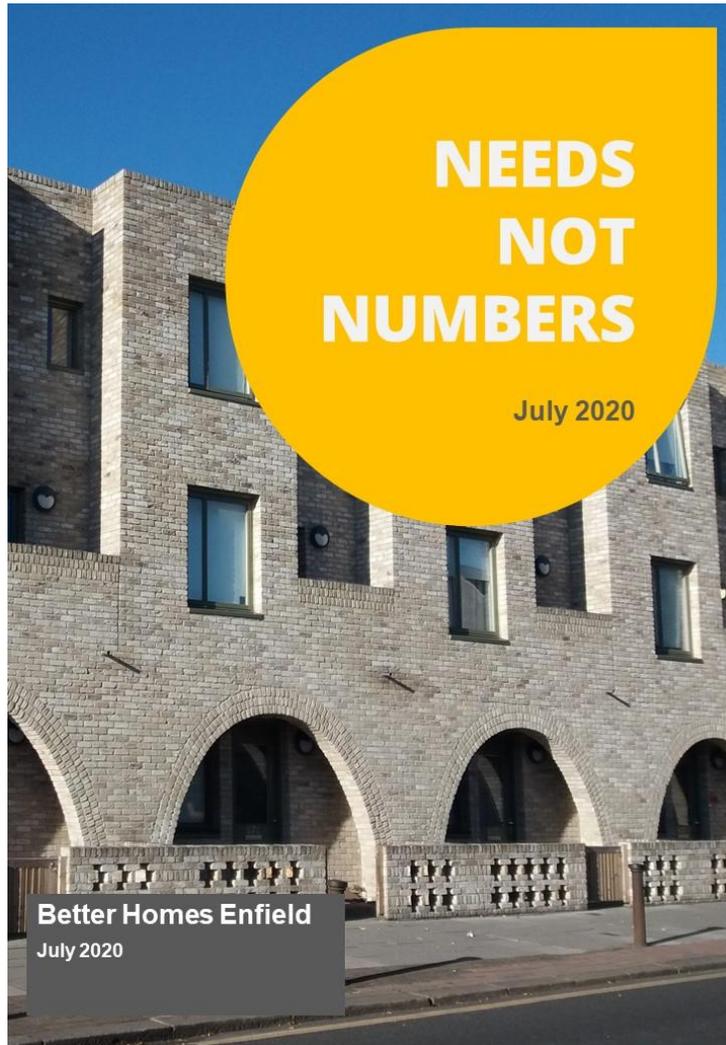
**SOCIETAL**



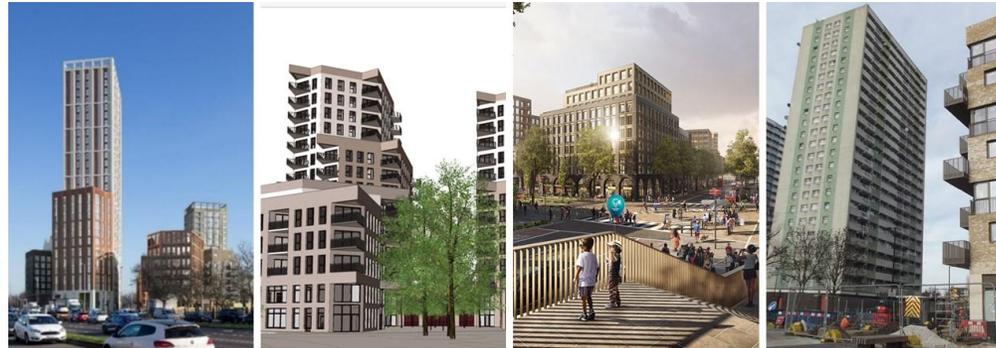
**ENVIRONMENTAL**

## **Consequences**

- **Supply constraints lead to higher costs (rents and purchase prices)**
- **Families unable to stay in the area - close to family and support networks**
- **Families stay in accommodation that is too small for their needs**
- **Overcrowding leads to health and wellbeing issues**
- **Green belt will be need to build family homes still required**



**Our housing pipeline analysis shows that many more small flats are due to be built in Enfield over the coming years and nowhere near enough family homes**



**Enfield Housing 2020:  
Needs Sacrificed for Targets**



**Urgent action is needed to address  
the family housing crisis.**

**We need to build a lot more homes with 3+  
bedrooms but are mainly building small flats.**



# **Analysis Notes and References**

# Analysis Notes and References

- Targets for 2010-2019 are NET additional dwellings and are calculated based on the targets specified in Enfield Housing Action Plan 2019 (enfield.gov.uk)
- The strategic target for Family Homes is based on Core Policy 5 (i.e. that 60-65% of new housing should have 3+ bedrooms)
- The delivery of NET additional 3+ bed homes analysis is based on data from the GLA's LDD Housing Completions for 2010-2019
- Analysis of rents in Enfield and Outer London Boroughs is based on data from the Valuation Office Agency (VOA) and compares rents for 1 bed and 3 bed properties for 2014 and 2019
- House price analysis is based on Land Registry data and compares House Prices with Flat Prices for 2010 and 2019 and income ratios required to purchase
- Zoopla research referred to: [Property searches for three-bedroom houses rise by 7% as families scramble to buy in suburbs, new Zoopla data reveals | London Evening Standard | Evening Standard](#)
- Analysis of availability of 3+ bed homes to rent comes from 2020-2021 tracking data from three major property websites

# Analysis Notes and References

- Numbers of people in temporary accommodation comes from Smith Institute: Why is Enfield facing high levels of homelessness and what are the options for change?
- Health and wellbeing issues are reported in:
  - [New research shows that urgent action is needed to provide family housing in Enfield – Better Homes Enfield \(betterhomes-enfield.org\)](https://www.betterhomes-enfield.org/)
  - [Meridian Water could do more to help local families – Better Homes Enfield \(betterhomes-enfield.org\)](https://www.betterhomes-enfield.org/)
- For pipeline analysis comes from analysis of major planning approvals in Enfield across 2020 and forthcoming applications see:
  - [bhe-needs-not-numbers-1.pdf \(wordpress.com\)](https://www.betterhomes-enfield.org/wp-content/uploads/2020/07/bhe-needs-not-numbers-1.pdf)
  - [Enfield Housing 2020: Needs Sacrificed for Targets – Better Homes Enfield \(betterhomes-enfield.org\)](https://www.betterhomes-enfield.org/)
- Analysis of 3+ bed homes needed to meet Core Policy target over the next 5 years is based on historic targets specified in the Housing Action Plan 2019 + new borough wide targets reported in the Intend to Publish London Plan and + delivery to date from GLA Housing Data