

HIGH ROAD WEST DRAFT LOCAL LETTINGS POLICY

February 2021



Image credit: Pollard Thomas Edwards
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HIGH ROAD WEST

DRAFT LOCAL LETTINGS POLICY

1. High Road West scheme

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.

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.

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

As a council we are 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.

The Council has made long-standing commitments to secure tenants on the Love Lane Estate regarding their future rehousing options including the right to a new Council home within High Road West if they wish.

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 Love Lane Estate. Many of these residents have lived on the Estate for over five years and have established links within their community.

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 (2018), these non-secure tenants would maintain their existing housing priority and would be likely to be rehoused in temporary accommodation off the Estate.

High Road West Local Lettings Policy

In order to promote a strong and stable community through maintaining the existing community on Love Lane Estate and within the masterplan area, the Council is proposing to prioritise eligible non-secure tenants in temporary accommodation both on the Love Lane Estate and within the wider High Road West masterplan 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.

Non-secure tenants in temporary accommodation will not have additional priority for any other social homes available in the borough. This Local Lettings Policy applies solely to new Council homes available as part of High Road West. 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 on High Road West.

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

The High Road West Scheme will require the demolition of residential and part-residential properties both on the Love Lane Estate and elsewhere within the masterplan area. The Local Lettings Policy will apply to the following tenants who live in the residential parts of any of these properties and who meet the eligibility criteria set out in this section:

- secure tenants;
- assured tenants; and
- non-secure tenants in temporary accommodation.

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.

For non-secure tenants in temporary accommodation to be eligible, the applicant will need to have been accepted as homeless by the Council AND to have lived within the masterplan area in a property requiring demolition for at least 12 months prior to the publication of the Council's Landlord Offer document AND to remain resident in the masterplan area at the time at which properties become available. (The publication date of the Landlord Offer is currently scheduled for summer 2021).

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.

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

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.

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.

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.



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

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 1, 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, 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.

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.

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 enhanced priority under this Local Lettings Policy.

The Council may depart from this policy in exceptional circumstances including in response to specific housing needs.

An Equalities Impact Assessment (EqIA) for the draft High Road West Local Lettings Policy is currently in development. This will be informed by the findings of the consultation and reviewed in detail, to be considered by Cabinet alongside the final policy. Please visit <https://tottenham.london/HRWconsultation> to read the draft EqIA. Hard copies are available on request.

If you have any questions about this draft policy or the draft EqIA – you can contact the team using the 'Have your say' details on the 'Consultation Information' found within this pack.

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)**