Welcome

This marks the first issue of the new look Landlord’s Newsletter which will be published three times a year.

The newsletter will bring you the latest news and information about working with Haringey Council.

If you have any ideas for future newsletters, any comments, questions or concerns please email us at homefinderprocurement@haringey.gov.uk

Tottenham Regeneration

With nearly £1 billion of investment already committed, regeneration plans are gathering pace and work on Tottenham Hotspur’s 56,000-seater stadium-led development has already started, with one of the capital’s largest supermarkets set to open next year.

As part of the regeneration up to 10,000 new quality homes will be built and over 5,000 jobs created as well as better transport links, leisure facilities and business workspace.

“This plan sets out an ambitious and deliverable vision for making Tottenham better for everyone” Sir Stuart Lipton, Mayor of London’s Tottenham Champion

In this issue

Introducing Cllr. Strickland, New cabinet member for housing
INTRODUCING COUNCILLOR ALAN STRICKLAND, CABINET MEMBER FOR REGENERATION AND HOUSING

I’ve been really excited to start my new role as cabinet member responsible for housing, which builds on the work I’ve been doing for the last three years on regeneration across Haringey.

Since being elected in 2010, I’ve worked to bring forward positive regeneration schemes in our borough – and better housing is clearly a key part of what we want to achieve.

The scale of our ambition for Haringey is clear – especially in Tottenham where we have a once-in-a-generation chance to bring real improvements to our community.

Under our plans, we’ll be bringing thousands of new homes to the area and I’m looking forward to working with you as we bring the change residents have told us they want to see.

I’d be interested to hear your feedback on the issues that matter to you. To get in touch, come along to one of my monthly surgeries at Wood Green Library or email alan.strickland@haringey.gov.uk

Home Finder Scheme – Celebrating success

Since the launch of Haringey Council’s Home Finder scheme several years ago, we have constantly strived to improve the scheme both in terms of incentives and service to our landlords.

Despite challenging market conditions we have secured over 192 Home Finder tenancies since January this year, and are well on our way of achieving the projected target of 280 tenancies by the end of 2013.

Core to the Home Finder scheme’s success is the level of sustainment offered to both landlords and tenants throughout the life of the tenancy.

During the initial 2 year fixed term the Home Finder scheme has had a very high tenancy success rate; this is testament to the dedication of the team to resolve potential issues that could lead to tenancy failures.
Key to this success is the role of the Housing Benefit Liaison Officer that sits within the Home Finder team. This officer has direct access to Haringey’s housing benefits staff to expedite cases when required. In addition each letting officer within the team have detailed housing benefit knowledge to advise landlords and tenants.

Furthermore all Home Finder clients are required to attend a half day tenancy training course which outlines their responsibilities as set out within the tenancy agreement and a general overview on being a good tenant. It is this approach to long term tenancy sustainment which has made the Home Finder scheme a success. Further information on the scheme can be found on our web page www.haringey.gov.uk/letting

Haringey and the Private Rented Sector

The census data from the 2011 census has now been analysed and published. The population of Haringey on the night of the census in 2011 was 254,900 a growth of 38,390 from 2001.

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<th>Year</th>
<th>% of Households in Private Rented Accommodation</th>
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<tbody>
<tr>
<td>2001</td>
<td>23.9%</td>
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<tr>
<td>2011</td>
<td>31.5%</td>
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66.5% since 2001 in private renting across the borough.

The Council currently has approximately 2900 homeless households waiting for either social or privately rented accommodation.

Along with the census data and internal Council led research we are trying to understand and predict the future for the Council's Housing Service and how the rising demand for privately rented accommodation will impact on Council need and its resources.

A presentation given by Steve Russell Housing Improvement Team Manager will give further insight into the census data and the likely impact.

Landlords - We want your property!

- £2000 Cash Incentive
- Direct HB Payments
- Tenancy Sustainment

For further information on the Home Finder Scheme contact us on 020 8489 2730 or email homefinderprocurement@haringey.gov.uk
Universal Credit (UC) is a new benefit that will merge 6 benefits into one. The aim is to simplify the system and ensure people are better off in work and help them to become more independent. These benefits are:

- Income-based Jobseeker’s Allowance
- Income-related Employment and Support Allowance
- Income Support
- Working Tax Credit
- Child Tax Credit
- Housing Benefit

At the moment only four pilot areas around Manchester which are Ashton under Lyne, Wigan, Warrington and Oldham are operating the scheme. There has been no published change to the October 2013 national launch of UC in Hammersmith (in London), Rugby, Inverness, Harrogate, Bath and Shotton but these will be staggered into 2014. The Governments aim is to complete the rollout by 2017. It is not know when the scheme will begin in Haringey.

UC will be available to people who are in work and on low income as well as to those who are out of work. The amount of UC awarded will depend on the claimant’s income and savings.

The amount paid can increase and decrease depending on the claimant’s earnings.

It will be paid once a month to the claimants Bank, Building Society or Post Office account. If both the claimant and their partner are receiving these benefits, then this will change to a single payment for the household. The weekly benefit cap rates of £350 for single claimants and, £500 for couples, families and lone parents will still apply to UC. It is the claimant’s responsibility to budget and pay the rent from UC and any other income they receive.

There may be some circumstances when the rent payment can be made direct to the landlord but these are yet to be published.

Jobcentre Plus will administer UC. It is expected that UC claims and change of circumstances will be made online. The Government is putting together a framework to support claimants who may need additional support to submit their UC claim.

Once the application is made, the claimant will have to attend a face-to-face interview. One of the basic requirements of UC eligibility is for the claimant to accept a ‘claimant commitment’. This is a tailored agreement on the types of required work-related activities and the hours per week the claimant should be engaged in such activity.

There are a number of organizations who may be able to provide more support. e.g. Citizens Advice Bureau, Law Centres, Age UK, Macmillan, Gingerbread, Shelter, Scope/Dial Network, IncomeMax, Turn2us, Disability Rights UK.

Universal Credit helpline is
Telephone: 0845 600 0723
Textphone: 0845 600 0743
Website: https://www.gov.uk/universal-credit