


Haringey Council

Request for approval, under delegated authority, for Haringey Council to participate in 'Housing Moves', the Mayor of London's Pan London Housing Mobility Scheme.

Report Title: 'Housing Moves' – Pan London Housing Mobility Scheme	
Report of: Beverley Faulkner, Housing Assessments & Lettings Manager Tel: 0208 489 4362 E-mail: Beverley.faulkner@haringey.gov.uk	
Report approved by: Phil Harris, Deputy Director for Community Housing Services Signed:  Date: 28 March 2013	
Ward(s) affected: All	Report for: Delegated authority
1. Purpose of this report 1.1 In 2012, the Mayor of London introduced a pan London mobility scheme 'Housing Moves' to enable social tenants in London to relocate to other parts of the capital. 1.2 All London boroughs have been invited to join the 'Housing Moves' scheme in order to offer social housing tenants more opportunities to move than are available through mutual exchange and the Homeswapper scheme. 1.3 The purpose of this report is to seek the approval, under delegated authority, of Haringey's participation on the 'House Moves' scheme.	

2. State link(s) with Council Priorities and actions and / or other Strategies

- 2.1 Haringey's Housing Strategy 2009-19
- 2.2 Haringey's Homelessness Strategy 2008-11
- 2.3 Haringey's Housing Allocations Policy 2011

3. Recommendation

- 3.1 It is **recommended** that the Cabinet Member for Housing and the Director of Adult & Housing Services approve Haringey's participation in 'Housing Moves', the Mayor of London's pan London housing mobility scheme.

4. Reasons for recommendation

- 4.1 'Housing Moves' offers the opportunity for Haringey's social housing tenants to relocate to other parts of London, closer to their employment and/or family members who require care.
- 4.2 As Haringey will only be expected to import the same number of social housing tenants that it exports, its participation in the 'Housing Moves' scheme will have no impact on the Council's ability to meet local housing need.
- 4.3 Tenants moving into the borough will have to demonstrate a need to move to the area, and their eligibility for assistance will be subject to robust verification.

5. Other options

- 5.1 The Council could consider declining the invitation to join Housing Moves but there is no benefit in doing this and it would place an unnecessary obstacle in the path of tenants who wish to relocate elsewhere in the capital.

6. Background

- 6.1 In 2012, the Mayor of London unveiled 'Housing Moves', a new pan London housing mobility scheme that aims to assist social housing tenants in London to relocate to other parts of the capital. All council and housing association tenants can apply providing that they have a secure or assured tenancy.
- 6.2 Priority is given to the following groups:
- Tenants who are willing to downsize from a property with more bedrooms than they need
 - Tenants in work or on a recognised training scheme
 - Tenants who want to move to give care.
- 6.3 Tenants apply directly to 'Housing Moves' and once they are registered are able to view and bid for properties on the Housing Moves website.
- 6.4 Staff in Community Housing Services will be responsible for selecting which properties to contribute to the scheme and for verifying the circumstances of both tenants moving out of the borough and those moving in. A comprehensive training programme is provided by the Greater London Authority.
- 6.5 Boroughs taking part are asked to contribute 5% of their voids as defined by the Housing Moves policy to the scheme. The definition is as follows:
- Borough lets to borough stock minus transfers and successions, plus borough nominations to other social landlord stock, minus transfers and successions, over a given year.*
- 6.6 Properties are contributed on a quarterly basis and reflect an even spread of bedsizes.
- 6.7 Based on historical lettings activity, it is anticipated that Haringey will be required to contribute 40 - 50 homes a year and that the majority of these will be one and two bedroom homes, since these account for the greatest proportion of lettings.
- 6.8 Haringey will only be expected to import the same number of tenants as are successfully exported via the scheme and this will be monitored quarterly.
- 6.9 Although Haringey's Housing Allocations Policy includes the Council's position on choice based lettings, it is not inclusive of the pan London choice based lettings scheme and pending the review of the Policy in Autumn 2013, authority is sought to participate in the Housing Moves scheme from 1 April 2013.

7. Chief Financial Officer Comments

7.1 If this report is approved, it is estimated that up to 50 units of permanent housing will be available for the mobility scheme each year. There will be initial set up costs of up to £5,000, for which there is provision and will be chargeable to the HRA.

It is not anticipated that there will be any running costs for the scheme, any removal expenses that may be available for vulnerable clients will be contained within existing HRA budgets.

8. Head of Legal Services Comments

8.1 The Council's participation in the Housing Moves Scheme would involve the allocation of housing under Part VI Housing Act 1996. Such allocations have to be in accordance with the Council's Allocations Policy and so the Policy will have to be amended to reflect this change.

8.2 Statutory delegated authority lies with the Deputy Director for Community Housing Services to approve participation in the Scheme and to amend the Allocations Policy accordingly, pending the full review in Autumn 2013.

8.3 This addendum to the Allocations Policy should be publicised e.g. on the Council's website.

9. Equalities & Community Cohesion Comments

9.1 The Council has a statutory duty to promote equality and diversity and foster good relations between all communities.

9.2 Minority and disadvantaged groups have a higher than average dependence on affordable housing and increasing housing options will therefore be beneficial for those groups in helping to meet housing needs and aspirations.

9.3 Equalities are a central thread throughout the Council's Housing Strategy and many of the indicators have equalities impact. Equality impact is considered alongside the delivery of services to ensure all residents receive the same standard of services.

10. Use of Appendices

None

11. Local Government (Access to Information) Act 1985

There is no information contained in this report which is exempt from public viewing.

12. APPROVAL UNDER DELEGATED AUTHORITY

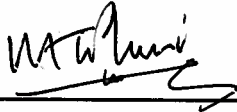
I have read the contents of this report and I support and approve Haringey's participation in the 'Housing Moves' pan London housing mobility scheme.



Signed: _____

Date: 8th April 2013

**Councillor John Bevan
Cabinet Member for Housing**



Signed: _____

Date: 9th April 2013

**Mun Thong Phung
Director of Adult & Housing Services**

