

HIGH ROAD WEST LOCAL LETTINGS POLICY

Consultation Questions

February 2021



Image credit: Pollard Thomas Edwards

SECTION 1

INTRODUCTION

The draft Local Lettings Policy puts forward a proposal for how new Council homes, to be built as part of the High Road West scheme in north Tottenham, will be allocated.

The aim of the policy is to prioritise non-secure tenants who are currently living in temporary accommodation on the Love Lane Estate and elsewhere in the masterplan area, as well as secure and assured tenants living within the area, for secure tenancies in these new homes.

The reason the Council is putting forward these proposals is to maintain the existing community in the area and ensure that the residents who are impacted by the scheme are able to access the benefits it will bring to the area.

The draft policy sets out the proposed eligibility criteria, the rehousing process for residents, and the priority order for new home lets. Under the proposals, a substantial number of new Council homes at High Road West would still be made available to other households on the housing register, even if all residents currently living in the masterplan area were rehoused within the scheme.

Our consultation

We are consulting the people who are affected by this draft Local Lettings Policy, who are:

- Secure, assured and non-secure tenants living on the Love Lane Estate or elsewhere in the masterplan area
- Households on the housing register

We want to hear your views on these proposals. Once we have listened to your feedback, we will consider whether we proceed with the draft policy or decide to allocate these homes differently.

We will be asking specific questions around the two key proposals, setting out the Council's preferred option and alternative option/s. You will also be able to provide any other comments you wish to make about the draft policy.

Before giving your responses to this consultation, please read the draft High Road West Local Lettings Policy which is the subject of this consultation, a copy of which is enclosed.

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Proposal: Eligibility for new Council homes in High Road West

The council's proposed eligibility criteria are described below, which is referred to as Option 1. This is followed by two alternative options and a summary table. You will then be asked what your preferred option is and the reasons why. Please take time to read the options carefully.

Please note that the criteria in Options 1 and 2 is described in relation to the date on which

the Landlord Offer is published. The Landlord Offer is a document which will formally set out the offer to residents on the Love Lane Estate, and is scheduled for publication in summer 2021. This offer will also be the basis of the forthcoming resident ballot.



Option 1 (The Council's preferred option)

What is the offer?

Secure and assured tenants in the masterplan area will be eligible for a new build Council home as part of the High Road West scheme.

For **non-secure tenants in temporary accommodation** in the masterplan area to be eligible, the applicant will need to:

- Have been accepted as homeless by the Council at least 12 months prior to the publication of the Council's Landlord Offer **AND**
- Have lived within the masterplan area for at least 12 months prior to the publication of the Council's Landlord Offer **AND**
- Remain resident within the masterplan area at the time the new homes become available. (Note: any residents who are temporarily rehoused for their home to be demolished to allow the development to take place will still be regarded as resident within the masterplan area.)

In addition, all applicants under the Local Lettings Policy will need to meet the eligibility and qualification criteria under the Council's Housing Allocations Policy 2015 (as updated from time to time) up until the point they are rehoused.

Any non-secure tenants in temporary accommodation not eligible for new housing will be rehoused to other forms of accommodation when their homes are required for demolition.

Non-secure tenants in temporary accommodation will not have additional priority to bid for any other social homes available in the borough.

Why is this the Council's preferred option?

If this option were approved, the Local Lettings Policy would guarantee that all but a very small number of tenants currently living in the masterplan area (those not fulfilling the eligibility criteria above) get a new Council home in High Road West.

This would allow many residents currently living in the area to remain and existing communities to stay together. By the time the new Council housing is delivered, many non-secure tenants in temporary accommodation will have lived there for over 5 years and will have strong connections with the area. It also ensures that residents directly impacted by the High Road West scheme will be able to access the benefits that it provides.

The Council recognises that this option prioritises local residents and therefore may impact negatively on others on the housing register who would otherwise have a higher priority for these new homes. An equality impact assessment has been undertaken to review this impact, which will be revised based on the data received in consultation.

It should be noted that even if all eligible residents in the masterplan area moved to a new Council home in High Road West, a minimum of around 250 new Council homes would be made available to the wider housing register under the proposals. This proposal does not therefore prevent households on the housing register and not currently living in the masterplan area from accessing new Council homes in High Road West.

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Option 2 (Alternative option)

What is the offer?

Secure and assured tenants in the masterplan area will be eligible for a new build Council home as part of the High Road West scheme.

For **non-secure tenants in temporary accommodation** in the masterplan area to be eligible, the applicant will need to:

- Have been accepted as homeless by the Council, pursuant to an application **made before 9 November 2012* AND**
- Have lived within the masterplan area for at least 12 months prior to the publication of the Council's Landlord Offer **AND**
- Remain resident within the masterplan area at the time the new homes become available. (Note: any residents who are temporarily rehoused for their home to be demolished to allow the development to take place will still be regarded as resident within the masterplan area.)

In addition, all applicants under the Local Lettings Policy will need to meet the eligibility and qualification criteria under the Council's Housing Allocations Policy 2015 (as updated from time to time) up until the point they are rehoused.

** This date is when local authorities were able to discharge the main homelessness duty by way of a private rented sector offer, as amended by the Localism Act 2011.*

Non-secure tenants in temporary accommodation who were accepted as homeless on or after 9 November 2012 will maintain their current priority for rehousing and will continue to be allocated social housing in accordance with Haringey's Housing Allocations Policy 2015.

Any non-secure tenants in temporary accommodation not eligible for new housing will be rehoused to other forms of accommodation when their homes are required for demolition.

Non-secure tenants in temporary accommodation will not have additional priority to bid for any other social homes available in the borough.

Why is this **not** the Council's preferred option?

This option will allow long-standing non-secure tenants in temporary accommodation in the area to be rehoused in the new Council housing built as part of the High Road West scheme.

However, the majority of non-secure tenants in temporary accommodation would be required to be re-housed off the estate, therefore breaking up many of the existing communities.

On the other hand, this option would have a lesser impact on other households on the Council's housing register.



Option 3 (Alternative option)

What is the offer?

Secure and assured tenants in the masterplan area will be eligible for a new build Council home as part of the High Road West scheme.

In addition, all applicants under the Local Lettings Policy will need to meet the eligibility and qualification criteria under the Council's Housing Allocations Policy 2015 (as updated from time to time) up until the point they are rehoused.

Non-secure tenants in temporary accommodation in the masterplan area will maintain their current priority for rehousing and will continue to be allocated social housing in accordance with Housing Allocations Policy 2015. They will not have any additional priority for rehousing in new social homes built at High Road West or elsewhere in the borough.

Non-secure tenants in temporary accommodation will be rehoused to other forms of accommodation when their homes are required for demolition.

Why is this **not** the Council's preferred option?

This option will result in most residents currently in temporary accommodation being moved off the estate, therefore breaking up existing communities in the area.

On the other hand, this option has no overall negative impact on other households on the Council's housing register, since existing secure tenants would already have Band A rehousing priority under the Housing Allocations Policy 2015.

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Who would be eligible for new Council homes in High Road West under the proposed Local Lettings Policy?

	Option 1 (Council's preferred option)	Option 2 (Alternative option)	Option 3 (Alternative option)
Secure tenants living in the High Road West masterplan area.	✓	✓	✓
Assured tenants living in the masterplan area.	✓	✓	✓
Non-secure tenants in temporary accommodation who: <ul style="list-style-type: none"> Have been accepted as homeless by the Council pursuant to an application made BEFORE 9 November 2012 AND Have lived within the masterplan area for at least 12 months prior to the publication of the Council's Landlord Offer (currently scheduled for summer 2021) 	✓	✓	✗
Non-secure tenants in temporary accommodation who: <ul style="list-style-type: none"> Have been accepted as homeless by the Council pursuant to an application ON OR AFTER 9 November 2012, at least 12 months prior to the publication of the Landlord Offer AND Have lived within the masterplan area for at least 12 months prior to the publication of the Landlord Offer. 	✓	✗	✗
Non-secure tenants in temporary accommodation who have lived within the masterplan area for less than 12 months prior to the publication of the Landlord Offer.	✗	✗	✗
Households on the housing register not living within the masterplan area.	Any homes not allocated to residents within the masterplan area would be made available to the wider housing register. Under Option 1, at least 250 new Council homes in High Road West would still be made available to the wider housing register even if all eligible residents in the masterplan area move to a new home.		

All applicants under the Local Lettings Policy will need to meet the eligibility and qualification criteria under the Council's Housing Allocations Policy 2015 (as updated from time to time) up until the point they are rehoused.

Residents will also need to remain within the masterplan area within at the time the new homes become available. Note that any residents who are temporarily rehoused for their home to be demolished to allow the development to take place will still be regarded as resident within the masterplan area.

Question 1:

Which option for the eligibility criteria are you most in favour of?

Please tick one box only

Option 1 – Council's preferred Option

1

Option 2 – Alternative Option

10

Option 3 – Alternative Option

3

Question 2:

What are the reasons for your preferred option?

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Proposal: Order of prioritisation for new home lets

What is the proposal?

The delivery of High Road West will involve the demolition of existing Council housing and its replacement with new housing on a phased basis.

The Council is proposing that residents will be prioritised for rehousing in the scheme by phase, in the order in which their homes are required for demolition. Any residents who have had to be temporarily rehoused for their home to be demolished will have the highest priority for housing in the next phase of homes to be completed

Once all residents in the masterplan area have been rehoused, then the new homes would be made available to households on the housing register.

It is proposed that eligible secure and assured tenants are given priority over non-secure tenants in each block, due to the security of their existing tenure and as these residents have generally lived on the estate for a longer period of time.

Where new homes are adapted or capable of adaptation for people with a disability or critical medical needs, such homes will be ring fenced for those specific residents. Such homes will not be allocated to general needs applicants unless it is demonstrably the case that there are no households which includes someone with a disability who wishes to occupy them.

Please refer to the draft policy document to see the full priority order for newly built social homes on High Road West.

Why is the Council proposing this?

This proposal would support the Council's aim to ensure that residents who are affected by the scheme are able to move to a new home on High Road West with minimum disruption and with a fair prioritisation system. While the Council intends to keep temporary moves to a minimum, it will be necessary for some residents to move twice in order to accelerate the delivery of the scheme, which will help residents to get a new home faster. This proposal ensures that those residents can move to a new home as soon as it is ready. It also supports the principle of maintaining the continuity of the existing community living in each block.

What were the alternative options?

The Council could choose to prioritise secure and assured tenants living in later phases of the scheme over non-secure tenants whose homes are required for demolition at an earlier stage. This would increase the number of tenants who would need to make temporary moves prior to their new home becoming available, and this is therefore not considered a desirable or viable option.

In the event that more homes are available within a particular phase after the first rehousing needs have been met, the Council could also choose to prioritise households on the housing register over residents in subsequent blocks. However, this would not achieve the Council's primary aim of protecting the stability of the existing community and ensuring that the scheme delivers benefits to existing residents by providing a timely move to their new home.

Question 3:

Do you agree with this priority order?

Yes

Yes

No

No

Question 4:

What are the reasons for your answer?

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Additional questions

Question 5:

Do you have any other comments about the draft High Road West Local Lettings Policy?

Question 6:

Name:

Address:

.....

.....

Are you:

a: Council secure tenant on the Love Lane Estate ☐

b: Non-secure tenant in temporary accommodation on Love Lane Estate ☐

c: Council secure tenant **NOT** on Love Lane Estate ☐

d. Non-secure tenant in temporary accommodation **NOT** on Love Lane Estate ☐

e: Other ☐

Please state:

Question 7:

Are you currently on the Council's housing register? ☐ Yes ☐ No

Thank you for completing this questionnaire.

Please return your completed consultation pack by posting it using the envelope provided. There is no need to provide a stamp, postage is already paid.

Please also note that if you would like to comment on the draft Equalities Impact Assessment you can contact the team using the details within the 'Have your say' section of the 'Consultation Information Leaflet'.

Equalities Monitoring Form

Collecting, analysing and using equality and diversity information helps us to understand how our policies and activities are affecting various sections of our communities and helps us to identify any inequalities that may need to be addressed.

We will be grateful if you could complete and return this form. The information you provide on this form will be held in the strictest confidence and only be used for the purpose stated above.

The information collected as part of this form will be processed separately from any personal information.

1. Age

Please tick one box

- | | | | |
|---------------------------------------|--------------------------------|--------------------------------------|--------------------------------|
| <input type="checkbox"/> 16 and under | <input type="checkbox"/> 17-20 | <input type="checkbox"/> 21-24 | <input type="checkbox"/> 25-29 |
| <input type="checkbox"/> 30-44 | <input type="checkbox"/> 45-59 | <input type="checkbox"/> 60-64 | <input type="checkbox"/> 65-74 |
| <input type="checkbox"/> 75-84 | <input type="checkbox"/> 85-89 | <input type="checkbox"/> 90 and over | |

2. Sex

Please tick the box that best describes you

- ☐ Male ☐ Female ☐ Prefer not to say

3. Disability

Under the Equality Act 2010, a person is considered to have a disability if she/he has a physical or mental impairment which has a substantial and long-term adverse effect on her/his ability to carry out normal day-to-day activities, which has lasted or is expected to last for at least 12 months.

Q1. Do you have any physical or mental health conditions or illnesses?

- ☐ Yes ☐ No

Q2. Has this lasted, or is it expected to last, for 12 months or more?

(Complete only if you have answered **YES** to Q1)

- ☐ Yes ☐ No

Q3. Do any of your illnesses or conditions reduce your ability to carry out day to day activities?

(Complete only if you have answered **YES** to Q2)

- ☐ Yes a lot ☐ Yes a little ☐ Not at all

4. Ethnicity

Please tick the box that best describes your ethnic group

White

- ☐ English / Welsh / Scottish /
Northern Irish / British
- ☐ Irish
- ☐ Gypsy or Irish Traveller

Mixed

- ☐ White and Black African
- ☐ White and Black Caribbean
- ☐ White and Asian
- ☐ Other (please specify) _____

Black or Black British

- ☐ African
- ☐ Caribbean
- ☐ Other (please specify) _____

Continued overleaf 

White Other

- ☐ Greek/Greek Cypriot ☐ Turkish/Turkish Cypriot
☐ Kurdish ☐ Gypsy/Roma
☐ Other (please specify)

Asian or Asian British

- ☐ Indian ☐ Pakistani
☐ Bangladeshi ☐ Prefer not to say
☐ East African Asian
☐ Chinese
☐ Other (please specify)

Any other ethnic background

- ☐ Other (please specify)

5. Religion

Please tick as appropriate

- ☐ Christian ☐ Muslim ☐ Jewish ☐ Buddhist ☐ Hindu
☐ Sikh ☐ Rastafarian ☐ No Religion ☐ Prefer not to say
☐ Other (please specify):

6. Gender reassignment

Does your gender differ from your birth sex?

- ☐ Yes ☐ No ☐ Prefer not to say

7. Sexual orientation

Please tick the box that best describes your sexual orientation

- ☐ Heterosexual ☐ Bisexual ☐ Gay man ☐ Lesbian woman
☐ Prefer not to say ☐ Other (please specify):

8. Pregnancy and maternity

Please tick one box

Are you pregnant?

- ☐ Yes ☐ No

Have you had a baby in the last 12 months?

- ☐ Yes ☐ No

9. Marriage and Civil Partnership

Please tick the box that best describes you

- ☐ Single ☐ Married ☐ Co-habiting ☐ In a same sex civil partnership
☐ Separated ☐ Divorced ☐ Widowed

10. Refugees and Asylum Seekers

Are you?

- ☐ A Refugee ☐ An Asylum Seeker

What country or region are you a refugee/asylum seeker from?

11. Language

Please tick the box that best describes your language

- ☐ Albanian ☐ Arabic ☐ English ☐ French ☐ Greek
☐ Polish ☐ Portuguese ☐ Somali ☐ Spanish ☐ Turkish
☐ Other (please specify):