

# High Road West Local Lettings Policy

## 1. High Road West scheme

- 1.1. High Road West is a once in a lifetime opportunity and will bring wide reaching improvements to the local area, delivering what the community have told us are their priorities. Priorities such as providing much needed new high-quality homes including council homes, new jobs, new and improved community facilities, employment space, as well as enhanced green and open spaces.
- 1.2. The scheme will also see £10 million of social and economic investment into the local community, and provide opportunities for residents to benefit from education, employment, and training.
- 1.3. The High Road West masterplan, which was agreed by the Council's Cabinet in 2014 following consultation with residents and the wider community, includes the Love Lane Estate. To deliver the scheme, residential blocks on the Love Lane Estate and other properties within the High Road West masterplan area which are residential or part residential will need to be demolished.

## 2. The need for a Local Lettings Policy

- 2.1. The Council is committed to ensuring a fair and equal borough – and are clear that when any part of Haringey is being redeveloped the residents in that area are an integral part of that neighbourhood's future.
- 2.2. The Council has made long-standing commitments to secure and assured tenants on the Love Lane Estate ("the Estate") regarding their future rehousing options including the right to a new Council home within High Road West if they wish.
- 2.3. As some tenants and leaseholders have chosen to relocate since the approval of the masterplan, there is now a substantial number of non-secure tenants living in temporary accommodation on the Estate. Many of these residents have lived on the Estate for over five years and have established links within their community.
- 2.4. These non-secure Council tenants will be affected by the scheme and need to be rehoused. Without a Local Lettings Policy, under the terms of Haringey's Housing Allocations Policy (2015), these non-secure tenants would maintain their existing housing priority and would be likely to be rehoused in temporary accommodation off the Estate.

- 2.5. In order to promote a strong and stable community through maintaining the existing community on the Estate and within the masterplan area, the Council is proposing to prioritise eligible non-secure tenants in temporary accommodation both on the Estate and within the wider High Road West area, whose homes need to be demolished, for the new homes which will be built as part of the scheme, in addition to secure and assured tenants.
- 2.6. Non-secure tenants in temporary accommodation will not have additional priority for any other social homes outside of the Estate. This Local Lettings Policy applies solely to new Council homes made available as part of the High Road West scheme. If they wish to do so, non-secure tenants will be able to bid for properties elsewhere under the Council's Choice Based Lettings System. It should be noted that the tenant will maintain their current priority position on the Housing Register. If they decide to accept an offer of social housing elsewhere, such residents will no longer be eligible for rehousing under this Local Lettings Policy to new homes built in High Road West.
- 2.7. 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.

### **3. Eligibility**

- 3.1. The High Road West scheme will require the demolition of residential and part-residential properties both on the Estate and elsewhere within the masterplan area. The Local Lettings Policy will apply to secure tenants, assured tenants and non-secure tenants in temporary accommodation who live in the residential parts of any of those properties and who meet the eligibility criteria set out in this section.
- 3.2. This policy applies to eligible non-secure tenants in temporary accommodation in the masterplan area irrespective of their landlord, provided that they have been placed there by the Council under its homelessness duties.
- 3.3. For non-secure tenants in temporary accommodation to be eligible, the applicant will need to:
  - Have been accepted as homeless by the Council AND have lived within the masterplan area in a property requiring demolition for at least 6 months immediately prior to the publication of the Council's Landlord Offer document (The publication date of the Landlord Offer is currently scheduled for summer 2021)

- Remain resident in the masterplan area OR any alternative accommodation provided at the time at which properties become available AND
  - Have a continued homelessness duty accepted by the Council: those who voluntarily leave their temporary accommodation or to whom the Council's duty ends will no longer be eligible for an offer
- 3.4. In regard to the second bullet under 3.3, this would ensure that any eligible tenants who are placed in alternative temporary accommodation outside of the masterplan area by the Council following publication of the Landlord Offer would retain their eligibility and right to return. While most tenants are likely to stay in their existing property until the new homes are available for let, the Council may need to move a limited number of residents, for the following reasons:
- 3.4.1. To allow their existing home to be demolished and the development to take place, assuming that a new home which meets their rehousing needs is not yet available for let, or
- 3.4.2. Where their temporary accommodation becomes unsuitable during the intervening period, for example critical or serious medical need or to alleviate serious overcrowding.
- 3.5. All tenants will need to continue to meet the eligibility and qualifying criteria under the Council's Housing Allocations Policy (as updated from time to time) throughout the period from the adoption of this Local Lettings Policy up to the point of their rehousing, whether in the High Road West scheme or elsewhere.
- 3.6. To be granted a secure tenancy, the applicant must be an existing named tenant. Other household members will not be entitled to their own tenancy in a new home in High Road West, save under exceptional circumstances.

#### **4. Rehousing process for High Road West**

- 4.1. The delivery of the High Road West scheme will involve the demolition of existing housing and its replacement with new housing on a phased basis.
- 4.2. The phasing approach means that a first phase of new housing will be built which residents can move into in advance of their former homes being demolished. New homes will then be built on the newly demolished area, which the next phase of rehoused tenants can move into. This happens on a 'rolling' basis until all residents are successfully rehoused.
- 4.3. In certain situations, it may not be possible to achieve a single move to the new property, and it may be necessary to move a resident temporarily in order to gain vacant possession of housing required for demolition.

## **5. Priority for newly built social homes in High Road West**

- 5.1. The prioritisation system for newly built social home lets within each phase will generally work as follows:

Priority 1 – Any tenants who have had to be temporarily rehoused for their home to be demolished to allow the development to take place, and remain eligible as set out in section 3, in order of their tenancy start date

Priority 2 - Secure and assured tenants living in the next block(s) required for demolition, in order of their tenancy start date

Priority 3 – Non-secure tenants living in temporary accommodation in the next block(s) required for demolition (or who previously lived in such block(s) but have been rehoused outside the masterplan area: see 3.4.2 above), in order of the date at which the Council accepted a rehousing duty towards them

Priority 4 – Households in the subsequent block(s) required for demolition, in line with the order of prioritisation in 2 and 3

Priority 5 – Households on the Housing Register and not living in a property required for demolition under the scheme.

- 5.2. The Council may depart from this prioritisation order in exceptional circumstances, for example in a situation where evidenced critical medical need may justify higher priority to be given to a tenant within the masterplan area who would otherwise fall under a lower priority banding.
- 5.3. Where new homes are adapted for people with a disability, such homes will be ring fenced to those specific residents who live in a property in the masterplan area requiring demolition. If there are adapted homes left over after the allocation to eligible residents, the homes will be allocated to applicants on the Housing Register. Such homes will not be allocated to general needs applicants unless it is demonstrably the case that there are no households which include someone with a disability who wishes to occupy them.
- 5.4. Households will initially be entitled to bid for a new home in the scheme on the basis of the priority provided by this policy. The Council reserves the right to make direct offers to households who either have already been temporarily rehoused off the Estate or have not successfully bid for a new home by the date 12 months before the Council expects to require vacant possession of their existing home. If such a tenant, refuses a direct offer of a new home in the scheme, then the Right to Return or Remain will no longer apply. These tenants will no longer have priority under this Local Lettings Policy.

- 5.5. An Equalities Impact Assessment (EqIA) has been produced for the High Road West Local Lettings Policy and is appended to the Cabinet decision of July 2021. Hard copies are available on request.

**6. Relevant policies**

- [Love Lane Secure Tenant Guide \(2014\)](#)
- [Housing Allocations Policy \(2015, revised 2017 and 2018\)](#)
- [Estate Renewal Rehousing and Payments Policy \(2016, revised 2017\)](#)