

Less is more

APPENDIX – EVIDENCE, REFERENCES ETC.



BetterHomesEnfield

Appendix

This appendix includes references, further analysis, evidence, and explanatory notes in support of the main report “Less is more” - which is available on our website.

Part One

1.1 High levels of overcrowding in Edmonton and Enfield

1. House of Commons Library, Number 1013, 31 March 2020, Overcrowded housing
<https://commonslibrary.parliament.uk/research-briefings/sn01013/>

1.2 Overcrowding leads to poor health outcomes

2. Public Health England - Mental health: environmental factors
<https://www.gov.uk/government/publications/better-mental-health-jsna-toolkit/2-understanding-place#fn:12>

House of Commons Library, Number 1013, 31 March 2020, Overcrowded housing
<https://commonslibrary.parliament.uk/research-briefings/sn01013/>

Putting Health into Place Introducing NHS England’s Healthy New Towns programme
<https://www.england.nhs.uk/wp-content/uploads/2018/09/putting-health-into-place-v4.pdf>

1.3 Overcrowding disproportionately impacts Black, Asian and minority ethnic households

3. Public Health England Disparities in the risk and outcomes of COVID-19
[Disparities in the risk and outcomes of COVID-19 \(publishing.service.gov.uk\)](https://publishing.service.gov.uk/disparities-in-the-risk-and-outcomes-of-covid-19)
4. Gov.UK, Overcrowded households, Published 9 September 2020
[Overcrowded households - GOV.UK Ethnicity facts and figures \(ethnicity-facts-figures.service.gov.uk\)](https://ethnicity-facts-figures.service.gov.uk/overcrowded-households)

House of Commons Library Briefing Paper March 2020
[Overcrowded housing \(England\) - House of Commons Library \(parliament.uk\)](https://commonslibrary.parliament.uk/research-briefings/sn01013/)

5. Public Health England Disparities in the risk and outcomes of COVID-19
[Disparities in the risk and outcomes of COVID-19 \(publishing.service.gov.uk\)](https://publishing.service.gov.uk/disparities-in-the-risk-and-outcomes-of-covid-19)

See also:

The Health Foundation: Overcrowding is highest for those with low incomes / COVID-19 chart series
<https://www.health.org.uk/news-and-comment/charts-and-infographics/overcrowding-is-highest-for-those-with-low-incomes>

Why are people from BAME groups dying disproportionately of Covid-19?

<https://www.theguardian.com/world/2020/apr/22/why-are-people-from-bame-groups-dying-disproportionately-of-covid-19>

We need a better understanding of the links between homelessness and ethnicity

<https://www.betterhomes-enfield.org/2020/06/19/we-need-a-better-understanding-of-the-links-between-homelessness-and-ethnicity/>

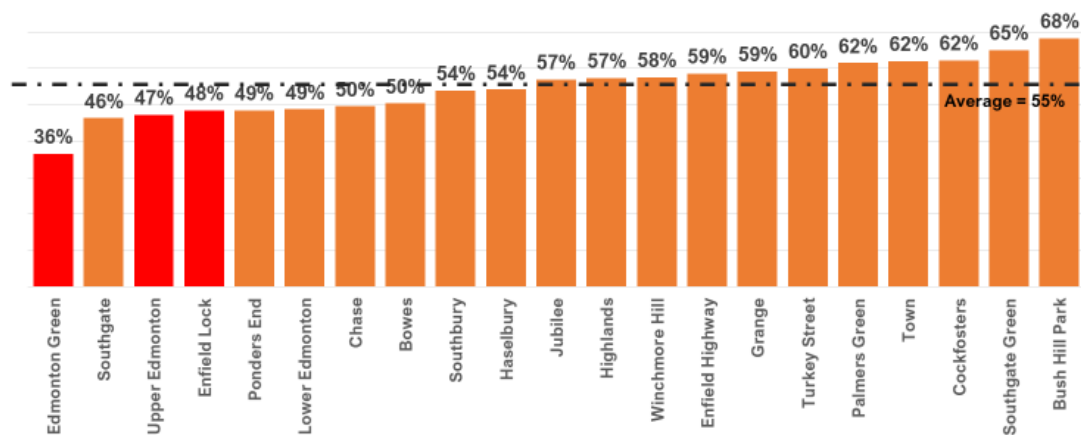
1.4 Edmonton needs far more homes for families

6. Nomis: official labour market statistics

<https://www.nomisweb.co.uk/home/search.aspx?context=&term=DC4405EW+-+Tenure+by+household+size+by+number+of+bedrooms>

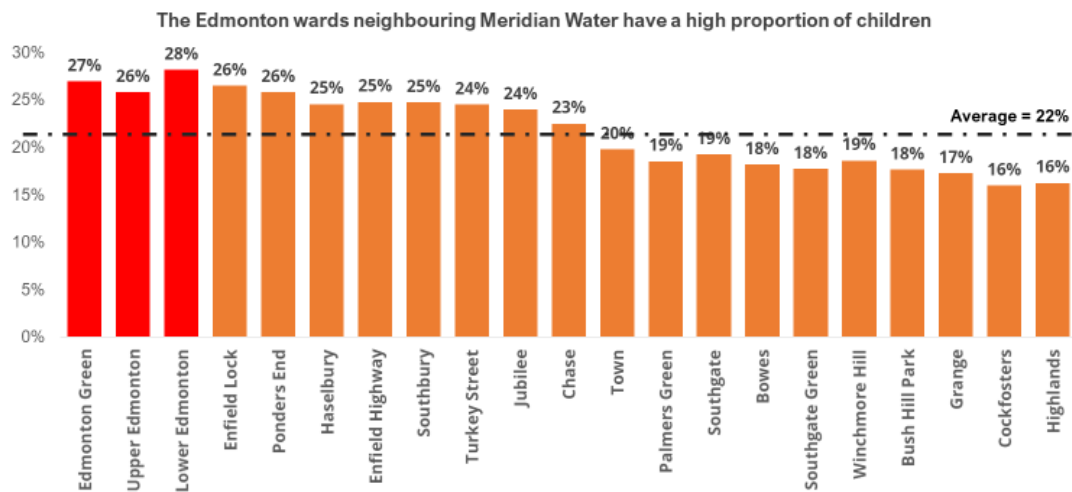
% of homes with 3+ bedrooms by ward

The Edmonton wards neighbouring Meridian Water have a below average proportion of family sized homes



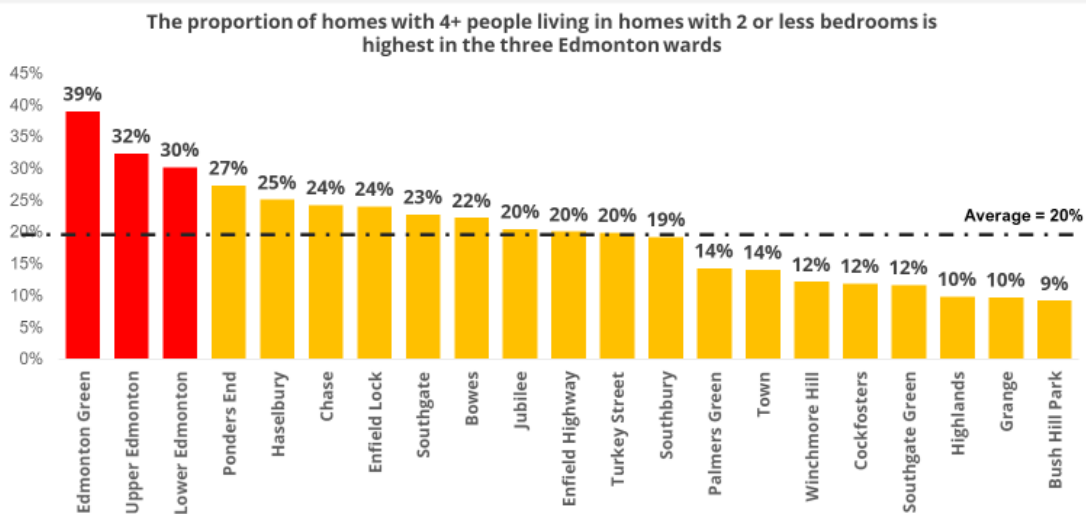
Source: Census / NOMIS portal

% of homes with children aged 0-15 by ward



Source: GLA Ward profile

% of homes with 4+ people living in 0-2 bedrooms



Source: Census / NOMIS portal

Comparison of number of homes to rent/purchase with 3+ bedrooms (Nov-20)

	Upper Edmonton	Palmers Green
Rent	9	21
Purchase	45	117
Total	54	138

Source: Rightmove

7. Creating and sustaining mixed income communities
<https://www.jrf.org.uk/sites/default/files/jrf/migrated/files/9781905018314.pdf>

Attracting and retaining families in new urban mixed income communities

<https://www.jrf.org.uk/report/attracting-and-retaining-families-new-urban-mixed-income-communities>

Sustainable communities and sustainable development a review of the sustainable communities plan Professor Anne Power [SDC COM 22.01.04 \(core.ac.uk\)](#)

Homeworking

PWC - UK Economic Update, Sept 2020 [uk-economic-update-covid-19.pdf \(pwc.co.uk\)](#)

Felstead, A and Reuschke, D (2020) 'Homeworking in the UK: before and during the 2020 lockdown', WISERD Report, Cardiff: Wales Institute of Social and Economic Research. Available for download from: <https://wiserd.ac.uk/publications/homeworking-ukand-during-2020-lockdown>

8. The Enfield Plan, Core Strategy, 2010-2025
[Core Strategy Adoption November 2010 \(enfield.gov.uk\)](#)

Part Two

2.1 Many more family sized homes could be built at Meridian Water

1. Edmonton Leaside Area Action Plan Scenario Testing (p32)
[304_A_REP_DD04_Scenario_Testing_BOOK.indb \(enfield.gov.uk\)](#)
2. Edmonton Leaside Area Action Plan Scenario Testing (p18)
[304_A_REP_DD04_Scenario_Testing_BOOK.indb \(enfield.gov.uk\)](#)

2.2 The opportunity to build family sized homes must not be missed

3. Better Homes Enfield
[bhe-needs-not-numbers-1.pdf \(wordpress.com\)](#)

2.3 Meridian Water could deliver the homes Edmonton urgently needs quickly

4. LBE, September 2020 Cabinet Report
[\(Public Pack\)Agenda Document for Cabinet, 16/09/2020 19:15 \(enfield.gov.uk\)](#)
5. LBE, Plans for [Meridian One](#)

6. LBE, Plans for [Phase 2](#)

2.4 Building more family homes will increase the proportion of affordable homes

7. A claim made to justify the building of some types of high-density housing, such as tower blocks, is that they deliver more affordable housing than other developments. This is called the logic of the 'density bonus', whereby building denser neighbourhoods increases the amount of affordable housing delivered <https://www.lse.ac.uk/cities/Assets/Documents/Research-Reports/2020-LSE-Density-Report-digital.pdf>

However, research for the GLA shows that the proportion of affordable housing tends to decrease as housing density increases

"as a general rule, the percentage of affordable housing in larger schemes tends to decrease as density increases" and that "taller buildings also tend to provide less affordable housing"

"in lower value areas mid-height and then lower forms of development tend to have better viability"

See:

London plan density research, lessons from higher density development

https://www.london.gov.uk/sites/default/files/project_2_3_lessons_from_higher_density_development.pdf

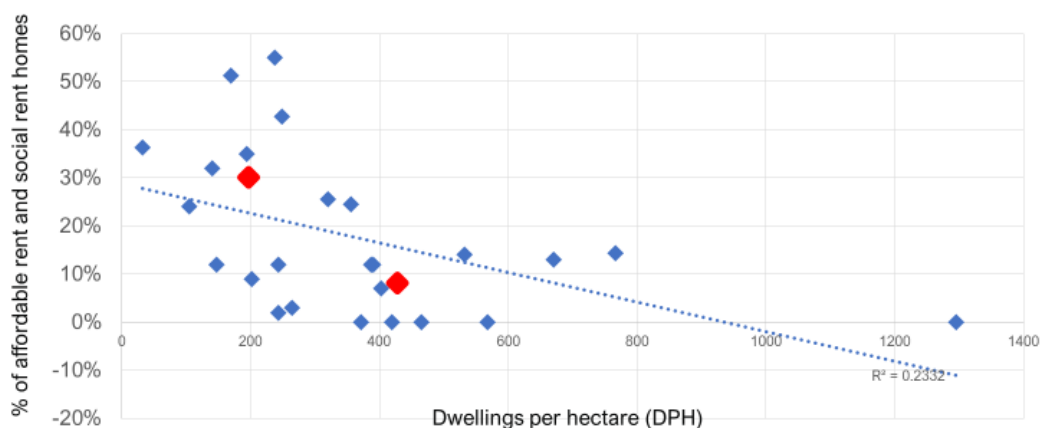
The draft London Plan 2017 Topic Paper, Housing Density

https://www.london.gov.uk/sites/default/files/london_plan_topic_paper_on_density_policy_and_details_of_research_-_2017_final.pdf

We analysed the densities (dwellings per hectare) and the affordable rental housing delivered by 20 high-density developments across London. Our analysis did not show any link between higher densities and a greater proportion of affordable housing; in fact, we found a reasonably strong link to suggest that increased densities are linked to lower levels of affordable rental housing.

Increased density doesn't deliver a higher % of affordable homes

Dwellings per hectare vs. affordable rent housing for 20 London high density developments



Source: Committee reports and LSE

There are several recent cases within Enfield where higher-densities developments (with low proportions of homes with three or more bedrooms) have not resulted in higher proportions of affordable to rent housing, for example:

- **Colosseum Park:** The development will be extremely high density but will deliver notably low levels of affordable to rent housing compared to other recently approved major developments in the borough (8%)
- **Windmill Hill:** The applicant's proposal to build 49 homes, of which 22% would be affordable, was refused in June 2020. A revised application increased the number of homes to 59, increasing density on the site. However, the percentage of affordable housing units was reduced to zero to meet the increased cost of building work
- **Green Street:** The applicant's original proposal was to build 175 homes (380 units per hectare). A subsequent proposal reduced the number of homes to 148 (i.e. reduced density from 380 units per hectare to 322), but slightly increased the proportion of affordable to rent homes (from 29% to 31%)

The current proposals for Meridian Water will deliver 27% affordable to rent housing, our research suggests this proportion of affordable housing the scheme delivers could be improved if the overall number of units were reduced e.g. by building fewer smaller flats and more family homes.

2.6 The risks/harms associated with not building more family sized homes

8. Ignoring local housing needs does not make those needs disappear. High-density developments with high numbers of flats with 0-2-bedrooms, are prone to overcrowding Quite simply, local families are left with little choice but to live in homes that are too small for their needs.

See [High density living | Let's Talk Tower Hamlets](#)