Agenda item:

[No.]

Cabinet   **On 16 November 2010**

Report Title: **New Housing Allocations Policy**

Report of: Niall Bolger, Director or Urban Environment

Signed:

Date: 3 November 2010

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Wards(s) affected: **All**   Report for: **Key Decision**

1. Purpose of the report

1.1   To inform the Cabinet of the results of a comprehensive consultation exercise carried out in relation to the review of Haringey's Housing Allocations Policy.

1.2   To provide Cabinet with details of the implementation arrangements in relation to the new Allocations Policy, including the introduction of an online re-registration of lower priority applicants between January and March 2011, with safeguards built in to support vulnerable applicants.

1.3   To seek Cabinet's approval of a new Housing Allocations Policy that prioritises applications on the basis of housing needs bands rather than housing points.

2. Introduction by Cabinet Member

2.1   We need to simplify the system (to assist people's understanding and ensure that it is perceived as being fair to all applicants) and we need to reduce the complexity and cost of administering the housing register.

2.2   The new Housing Allocations Policy will enable us to do this and to meet our statutory obligations, including those resulting from new regulations and case law.

2.3   I welcome the plans to introduce a 'banding' system and I am delighted that high priority will now be given to the transfer applications of Council tenants and housing association tenants who are willing to 'free up' family homes and specially adapted homes that they no longer need.

2.4   The three month consultation agreed by Cabinet in June 2010 has now concluded and I am pleased to see there is widespread stakeholder support for the new Housing Allocations Policy and the move from points to bands.

3.   State links with Council Plan Priorities and actions and/or other Strategies:

3.1   The new Housing Allocations policy will support the delivery of a number of key strategic objectives, including those related to housing, homelessness, domestic violence, regeneration, sustainable communities and community safety.

3.2   It will also support the Council's objective of improving housing conditions in the borough and it will help meet the following priorities in the Council Plan:

- **Priority 3** – "Encouraging lifetime well-being, at home, work, play and learning"'

  By allocating social housing stock in a fair and transparent manner, the Council will provide families and vulnerable households with the stability they need, making it easier for them to maintain their links with schools, healthcare professionals and support networks.

- **Priority 4** – "Promoting independent living while supporting adults and children When needed".

  By assisting planned move-on from temporary accommodation and supported housing schemes into settled social housing, the new Housing Allocations Policy will enable some of the borough's most vulnerable residents to plan their lives and work towards independent living.

- **Priority 5** – "Delivering excellent, customer focused, cost effective services".

  By targeting social housing towards those applicants who need it most and those who are willing to give up large and/or specially adapted homes that they no longer need, the Council will make best use of Haringey's social housing.

  As the new banding system will mean that applicants within each housing needs band will be prioritised in date order (and anyone moving up a band will be given a new 'effective date' that reflects the date they are awarded the higher priority), the Housing Allocations Policy will assist applicants' understanding and enable them to make informed decisions about their future housing. This will improve transparency and ensure that the service is more customer focused.

  By tackling under-occupation and making better use of specially adapted social housing, the Council will be able to make optimum use of the borough's social housing to meet the needs of those households that are in the greatest housing need, including families and people with disabilities whose social care and support needs may be met better and more cost effectively in social housing.

4. Recommendations

4.1 It is **recommended** that Cabinet:

(a) Affirms its earlier decision of 15 June 2010 to introduce a new Housing Allocations Policy, based on housing needs bands rather than housing points, with effect from January 2011;

(b) Notes the results of the extensive 3 months consultation exercise, carried out with a wide range of stakeholders between June and October 2010, which overwhelmingly supports the proposed changes to the way in which applications for housing are administered and prioritised – as set out in the Draft Housing Allocations Policy – including the use of housing needs bands, instead of points, as the basis for determining applicants' relative priority;

(c) Notes the results of the Equality Impact Assessment carried out;

(d) Notes and approves the proposed implementation arrangements, as set out in this report, including the plans for the re-registration of applicants in Bands C, D and E between January and March 2011;

(e) Approves the new Housing Allocations Policy 2011 (set out in **Appendix 2**) and authorises the Director of Urban Environment in consultation with the Cabinet Member for Housing to make further minor changes to the Policy (and to confirm the exact date of implementation) using their powers of delegated authority.

5. Reasons for recommendations

5.1 Every local authority has a statutory duty to publish its housing allocations policy.

5.2 Haringey's existing Housing Allocations Policy is extremely complex, difficult to explain and administer, prevents households from making informed decisions about their future housing, and makes only a limited contribution to the achievement of the borough's key strategic objectives.

5.3 A detailed review of the housing allocations policy has been carried out, taking into account the new staffing structure of Strategic & Community Housing Services, good practice, government guidance and recent court decisions.

5.4 At a Leader's Conference in October 2009, there was strong cross-party support for the use of housing needs bands (rather than housing points) and policy changes that will make it much easier for applicants to assess their housing prospects and make better, more informed decisions in relation to their options.

5.5 A revised Housing Allocations Policy was drafted and approved by Cabinet in June 2010 subject to a three months consultation with a wide range of stakeholders. This consultation is now complete and the outcome is set out in Section 14 of this report. This shows that there is widespread support for the new Allocations Policy, which moves away from points to housing needs bands.

5.6 The implementation of the proposed changes will simplify the administration of the Housing Allocations Policy, make it easier to explain decisions, and ensure that housing choices are clearly and precisely communicated to customers.

6.   Planned Implementation

6.1   There are three key elements to assist the planned implementation of the new policy. These are ensuring applicants are in correct bands based on their current points, re-registration of current applicants and ensuring that a comprehensive equality impact assessment is carried out which looks at the impact of the new policy on the diverse communities in the borough.

Housing Needs Bands

6.2   A critical element in implementing the new Housing Allocations Policy is to ensure that existing applicants on the housing register are placed in the correct housing needs band in accordance with the new policy. To assist this process, a detailed modelling exercise has been undertaken to determine the band into which each applicant will be placed.

6.3   The modelling exercise has shown that, based on the information available, there will be 394 applicants in Band A, and 3,725 applicants in Band B. In order to notify the remaining 16,566 applicants of their provisional banding (Band C, D or E) in January 2011, the modelling exercise will be completed in November 2010.

6.4   The modelling exercise for Bands A & B has been robust and is consistent with the previous estimates for these bands. Applicants in these two bands will be notified in December 2010 that they have been placed in these bands and will be able to continue bidding for properties in the normal way.

6.5   Applicants in Bands C, D & E will be notified of their provisional bands and asked to re-register between January and March 2011. Details of the re-registration process are set out below.

6.6   A number of changes have been made to the categories in each band as a result of the issues and concerns raised during the consultation. The revised categories in each band are set out in **Appendix 1.**

Re-Registration

6.7   Our highest priority applicants (Bands A and B) will not be required to re-register. They will be notified in December 2010 of the policy change and the impact this will have on their position on the housing register, based on the band they are in and their effective date instead of their number of points.

6.8   As explained in paragraph 6.3 above, the number of applicants in Bands A and B is currently 3,911. As most of these applicants are either in temporary accommodation provided by the Council or are council tenants seeking alternative accommodation (through a management transfer or the under occupation scheme), the Council already has sufficient information to determine the band into which these applicants should be placed. At this stage, therefore, these applicants will not be asked to re-register.

6.9   The remaining 16,566 applicants on the existing housing register will be required to re-register within the defined period, starting in January and ending on 1 April 2011. Each applicant will be notified of a provisional banding (C, D or E) based on the information currently held by the Council and will be asked to confirm that they wish to remain on the housing register and to complete the new application form. Applicants will have three choices for the completion of their form:

- **Use of the online application form via the Council's website**: applicants will be provided with the required details for this (including a secure PIN) and will be able to use public access computers in Council buildings for this purpose. The form will be available in community languages, and written guidance and support will be provided by local staff.

- **In person, by appointment, at designated Council offices**: applicants will be helped to complete the online application form. At Apex House, opening hours will be extended (to include evenings and weekends) to assist applicants who cannot attend during the day. Interpreters will be arranged as required.

- **At home, by appointment**: applicants whose mobility is restricted and who cannot attend an interview at one of the Council's offices will be visited at home by a member of staff who will help them complete the form. Interpreters will be arranged as required.

6.10   All correspondence will be in the appropriate language (where we have this information) or will be translated on request. In addition to the initial letter requiring re-registration, applicants will receive two reminders. Regular use will be made of Council publications and the website to advertise the re-registration exercise. An extensive communications plan has been developed to ensure that stakeholders and partners are informed and that they are able to help applicants to successfully complete the re-registration process.

6.11   During the re-registration period, applicants will not be able to bid for properties until their re-registration is completed. Applicants who do not re-register within the time period, or do not contact us in anyway, will have their applications cancelled. Under the Housing Act 1996 Section 167, applicants have the right of appeal against a decision to cancel their application but the re-registration arrangements have been designed to ensure that applicants are given every opportunity to re-register, with safeguards built in to support vulnerable clients. Appropriate arrangements to ensure widespread communication and the removal of any barriers to re-registration are planned.

6.12   During the preparation for the re-registration it will be necessary to limit new applications to join the register to high priority cases only. This is to ensure that routine applications using the paper form do not have to be processed at a time when workload will be very high. This restriction will apply for a period of up to a month, but has been planned to run over the Christmas/New Year period when demand is lower and to coincide with the regular, seasonal closure of the Home Connections choice based lettings scheme. During this period, all high priority applications will be registered, face to face, by housing staff.

7.   Summary

7.1   The review of Haringey's Housing Allocations Policy concluded that a housing needs banding system should be adopted in line with government guidance but with significant changes to the existing priorities, in line with the 'reasonable preference' categories set out in the legislation.

7.2   The main advantages of the proposed arrangements are that:

- They will end the complexity of having a variety of points for different categories and a situation in which a high number of points is the primary factor in determining whether or not someone is rehoused.

- The new Band A will include a relatively small number of applicants. Applicants with high levels of need (and those whose transfer to alternative accommodation will benefit the Council and/or free up a family home or a specially-adapted home) will be awarded the highest priority, based upon explainable and transparent criteria.

- Exceptional priority cases are likely to be housed more quickly.

- There is a clear and explainable distinction between Bands A & B.

- The new Band B will have a real relevance for applicants. It will also enable better planning and transparent decision making and hold the Council more accountable for the way in which it prioritises the allocation of its very limited supply of social housing

7.3 All homeless households in Band B will be housed in date order. Where they are able to remain 'homeless at home', their application will be placed in Band B (the same category as other homeless applicants), thereby removing the incentive for such households to move into temporary accommodation.

7.4 In October 2009, the Council introduced auto-bidding for highly-pointed homeless households living in temporary accommodation. This has already started to have an impact on the bidding behaviour of applicants and, when it is eventually rolled out to everyone who is living in temporary accommodation, it is likely to reduce the number of households who use the homelessness legislation as a route into social housing.

7.5 Following a Leader's Conference in Autumn 2009 where there was cross party support for the move from points to banding, a new policy was drafted and approved by Cabinet in June 2010 subject to a extensive three month consultation with a wide range of stakeholders.

7.6 This consultation has now concluded and details of this are set out in section 11 which confirm widespread stakeholder support for the new housing allocations policy which is seen to be fairer and more transparent.

8. Chief Financial Officer Comments

8.1 Although there will be some initial costs incurred in the course of changing the Housing Allocations Policy (including staff and IT costs), these will need to be contained within existing budgets.

8.2 In the longer-term, a simplified Housing Allocations Policy (together with the reduced number of households on the housing register, achieved through the proposed re-registration exercise and annual review of the housing register) may reduce the number of staff required to administer the housing register.

9. Head of Legal Services Comments

9.1 The Head of Legal Services has been consulted in the preparation of this report and makes the following comments.

9.2 The Council is under a statutory obligation to have an allocations scheme for determining priorities and for defining the procedures to be followed in allocating housing. Procedures include all aspects of the allocation process, including the people or descriptions of people by whom decisions are taken. The Council must allocate all housing in accordance with its allocations scheme and the allocations scheme must be compatible with the Council's Community Strategy.

9.3 Before adopting an allocations scheme or making an alteration to its scheme effecting a major change in policy, the Council must consult with every registered social landlord with whom it has a nomination arrangement and consider the comments received. In line with the code of Guidance registered providers were involved at an early stage.

9.4 Anyone likely to be affected by an alteration to the allocations scheme which reflects a major change of policy must be notified of it. Statutory guidance also recommends that in addition to notification, the Council should consider its wider duty to involve and should consult with those who are affected by or interested in the way social housing is allocated.

9.5 When making changes to its allocations scheme the Council must have regard to the statutory guidance on the allocation of accommodation and choice based lettings. The Council must take such steps as it considers reasonable to bring the effect of major changes to the policy to the attention of those likely to be affected within a reasonable period of time.

10. Equalities and Community Cohesion Comments

10.1 The Council has a statutory duty to promote equality and diversity and foster good relations between all communities. Greater transparency of the way in which it prioritises and allocates the increasing demands for its housing will assist it to demonstrate fairness and equality of opportunity.

10.2 The implementation of a banding system will benefit all qualifying applicants. It will positively contribute to equalities, diversity and social cohesion by increasing applicants awareness and knowledge of how the council's lettings policy operates. The lack of clarity of how the current system operates has led to misconceptions that allocations policies favour certain communities and groups, over others. The introduction of a more transparent system will help to demystify the lettings procedure and lead to an increase in individual's confidence that they are being treated fairly.

10.3 An Equality Impact Assessment (EIA) has been carried out to assess the impact the new policy will have on the diverse community in the borough.The EIA shows that the introduction of the new Housing Allocations Policy will unlikely to have any adverse impact on the allocation of social housing in the borough. A copy of the detailed EIA will be placed in the members library

10.4 It is recommended that an analysis of equal opportunities monitoring information reviewing the profile each band by equality group is carried out. This will allow the Council to identify whether giving preference by date order will create any significant imbalances or disadvantage any equality group. It is also recommended that ongoing equalities monitoring and analysis continues to be carried out to assess the impact of the new policy on all equality groups. It is noted that not all applicants with health, medical or disability related needs will

be allocated to the Band A category which will mean that the new policy will be clear for those applicants in relation to the priory awarded on these grounds.

10.5   It is recommended that the service continues to carry out equal opportunities monitoring in relation to the outcomes of the lettings procedure. This will contribute to public confidence in the new policy and assist the Council to demonstrate that it contributes to equality of opportunity in the allocation of its social housing.

10.6   A further specific Equalities Impact Assessment will be carried out to assess the impact of the re-registration process, particularly the introduction of the online registration process to ensure this does not disadvantage Black and Ethnic Minority households and vulnerable applicants

11.   Consultation

11.1   The consultation provided people affected by the change to Haringey's Allocations Policy wide and varied opportunities to ask questions and give feedback during the consultation.

11.2   It included all Councillors, partners such as Registered Providers; Homes for Haringey; housing support providers and their service users; voluntary sector organisations; equality groups and community groups and the general public

11.3   We used a range of mediums appropriate to the audience and ensured that we covered as many stakeholders as possible. This included:

- Newspapers – Haringey People, Homezone (Homes for Haringey's tenants and leaseholders newsletter), staff newsletters; Forum for Older People newsletter, special edition of Moving On magazine sent to everyone living in temporary accommodation and local press

- Haringey Council's website

- Presentations at Boards, including the Integrated Housing Board, Supporting People Partnership Board and the Transforming Social Care Board

- Discussion at Forums, including the Temporary Accommodation User Forum, the Area Assemblies and the Haringey Policy Network

- Workshops with support providers and with Council staff

- Consultation meetings with Elected Members

- Half day event for Council staff, stakeholders and consultative groups

- Stands at Customer Service Centres and Wood Green Shopping City

11.4 The table below summaries consultation activity

Activity	Number
Number of events held	49
People directly spoken to about policy	Approx 1500
Number of people in temporary accommodation who received Moving On magazine	3,500
Number of Homes for Haringey tenants and leaseholders who received Homezone newsletter	20,000
Emails/ Telephone calls	55

Feedback received from consultation

11.5 We have received feedback through a variety of methods, including emails and telephone calls, but most was captured during discussion at events and meetings.

11.6 Individual feedback centred on individuals wanting to know how the new Policy will affect them. We explained that, although we were unable to respond to such queries during the consultation, we would deal with them when we undertake the re-registration.

11.7 All of the comments received have been collated and assessed by the Housing Allocations Project Team to determine whether or not the Draft Policy needed to be amended. A response was given to everyone who provided comment.

11.8 Overall, the feedback has been very positive. The banding system is recognised as being fair and transparent and considerably less complex than the previous 48 points categories. The fact that the new Policy addresses strategic priorities such as under occupation, overcrowding and move-on from short term accommodation has also been welcomed.

11.9 The majority of the feedback related to:

- Local connection
- Move-on through the non-priority rent deposit scheme
- The need for a clear definition of 'vulnerable'
- Auto-bidding
- The need for clear procedures

11.10 Some consultees (particularly providers who work with vulnerable people) said it is essential that re-registration does not in any way disadvantage applicants. This has been taken on board and the comprehensive arrangements set out in Section 6 of this report have been developed in response to that feedback.

11.11 In response to the consultation, we are developing a communication and training plan to ensure that the move to the new system is as smooth as possible.

Conclusion

11.12   The consultation responses confirmed that the new Housing Allocations Policy is fair; easier to understand; and that it will help manage the expectations of people on the housing register by giving clear information about the likelihood of them being offered social rented housing.

11.13   Specific feedback on technical issues was welcomed as this will ensure that the Policy is robust and minimise challenges.

12.   Background

12.1   Haringey's existing Housing Allocations Policy is based on a points assessment and is delivered through a choice based lettings scheme, Home Connections.

12.2   It is not easy to fully explain the policy to applicants and, although there are now more than 20,000 households on Haringey's housing register, only about 20% of the households on the register have any real prospect of being offered the tenancy of a council or housing association home.

Review of the Housing Allocations Policy

12.3   The purpose of the review was to develop a clearer, fairer, simpler housing allocations policy that will give unequivocal and clear signals to our customers about their prospects of accessing social housing, improve applicants' understanding of their prospects of rehousing and be better aligned with the borough's strategic priorities.

12.4   However, it also has to comply with the requirements of Part VI of the Housing Act 1996 (as amended by the Homelessness Act 2002) which covers:

- Allocations of local authority housing to new tenants;

- Transfers requested by local authority tenants;

- Allocations of local authority housing to current tenants of registered social landlords (now known as "registered bodies");

- Nominations that the local authority makes to registered social landlords.

12.5   In order to comply with the law, Haringey's new Housing Allocations Policy must have a mechanism for determining different levels of housing need, allow for multiple needs to be identified, take account of government guidance and case law, and give reasonable preference to those that the government considers to be in greatest housing need. This includes:

- People who are homeless or owed a duty under the homelessness legislation;

- People who are overcrowded / living in unsanitary conditions;

- People who need to move on medical /welfare grounds; and

- People who need to move to avoid hardship.

12.6 Governance for the review of the policy was provided by a multi agency Project Board, comprising representatives from Strategic & Community Housing Services, Legal Services, and Homes for Haringey, the Citizens Advice Bureau and registered bodies.

12.7 The review considered and examined the structure of the points scheme, the relative merits of banding and points schemes, the information that housing applicants receive in relation to their housing prospects, and how the policy can best contribute to the achievement of the borough's key objectives. The outcome of this review was reported to members and agreed by cabinet in June 2010 subject to a three month consultation which has now been completed and also endorses the new policy.

12.8 The views of Members were also sought at a Leader's Conference held in October 2009 when they had the opportunity to participate in a prioritisation exercise and consider the merits of housing needs bands. A similar exercise was also carried out at stakeholder event in September 2010 which was well attended and supported the move away from points to bands.

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13. Service Financial Comments

13.1 The existing scheme is administratively complex and demands a very high amount of customer contact, in person, by phone and correspondence. The proposed changes to the housing allocations policy will begin to reduce this demand and they will lead to greater efficiency in the use of staff resources and produce better outcomes for customers.

13.2 These changes, together with last year's restructuring of Strategic & Community Housing Services, will improve productivity, increase flexibility and provide better value for money.

13.3 The cost of software updating is anticipated to be in the region of £70,000, this will be a one off cost. Additional maintenance costs will amount to £5,000 a year. These sums will be contained within existing budgets.

13.4 Any extra cost incurred in the development and implementation of the housing allocations policy will be contained within the existing budget.

14. Use of Appendices

- Appendix 1 – Revised banding categories
- Appendix 2 – Housing Allocations Policy 2011

15. Local Government (Access to Information) Act 1985

Appendix 1 – Revised Banding categories

Following consultation, the revised banding categories are as follows;

HOUSING NEEDS BAND 'A'

1. Applicants who need to move urgently because of a critical medical or welfare need, including emergencies.

2. Applicants who, at the discretion of the Council, need to move urgently because there are serious safeguarding circumstances. Included as a separate point. Originally part of point 1 above.

3. Tenants of the Council or of partner housing associations who have been approved for an emergency management transfer because of harassment, domestic violence or hate crime, including cases agreed through reciprocal arrangements with other local authorities. Revised to include.

4. Haringey Council tenants and partner housing association tenants living in Haringey who are under-occupying a family home (with three or more bedrooms) and are willing to transfer to a home that has at least two fewer bedrooms. Revised to include.

5. Haringey Council tenants and partner housing association tenants living in Haringey who are under-occupying a two-bedroom family home and are willing to transfer to a bedsit or one-bedroom home. Revised to include.

6. Haringey Council tenants and partner housing association tenants living in Haringey who are occupying a specially-adapted home and are willing to transfer to a home that is more appropriate to their needs. Revised to include.

7. Applicants who have a right of succession to a Council tenancy but are under-occupying their accommodation (or occupying a specially-adapted home) and are required to move to somewhere smaller and/or more appropriate to their needs.

8. Haringey Council tenants and partner housing association tenants living in Haringey who require extensive disabled facilities that can be provided more appropriately in alternative accommodation. Revised to include.

9. Applicants who are in severe need and have been accepted for rehousing, by Haringey Council, under the homelessness legislation.

10. Haringey Council tenants and partner housing association tenants living in Haringey who need to be permanently decanted in order to enable essential repairs or redevelopment to be carried out, or as part of a regeneration scheme in Haringey. Revised to include.

11. Applicants who are required to leave their homes as a result of an prohibition order served by the Council or the Fire Service in relation to the premises.

12. Applicants (including young care leavers and people leaving hospital, residential care and supported housing) who are nominated for move-on accommodation by named agencies in accordance with an agreed nominations agreement that includes specific quotas.

13. Retiring service tenants who are living in Council accommodation and for whom Haringey Council has a contractual obligation to provide accommodation.

14. Situations where it is in the overriding interests of the Council to prioritise an allocation of housing to a particular household and/or it is necessary to fulfil an urgent statutory or legal duty.

15. Applicants (except homeless households for whom the Council has accepted a rehousing duty) who have two or more needs in Band B.

Note: Applicants assessed as meeting Housing Needs Band A criteria but with no local connection with Haringey will be placed in Band C, except in those cases of emergency management transfer through reciprocal arrangements with other local authorities. Revised from Band A to C and additional information included.

HOUSING NEEDS BAND 'B'

1. Applicants who need to move because they have been assessed as having a serious medical or welfare need.

2. Haringey Council tenants and partner housing association tenants living in Haringey who are severely overcrowded and have at least two rooms <u>less</u> than the number of rooms to which they would be entitled to under Haringey's Housing Allocations Policy. This includes reception rooms that could reasonably be used as bedrooms. Revised to include.

3. Adult (aged over 25) members of the households of Council and partner housing association tenants living in Haringey who require single person accommodation, and are severely overcrowded and have at least two rooms less than the number of rooms to which they would be entitled under Haringey's Allocations Policy. This includes reception rooms that could reasonably be used as bedrooms. New point.

4. Applicants for whom Haringey Council has accepted a full rehousing duty under the homelessness legislation.

5. Applicants who need to move to a particular locality in the Borough, where failure to meet that need would cause hardship to themselves or to others.

6. Applicants living in accommodation for which an improvement notice has been served, or is about to be served, by Haringey Council in relation to the applicant's dwelling and the Council has determined that the dwelling must be vacated because the remedies that are needed to reduce the hazard will require the property to be vacated for a significant period of time or will make the property unsuitable for occupation by the applicant. New point.

7. Applicants with 4 or more needs in Housing Needs Band C.

   Note: Applicants assessed as meeting Housing Needs Band B criteria but with no local connection with Haringey will be placed in Band D. They will have a lower relative priority than those applicants in Band D who do have a local connection, regardless of those applicants having later 'effective dates'. Revised from Band C to D and additional information included.

HOUSING NEEDS BAND 'C'

1. Applicants who need to move because they have been assessed as having a moderate medical or welfare need.

2. Haringey Council tenants and partner housing association tenants living in Haringey who are overcrowded because they have one bedroom less than the number of bedrooms to which they would normally be entitled under Haringey's Housing Allocations Policy. Revised to include.

3. Applicants who are homeless or threatened with homelessness but have been assessed by the Council within the previous 12 months as having no right to rehousing under the homelessness legislation because they are not in priority need. Revised to include.

4. Applicants who are homeless or threatened with homelessness but have been assessed within the previous twelve months by the Council as having no right to rehousing under the homelessness legislation because they are considered to have become homeless intentionally, and have not been resident in settled accommodation. Revised to include. Originally part of point 3 above.

5. Applicants who have no fixed abode.

6. Applicants who the Council has placed in specialist or supported accommodation, or applicants (including young care leavers and people leaving hospital, residential care and supported housing), and require move-on from that accommodation. Revised to include.

7. Protected tenants and tenants of tied accommodation who have been served with a valid notice to quit and the Council is satisfied that they have little or no prospect of successfully defending the possession proceedings.

8. Applicants who are severely overcrowded and living in private rented (including non-partner housing association) accommodation in Haringey. Revised to include.

9. Applicants living in accommodation for which a hazard awareness notice has been served, by Haringey Council in relation to a Category 1 or 2 hazard in the applicant's dwelling and the remedies needed to reduce the hazard will require the property to be vacated for a significant period of time or will make the property unsuitable for occupation by the applicant.

10. Council tenants and partner housing association tenants in Haringey who are under-occupying a family home (with three or more bedrooms) and are willing to transfer to a home that has at least one fewer bedroom. New point.

   Note: Applicants assessed as meeting Housing Needs Band C criteria but with no local connection with Haringey will be placed in Band D. They will have a lower relative priority than those applicants in Band D who do have a local connection, regardless of those applicants having later 'effective dates'. Revised to include.

HOUSING NEEDS BAND 'D'

1. Applicants who have an identified housing need but are awarded 'reduced preference' under the law.

2. Applicants who are overcrowded and living in private rented accommodation in Haringey. New point.

3. Applicants who are tenants of a non-partner housing association (whose housing is not subject to a tenancy nominations agreement with Haringey Council), are overcrowded and have a local connection with Haringey. New point.

4. Applicants living in accommodation lacking permanent facilities or sharing facilities with others not included on their application. New point.

   Note: Applicants assessed as meeting Housing Needs Band D criteria but with no local connection with Haringey will be placed in Band E. They will have a lower relative priority than those applicants in Band E who have been relegated from Band D because they do not have a local connection, regardless of those applicants having later 'effective dates'. Revised to include this footnote.

HOUSING NEEDS BAND 'E'

1. Applicants who are living in tied accommodation, a caravan or mobile home, but with no identified housing need.

2. Applicants who live in a property that is adequate to meet their needs in terms of property type, size and facilities.

3. Applicants who are in prison.

4. Applicants whose homes are (or will be) the subject of a hazard awareness notice or improvement notice, but the specified remedies are low-cost and straightforward to achieve.

5. Applicants who are owner-occupiers (but see Section 5.9).

6. Applicants who are overcrowded and living in private rented accommodation outside Haringey. New point.

   Note: Applicants assessed as meeting Housing Needs Band E criteria but with no local connection with Haringey will be placed in Band E. They will have a lower relative priority than those applicants in Band E who have a local connection, regardless of those applicants having later 'effective dates'. Revised to include this footnote.