

Appendix 9- DRAFT LOCAL LETTINGS POLICY FOR AMBROSE COURT AND MALLORY COURT, NORTH TOTTENHAM

1. Introduction

- 1.1 The purpose of a Local Lettings Policy is to ensure a balance between housing priority in accordance with legal duties and responsibilities and the longer term sustainability of the local community.
- 1.2 Section 166A(6)(b) of the Housing Act 1996 enables housing authorities to allocate properties to people of a particular description, whether or not they fall within the reasonable preference categories. This is done by the implementation of Local Lettings Policies.
- 1.3 It is important that, in most circumstances, priority for accommodation goes to those in greatest housing need. However, Local Lettings Policies may be used to achieve a wide variety of housing management and other policy objectives, including:
- Reducing the incidence of anti-social behaviour
 - Dealing with concentrations of deprivation
 - Improving difficult to let estates
 - Protecting existing stable communities
 - Preventing future problems occurring on newly developed estates or in relation to recently modernised properties.
 - Helping to create balanced communities and achieve wider community objectives, such as a broader social mix and supporting and encouraging people into employment.
 - Ensuring that the scheme allows the council and its partner organisations to make the best use of homes and in particular adapted properties
- 1.4 The council's Allocations Policy enables the council to implement Local Lettings Policies when required.

2. Background

- 2.1 The council is currently working with the local community to develop a Masterplan and regeneration proposals for the High Road West area. The High Road West area spans 7 hectares and includes the council owned Love Lane housing Estate.
- 2.2 The Love Lane Estate has 297 properties, comprising of 219 council tenanted properties and 78 leasehold properties. Under the current Masterplan proposals, the Love Lane Estate will be demolished to make way for significant improvements to the area, including new housing, leisure and community facilities and improved access to White Hart Lane railway station. Therefore, should the Masterplan and regeneration proposals for High Road West be agreed, the council will need to rehouse all of its secure tenants on the Love Lane Estate.
- 2.3 During its consultation with residents, they have sought assurances in relation to what the council will offer them in the event that their homes are demolished.
- 2.4 Where it proves practicable and possible to do so, the council will endeavour to meet the aspirations of local residents. For secure council tenants on the Love Lane Estate, this will include:
- Being offered a new home in the redevelopment area;
 - Continuing to pay an affordable social rent;
 - Being offered a new home to meet their housing need;
 - Ability to move to a council tenancy elsewhere in the Borough if they wish;
 - Ability to move to homes owned by Registered Providers in the Borough;
 - Home Loss compensation, disturbance payment and the cost of removals.
- 2.5 Directly north of the Masterplan area sits Ambrose Court, Cannon Road, N17 8EU and Mallory Court, Cannon Road, N17 8ET. Newlon Housing Trust is currently developing the site and will deliver 222 new homes, a new primary school and some small commercial space. The first new homes are scheduled for completion in March 2015.
- 2.6 Within the s106 Agreement for this site, the council secured nomination rights to a number of properties at Ambrose Court and Mallory Court. This included:
- 16 x 1 bed/2 person units

- 4 x 2 bed/3 person units
- 5 x 2 bed/4 person units
- 4 x 3 bed/5 person units
- 1 x 4 bed/6 person units

- 2.7 The council has also negotiated fixed rent levels and fixed rent increases for these properties. This is available on first let only.
- 2.8 The purpose in securing these properties is to have the opportunity to offer secure council tenants on the Love Lane Estate the opportunity of an early move, in the event that the Masterplan and regeneration proposals for High Road West are agreed.

3. Purpose of this Local Lettings Policy

- 3.1 The purpose of this Local Lettings Policy is to set out how the council will allocate the properties it has secured at Ambrose Court and Mallory Court. These properties will be built, owned and managed by Newlon Housing Trust.
- 3.2 Should the regeneration proposals for the Love Lane Estate be agreed, this Local Lettings Policy will prioritise secure council tenants living on the Love Lane Estate for the properties at Ambrose Court and Mallory Court, and will set out how the individual households on the estate will be prioritised.
- 3.3 Should the High Road West regeneration proposals not be agreed, or should the properties secured by the council at Ambrose Court and Mallory Court not all be allocated to secure council tenants living on the Love Lane Estate, the properties will be allocated in line with the council's Allocation Policy.

4. How this Local Lettings Policy will operate

- 4.1 Homes will not be advertised through the Home Connections website, they will instead be allocated directly to secure council tenants on the Love Lane Estate who express an interest in moving to Ambrose Court and Mallory Court.
- 4.2 All secure council tenants who express an interest will have their housing need assessed. Only households whose housing need and bedroom requirement match the properties available at Ambrose Court and Mallory Court will be eligible for these properties.
- 4.3 For the purposes of this policy secure council tenants living on the Love Lane Estate who express an interest in moving to Ambrose Court and Mallory Court, will be prioritised in the following manner:
- **The 'Phase' of the regeneration in which their home is situated** (Applicants in Phase 1 will have priority over applicants in Phase 2);
 - **Any identified 'critical' medical or welfare need** that is confirmed by the council, using the assessment criteria in Haringey's Housing Allocations Policy.
 - **Any identified 'serious' medical or welfare need** that is confirmed by the council, using the assessment criteria in Haringey's Housing Allocations Policy;
 - **Severe overcrowding** (at least 2 bedrooms short, compared to the bedroom standard in the Housing Allocations Policy) if confirmed by the council.
 - **Overcrowding** (at least 1 bedroom short, compared to the bedroom standard in the Housing Allocations Policy) if confirmed by the council.
- 4.4 Where the number of interested applicants still exceeds the number of suitably sized homes available, applicants should then be prioritised on the basis of the length of time that they have been living (as a secure council tenant) on the Love Lane Estate.

5. Monitoring and Review

- 5.1 As this Local Lettings Policy is time limited to ensure the effective letting of the properties at Ambrose Court and Mallory Court, it will be monitored on a monthly basis by way of a report to the council's Housing Renewal Executive Board.