

Neighbourhood Moves Scheme

The Neighbourhood Moves Scheme was approved by Haringey's Cabinet on 9 February 2021 following a 6-week consultation.

Introduction

The Estate Renewal Rehousing and Payments Policy (ERRPP) sets out the Council's offer to secure tenants and residential leaseholders whose homes need to be demolished as part of proposals to deliver new homes. It seeks to guarantee that they will be able to benefit from the new homes being delivered.

This Neighbourhood Moves Scheme is intended to extend the benefits of new homes to those living near them, by giving priority for newly delivered Council rented homes to existing Secure Tenants in the local area.

This Scheme will by default apply to all developments where four or more newly built homes are either being acquired or directly delivered by the Council for letting at Council rent unless a Cabinet decision is made to exclude a particular development and/or to consult on and approve an alternative Local Lettings Plan. It will however apply to homes that remain unallocated after completion of an alternative Local Lettings Plan.

Eligibility for Neighbourhood Moves Scheme

Applicants in all groups will need to be on, or make an application to join, the Housing Register as properties will only be offered according to assessed Housing Need, and applicants' place on the Housing Register may be used to assess priority order if there is a tie within a Group or sub-group. Where a household does not have any current Housing Need (Group 2d), they will be unable to join the Housing Register: their application will therefore be assessed against the Scheme criteria below and if successful they will be added to the waiting list for specific new homes. They will be prioritised for these new homes based on their tenancy start date.

Local existing Secure Tenants in Group 2 will be eligible for this Scheme where they meet the following criteria:

- The tenant must hold a secure tenancy with Haringey Council which is not in supported housing and held in their own name.
- The tenant must have lived at their current address for at least 12 months prior to the date estimated for completion of the development at the time at which tenants are invited to apply under this Scheme (see "Administration" below).
- The tenant must have made an application to join the Housing Register which has been assessed by the anticipated date of allocation.

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- The tenant will be required to hand back the keys and give vacant possession of their existing home on taking up an offer of a new home through this Scheme.
- The tenant must not have caused anti-social behaviour or committed any other tenancy breach which has warranted a Notice of Seeking Possession in the last 12 months or where a Notice to Quit, or legal action is being taken. Notices of Seeking Possession may be disregarded if they have been withdrawn or expired or if there are exceptional circumstances.
- Tenants will only be allowed to join the Scheme if they have less than one month's rent arrears unless there are exceptional circumstances. Arrears caused by delays in the payment of Housing Benefit may be disregarded.

Tenants whose homes have been, or are to be, demolished in order to build new homes (Group 1) will be eligible for this Scheme once a formal Council decision has been made to implement an estate renewal project following a statutory section 105 resident consultation and a decision has been given to award Band A rehousing status, unless the Council decides to make 'early offers' to tenants or leaseholders prior to this decision formally being made.

Priority for new homes

Applicants will be given priority for new homes in the area in the order set out on the next page, with Group 1 having the highest priority. Where there is more than one household in a group or sub-group, priority will be given to the tenants with the highest position on the housing waiting list where applicable, and then to the tenant with the longest current tenancy. Priority for all remaining homes (i.e. within Group 3) will be as otherwise set out in the Housing Allocations Policy.

Tenants will not be permitted to bid for homes larger than their assessed housing need unless there are exceptional circumstances or where they are under-occupying their current homes and bidding for properties smaller than the home they currently occupy. Under-occupying tenants will only be allowed to retain one spare bedroom.

Any homes which are wheelchair accessible, on the ground floor, or have any other facilities linked to need will only be allocated to household with those specific needs. This means that where there is no one with these needs in a Priority Group, these homes will be available to the next highest Priority Group where someone meets these needs.

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Group 1: Secure Council tenants whose existing homes are to be demolished to build new homes

Priority within this Group will be given based on the location of homes being demolished and in the following order:

- a) Firstly, to tenants whose homes are being demolished in order to build the new Council homes being offered, or whose homes are being demolished as part of the same estate renewal scheme, then
- b) To tenants whose homes are being demolished to build new Council homes in the same ward, then
- c) To tenants whose homes are being demolished to build new Council homes in a neighbouring ward.

Tenants who have already moved as part of an estate renewal scheme will not be eligible to move again under this Scheme unless their previous move was to allow the new homes being offered on the same development to be built and are returning under a “Right to Return”.

Group 2: Secure Council tenants living on the same estate as the new housing development or within a 250-metre radius of the new housing or on a nearby estate with at least one home within this boundary

Priority within this Group will be given in the following order:

- a) tenants who are currently under-occupying their home, and bidding for a smaller home than they currently occupy, in order of the net number of bedrooms they will be releasing, and then by their place on the housing register, then
- b) tenants who are currently over-crowded in order of the net number of additional bedrooms they require, and then by their place on the housing register, then
- c) tenants on the Housing Register in order of their place on the housing register, then
- d) other tenants who are adequately housed, in order of their tenancy start date.

Group 3: All other households on the Housing Register

Any remaining properties will be let in accordance with the general Housing Register.

Distance from the development

The distance from the development will be determined by a central point of any individual buildings, to the location of the tenant's home as set out in the Eastings and Northings for that property on the Council's property database. Nearby estates will be deemed to be any estate where at least one home is within 250 meters of the designated central point of the new building(s) as above.

This Scheme only applies to the first let of each new home. Re-lets of each property, and the letting of the successful applicant's former home will be allocated in line with the Housing Allocations Policy.

Administration

The Council will produce a redline map showing which homes it considers to be eligible and contact the eligible tenants at least six months before the estimated date for completion of the development to invite them to make a Housing Register application. At the Council's discretion, however, where the number of homes to be allocated is small and the number of prospectively eligible tenants large, this contact will initially request a response intended to identify whether the tenant would be likely to have priority within the Scheme, and invitations to make a full application will be restricted to an appropriate number of those with an identified higher Scheme priority.

Following the closing date for applications, applications will be reviewed. Where appropriate following that review – where applicants with priority under the Scheme can clearly be matched to available homes - new homes will be allocated using Direct Lets. Otherwise, new homes will be allocated using Choice Based Lettings. Households who are unable to join the register because they are adequately housed will be offered any remaining homes by Direct Let.

The Council will advise eligible tenants of the date the properties are advertised where Choice Based Lettings is used.

Existing Local Lettings Plan and recent Purchases

Broadwater Farm Local Lettings Plan

This Scheme will not replace the existing Broadwater Farm Local Lettings Plan which gives former tenants of Tangmere and Northolt a Right to Return to the new replacement homes. This Scheme will therefore only apply to the Broadwater Farm replacement homes once the Right to Return has been honoured for those who wish to return.

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500 White Hart Lane

This property was acquired by the Council with the intention of giving priority to secure tenants on Love Lane estate whose homes are to be demolished. Homes on this development will not be formally allocated through this Neighbourhood Moves Scheme. However, these homes will be allocated by direct let to Love Lane and any other secure tenants on estate renewal schemes in the same or a neighbouring ward, and then to secure tenants within 250m who have been accepted onto the housing register at the date the Scheme has received Cabinet approval, in the priority order as set out in the Scheme.

Discretion

This policy cannot cover every eventuality and the Council reserves the right to make offers outside of the Scheme in exceptional circumstances.