

*Everything you need to know about
Haringey's new allocations policy*

Issue 5

Moving ON

Temporary Accommodation Magazine



**SPECIAL
EDITION**





Dear Tenant

This special edition of Moving On is to tell you about our current consultation on Haringey's new Housing Allocations Policy.

This means we will be changing the way we decide who should get a council home and we want to know what you think about it.

The main change to the existing policy is the move from a Points System to one of Banding.

Each housing application will be banded from A to E depending on the information you provide in your housing application.

When you read this magazine and/or the full policy you may want to ask yourself

- How do I think this policy change will affect me?
- Do I think using bands rather than points is easier to understand?
- Do I think the right people have been allocated to the right bands
- Do I think it is fairer that new applicants join the waiting list at the bottom of each band?
- How likely is it for me to get a council home and what other options are there?
- Any other comments

You have until 1 October 2010 to tell us what you think.

You can find a copy of the policy (including the type of households in each bands) and details of our consultation events at www.haringey.gov.uk/allocations-policy-consultation

If you would like a copy of the policy please email us.

To ask questions and have your say please

Email: **allocations-policy-consultation@haringey.gov.uk** or

Write to: **Allocations Policy Consultation Team, Apex House, 820 Seven Sisters Road, Tottenham N15 5PQ**

If it is easier for you to telephone please

Call: 020 8489 1000

Best wishes

Phil Harris

Assistant Director for Strategic and Community Housing Services

Frequently Asked Questions

As Haringey's Draft Housing Allocations Policy is very detailed, we have produced these **Frequently Asked Questions** in order to answer your queries about the new policy and how it will affect you.

Why is the housing allocations policy changing?

We need to have a simpler system that is easier for everyone to understand and makes sure that the most vulnerable get a permanent home as quickly as possible.

As the new policy will make it easier for applicants to know their chances of being offered a council or housing association home, it will also encourage them to consider alternative housing options at a much earlier stage rather than waiting years and never getting a home.

When will the new housing allocations policy start?

The new housing allocations policy comes in to effect in January 2011.

What are the main differences in the new policy?

The main difference is that the new policy is based on 'housing needs bands', rather than 'housing points'. There are five bands: A, B, C, D and E.

Other differences include

- The extra priority given to people with critical medical or welfare needs
- The extra priority given to council tenants and housing association tenants who are severely overcrowded or are willing to move out of a specially adapted or family-sized home they no longer need
- Changes to the rules relating to 'local connection'. A local connection is when you work or have relatives in Haringey.
- Changes to the size and type of accommodation offered

What happens to applicants



already on the housing register?

During Autumn 2010, we will write to everyone on the housing register, asking them if they want to stay on the register.

Everyone who wants to stay on the housing register will need to provide up-to-date information about their circumstances (including confirmation of who is living in their household) in order that their needs can be reassessed.

Once we have assessed your details we will write to you to tell you what band you have been placed in and any other information about your case.

However, please note that we will not be in touch with you until after the consultation period on the new policy has come to an end in October 2010.

How will we decide which applicants go in which band?

Following an assessment, each applicant will be placed in to the appropriate housing needs band, based on their circumstances:

Band A will include those applicants who are in the most urgent need and those for whom a quick move to alternative accommodation is in the Council's interests.

Band B will include those applicants whose need for a move has been assessed as a high priority, and those who have been assessed as Band A but have no local connection with Haringey.

Band C will include those applicants whose need for a move has been assessed as a lower priority than applicants in Bands A and B, and those who have been assessed as Band B but have no local connection with Haringey.

Band D will include those applicants who have been assessed as Band C but who have no local

connection with Haringey.

Band E will include those applicants who have no housing need, but want to join the housing register.

It is very unlikely that anyone in Band C or lower will ever get a council home. This is because there are very few council homes and a great demand for social housing in Haringey.

Demand for social housing

- 20,400 households are already on the housing register
- 3,400 households are in temporary accommodation awaiting re-housing
- 500 council tenants are severely overcrowded
- 300 households are seeking specially-adapted homes
- We receive 130 new applications a week
- In 2009/2010 we housed just over 1,000 people

As you are living in Temporary Accommodation this means we have a duty to house you and you will probably be in Band B.

However, you may still be waiting a very long time for a permanent council or social rented home and you may want to consider moving to a property owned by a private sector landlord. This is proving very popular as it means you can live where you want and in the type of property you want. We can fast-track your housing benefit application to help you move in.

Are applicants in the same band prioritised in date order?

Yes, the priority given to applicants in the same band will be based on the date that the Council received their original completed housing application form. The applicant with the earliest 'joining date' will be

given the highest priority.

However, where an applicant is moved from one band to a higher band (e.g. because of a change in circumstances or reassessment), they will be given a new 'joining date', based on the date the Council was informed of the changes and/or reassessed the application.

Are other Councils using this system?

Yes, there are a number of other Councils who are using a 'band' system. We have looked at how they are operating the system, so can be sure that it will work well in Haringey.

Will I still be subject to auto-bidding?

the applicant's behalf for properties that are suitable for their housing needs.

If the applicant is the successful bidder then the property will be formally offered to them as their one offer of accommodation.

This will be irrespective of whether or not they have chosen to attend the viewing.

The process of auto-bidding will still continue once we move to a banding system and will particularly apply to applicants in Band A and B.

All applicants selected for auto-bidding will be given two months notice before auto-bidding begins.

Listed on page 6 are the bands with a full breakdown of who will be in which band.

Allocations Policy Consultation Roadshows

Come along and have your say! Housing officers will be available to talk about the policy and your housing options at the following locations.

Apex House Customer Service Centre

820 Seven Sisters Road, Tottenham N15 5PQ
Date: 17 August 2010 Time: 11-3pm

Broadwater Farm Customer Service Centre

Broadwater Farm Neighbourhood Office
108c Gloucester Road, Tottenham N17 6GZ
Date: 19 August 2010 Time: 2-4.45pm

Crouch End Customer Service Centre

Broadway Annex, Hornsey Town Hall,
Crouch End N8 9JJ
Date: 23 August 2010 Time: 2-5pm

Apex House Customer Service Centre

820 Seven Sisters Road, Tottenham N15 5PQ
Date: 25 August 2010 Time: 11-2pm

Wood Green Free Speech area

Outside Wood Green Library, High Road, N22.
If it's raining, you will find us inside The Mall, at the entrance to Cineworld.
Date: 27 August 2010 Time: 9-5pm

North Tottenham Customer Service Centre

639 High Road, Tottenham N17 8BD
Date: 13 September 2010 Time: 11-2pm

Apex House Customer Service Centre

820 Seven Sisters Road, Tottenham N15 5PQ
Date: 06 September 2010 Time: 11-2pm

Wood Green Customer Service Centre

Ground Floor, 48 Station Road, Wood Green N22 7TY
Date: 07 September 2010 Time: 2-5pm

Kurdish Advice Centre

St Mary's Community Centre, Birkbeck Road, Hornsey, London, N8 7PF
(Turkish and Kurmanji speaking interpreters will be present)
Date: 10 September 2010 Time: 10-1pm

Kurdish Advice Centre

St Mary's Community Centre, Birkbeck Road, Hornsey, London, N8 7PF
(Turkish and Kurmanji speaking interpreters will be present)
Date: 17 September 2010 Time: 2-5pm

African Women's Welfare Group

Rear of 594 High Road, Tottenham
London N17 9TA
(some translators will be available)
Date: 30 September 2010 Time: 1-4pm

Housing Needs Bands

HOUSING NEEDS BAND 'A'

- Applicants who need to move urgently because of a critical medical or welfare need, including emergencies and situations where there are serious safeguarding implications.
- Council tenants and housing association tenants in Haringey who have been approved for an emergency management transfer because of harassment, domestic violence or hate crime.
- Council tenants and housing association tenants in Haringey who are under-occupying a family home (with three or more bedrooms) and are willing to transfer to a home that has at least two fewer bedrooms.
- Council tenants and housing association tenants in Haringey who are under-occupying a two-bedroom family home and are willing to transfer to a bedsit or one-bedroom home.
- Council tenants and housing association tenants in Haringey who are occupying a specially-adapted home and are willing to transfer to a home that is more appropriate to their needs.
- Applicants who have a right of succession in Haringey but are under-occupying their accommodation (or occupying a specially-adapted home) and are required to move to somewhere smaller and more appropriate to their needs.
- Council tenants and housing association tenants in Haringey who require extensive disabled facilities that can be provided more appropriately in alternative accommodation.
- Applicants who are in severe need and have been accepted for rehousing, by Haringey Council, under the homelessness legislation.
- Council tenants and housing association tenants in Haringey who need to be decanted in order to enable essential repairs or redevelopment to be carried out, or as part of a regeneration scheme in Haringey
- Applicants who are required to leave their homes as a result of an emergency prohibition order served in relation to the premises under the Housing Act 2004.
- Applicants (including young care leavers and people leaving hospital, residential care and supported housing) who are nominated for move-on accommodation by named agencies in accordance with an agreed nominations agreement that includes specific quotas.
- Retiring service tenants who are living in Council accommodation and for whom Haringey Council has a contractual obligation to provide accommodation.
- Situations where it is in the overriding interests of the Council to prioritise an allocation of housing to a particular household and/or it is necessary to fulfil an urgent statutory or legal duty.
- Applicants (except homeless households for whom the Council has accepted a rehousing duty) who have two or more needs in Band B.

Note: Applicants assessed as meeting Housing Needs Band A criteria but with no local connection with Haringey will be placed in Band B.

HOUSING NEEDS BAND ‘B’

- Applicants who need to move because they have been assessed as having a serious medical or welfare need.
- Council tenants and housing association tenants in Haringey who are severely overcrowded and have at least two bedrooms less than the number of bedrooms to which they would be entitled to under Haringey’s Housing Allocations Policy.
- Applicants for whom Haringey Council has accepted a rehousing duty under the homelessness legislation.
- Applicants who need to move to a particular locality in the district of the authority, where failure to meet that need would cause hardship to themselves or to others.
- Applicants living in accommodation for which a prohibition order or demolition order has been served, or is about to be served, by Haringey Council in relation to the applicant’s dwelling.
- Applicants living in accommodation for which an improvement notice has been served, or is about to be served, by Haringey Council in relation to the applicant’s dwelling and the remedies that are needed to reduce the hazard will require the property to be vacated for a significant period of time or will make the property unsuitable for occupation by the applicant.
- Applicants who have been assessed as meeting Housing Needs Band A criteria but who have no local connection with Haringey.
- Applicants with 4 or more needs in Housing Needs Band C.

Note: Applicants assessed as meeting Housing Needs Band B criteria but with no local connection with Haringey will be placed in Band C.

HOUSING NEEDS BAND ‘C’

- Applicants who need to move because they have been assessed as having a moderate medical or welfare need.
- Council tenants and housing association tenants in Haringey who are overcrowded because they have one bedroom less than the number of bedrooms to which they would normally be entitled under Haringey’s Housing Allocations Policy.
- Applicants who are homeless or threatened with homelessness but have been assessed by the Council as having no right to rehousing under the homelessness legislation because they are not in priority need or are considered to have become homeless intentionally.
- Applicants who have no fixed abode.
- Applicants who are living in specialist or supported accommodation and require move-on from that accommodation.
- Protected tenants and tenants of tied accommodation who have been served with a valid notice to quit and the Council is satisfied that they have little or no prospect of successfully defending the possession proceedings).
- Applicants who are overcrowded and living in private rented accommodation or in social housing outside of Haringey.
- Applicants who are living in accommodation that has shared facilities or lacks certain amenities.
- Applicants living in accommodation for which a hazard awareness notice has been served, by Haringey Council in relation to a Category 1 or 2 hazard in the applicant’s dwelling and the remedies needed to reduce the hazard will require the property to be vacated for a significant period of time or will make the property unsuitable for occupation by the applicant.

Note: Applicants assessed as meeting Housing Needs Band C criteria but with no local connection with Haringey will be placed in Band D.

HOUSING NEEDS BAND 'D'

- Applicants assessed as meeting Band C criteria and would normally be awarded 'reasonable preference' under the law, but have no local connection with Haringey.
- Applicants who have an identified housing need but are awarded 'reduced preference' under the law.

HOUSING NEEDS BAND 'E'

- Applicants who are living in tied accommodation, a caravan or mobile home, but with no identified housing need.
- Applicants who live in a property that is adequate to meet their needs in terms of property type, size and facilities.
- Applicants who are in prison.
- Applicants whose homes are (or will be) the subject of a hazard awareness notice or improvement notice, but the specified remedies are low-cost and straightforward to achieve.
- Applicants who are owner-occupiers (but see Section 5.9 of full policy).

hesitate to contact us.

To ask questions and have your say please

Email:

allocations-policy-consultation@haringey.gov.uk

Or write to:

Allocations Policy Consultation Team, Apex House, 820 Seven Sisters Road, Tottenham N15 5PQ

If it is easier for you to telephone please

Call: 020 8489 1000

We look forward to your comments.

 **Remember, if you have any queries please do not**

This magazine is a special edition with information about changes to Haringey's social housing allocation policy. For a copy in your own language, please complete the form and reply to the free post address.

Albanian

Kjo revistë është një botim special me informata mbi ndryshimet në politiken e ndarjes së banesave shoqërore të Haringeyt. Për një kopje në gjuhën tuaj, ju lutem plotësoni formularin dhe dërgojeni tek adresa e mëposhtme me postim falas.

Kurdish

Ev kovar çapeke taybetî ye. Li ser guherînen politika veqelandina xaniyên sosyal ên Haringey agahiyê dide. Heke hun kopîyeke bi zimanê xwe dixwazin, ji kerema xwe formê tije bikin û ji navnîşana posta bêpere ya jêrîn re bişînin.

Somali

Maagasiinkani waa cadad gaar ah oo uu ku qoranyahay macluumaad ku saabsan isbeddelka lagu sameeyay Siyaasadda Haringey ee qoonadaynta gurayaha jilmaadiga ah. Si aad u hesho koobki ku qoran luqaddaada, fadlan buuxi foomka oo ku soo Jawaab cinwaanka kharashkiisii boosta hore loo bixiyay ee hoose.

French

Ce magazine est une édition spéciale contenant des informations au sujet des changements de la politique d'attribution de logements sociaux de Haringey. Pour en recevoir un exemplaire dans votre langue, veuillez compléter le formulaire et le renvoyer à l'adresse en port payé ci-dessous.

Polish

Niniejsza publikacja to wydanie specjalne czasopisma, które zawiera informacje na temat zmian w zasadach przyznawania mieszkań socjalnych przez gminę Haringey. Aby otrzymać kopię publikacji w języku polskim należy wypełnić załączony formularz i odesłać go bezpłatnie na podany poniżej adres.

Turkish

Bu magazine Haringey'in sosyal konutlar tahsis etme/verenime politikasındaki değişiklik ile ilgili bilgi veren özel bir baskıdır. Kendi dilinizde bir kopyası için lütfen formu doldurun ve aşağıda yazılı olan ücretsiz posta adresine geri gönderin.

Please tell us if you would like a copy of the Moving On Temporary Accommodation newsletter in another language that is not listed on the left or in any of the following formats, and send the form to the Freepost address below.

In large print

On audio tape

In Braille



In another language, please state:

Name:

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Address:

Please return to: Freepost R1 XS XG7T UGAL, Haringey Council,

Translation and Interpretation Services, 8th Floor, River Park House, 225 High Road, London N22 8HQ

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published by Haringey Council's Communications Unit 474.3 UE •07/10