

Consultation on Policies to Meet Housing Need in the Borough
Interim Consultation results report @ 17th January 2017

Homelessness Strategy and Delivery Plan

- **57%** of respondents agreed that the extent and causes of homelessness had been correctly assessed in the plan
- **51%** of respondents agreed that the assessment of housing supply and demand in the plan was fair and reasonable
- **62%** agreed that the plan accurately assessed the impact of homelessness demand in the Borough
- **65%** agreed that the plan correctly analyses rough sleeping in the Borough and includes actions which will help reduce it
- **70%** of respondents agree that the plan includes the right priorities
- **71%** of respondents agree that the plan includes the right actions

Tenancy Strategy

- **87%** of respondents agree that the Council should continue to grant lifetime tenancies where this is possible
- **92%** of respondents agree that where the Council is only allowed to grant a Fixed Term Tenancy that the Council should give tenants the longest possible Fixed Term Tenancy
- **68%** of respondents agree that when a fixed term tenancy ends and the tenant is under occupying their home by one or more bedrooms, the Council should consider whether to grant a new fixed term tenancy, but only of a smaller property
- **83%** of respondents agree that there are **exceptional circumstances** where a household under-occupying their home should be granted a new fixed term tenancy for the property they are currently living in

Exceptional circumstance	% of respondents who agreed
Additional bedroom required for medical reasons	53%
Additional bedroom required for live in carer	42%
Additional bedroom required for adult children visiting	32%

- **65%** agree that when a fixed term tenancy ends, the Council should consider whether a new fixed term tenancy should be granted where the tenant's household income exceeds the income thresholds set out in the table below

Bedroom size	Income Threshold
1 bedroom	£33,000
2 bedroom	£42,200
3 bedroom	£52,000
4 bedroom	£64,200

If income is used to determine whether a new fixed term tenancy is granted, what do you think the threshold should be?	
Income threshold level	%of respondents who agreed
'Pay to Stay' (currently£40,000) is the right threshold	0%
The income thresholds in the table above are right	22%
The income thresholds in the table above should be higher	13%
The income thresholds in the table above should be lower	10%
There should be no income threshold	23%

- **76%** of respondents agree that there are exceptional circumstances where a household on an income higher than the threshold should be granted a new fixed term tenancy

Exceptional circumstance	% of respondents who agreed
<i>Household includes a person with a disability</i>	50%
<i>Household includes a person with a serious physical medical problem</i>	43%
<i>Household includes a person with a severe mental health need</i>	37%
<i>Household includes a child preparing to take important exams</i>	29%
<i>Household includes a person experiencing domestic violence</i>	33%
Other	9%

Allocations Scheme

- **56%** agree with the proposal that a household cannot register on the Council's Waiting List for rented accommodation if they have an income above the thresholds set out in the table below

Bedroom size	Income Threshold
1 bedroom	£33,000
2 bedroom	£42,200
3 bedroom	£52,000
4 bedroom	£64,200

% of people who commented that, if income is used to determine whether a household can register on the waiting list for rented accommodation, they thought the income thresholds should be...	
Income threshold level	%of respondents who agreed
The income thresholds in the table above (see PDF link) are right	28%
The income thresholds in the table above (see PDF link) should be higher	14%
The income thresholds in the table above (see PDF link) should be lower	14%
The income thresholds in the table above (see PDF link) should be lower	14%
There should be no income threshold	21%

- **78%** of respondents agree with the proposal to also have a savings threshold of £100,000 above which households cannot register on the Council's waiting list for rented accommodation

Respondents thought if a savings threshold was used (above which households cannot register on the Councils waiting list for rented accommodation) that the following should be the savings threshold	
Savings threshold	%of respondents who agreed
<i>£100,000 is the right threshold</i>	30%
<i>The savings threshold should be lower</i>	29%
<i>There should be no savings threshold</i>	17%
<i>£100,000 is the right threshold</i>	17%
<i>There should be no savings threshold</i>	30%

- 48% of respondents think that there are some people who should be exempt from the thresholds and still be allowed to register, even if they have a higher income or large amount of savings

Exceptional circumstance	% of respondents who agreed
Household includes a person with a disability	34%
Household includes a person with a serious physical medical problem	32%
Household includes a person with a severe mental health need	26%
Household includes a child preparing to take important exams	17%
Household includes a person experiencing domestic violence	21%
Other	10%

- **64%** of respondents agree with the proposal to change the definition of a household to include only husband, wife or civil partner and sons and/or daughters
- **78%** of respondents agree with the proposal of giving greater priority to households on the Housing Register who are overcrowded and to place all households who are under-occupying their home no matter what size in Band A

Other groups that respondents thought should also be given greater priority	
Example of other groups	% of respondents who thought that the group should be given greater priority
Council or housing association tenants seeking a transfer for reasons other than overcrowding e.g. medical reasons	48%
Homeless households	47%
Young people leaving care	30%
Vulnerable adults ready for independent living	39%
People in the armed forces	19%
None, the current housing needs bands are right	11%
Other	13%

- **47%** agree with the proposal to only make one ‘direct offer’ of reasonable accommodation to homeless households, and those who are being housed through a quota (for example, when they are moving on from supported housing)

In response to the Governments new shared room rate, which means that single people under 35 can only receive housing benefit sufficient for a room in shared accommodation. Respondents chose from the following the options...	
Proposed options	% of respondents who chose option
Option 1 Removing all single person households aged under 35 from the Housing Register, and giving them advice about finding private rented accommodation - e.g. a room in a shared house.	24%
Option 2 The Council letting some of its accommodation as shared housing, where applicants under the age of 35 are allocated one room in a shared house; and that rents are charged per room;	38%
Option 3 The Council setting aside all one bedroom accommodation with low rents (that is below the shared room rate) and giving single people aged under 35 priority for this accommodation over other applicants	35%

- **85%** agree with the proposal that tenants on Estate Regeneration schemes will be placed in Band A from a date that matches their tenancy start date. This means that tenants, who have lived on the estate the longest, will be given a higher priority for re-housing. (Under our existing Estate Renewal, Rehousing and Payments Policy, Council tenants whose homes are being demolished will be placed in the highest re-housing band (Band A) from a single date)

We propose to change the criteria for sheltered housing to ensure that those moving into it have a need for support and are generally in the older age group, such as those over retirement age. Which of the possible options below do you think the Council should adopt?	
Proposed options	% of respondents who chose option
Raise the age threshold to state retirement age and ensure a higher threshold is set for the level of support required;	16%
Remove the age threshold completely and operate an entirely needs-based system, which would require existing sheltered housing schemes to be designated differently from the current arrangements	33%
None, Leave the current arrangements as they are now (Broadly, any person or couple over the age of 50 can currently apply for sheltered housing)	33%
Other	5%

Intermediate Housing Policy

- **81%** of respondents agree with the proposal to adopt the same eligibility criteria as the Greater London Authority for households wishing to register with the Council for intermediate housing

In summary the GLA criterion is:

- Earning no more than £90,000 per annum.
- Being unable to buy a home (suitable for the households needs) on the open market.
- Not already being a home owner

Our new policy proposes that the following households should receive priority for intermediate housing:

1st Priority: Haringey social housing tenants, including residents in temporary accommodation who the Council has a duty to house, and military personnel who have served within the last 5 years.

2nd Priority: Haringey residents affected by a regeneration scheme, both tenants and leaseholders.

3rd Priority: Other Haringey residents.

4th Priority: Households working in Haringey.

5th Priority: Households living in any other London borough

- **83%** of respondents agree with the above priorities

- **84%** of respondents agree that there should be discretion to give extra priority in exceptional cases

<i>Exceptional circumstances</i>	<i>% of respondents who agree</i>
<i>Households threatened with homelessness</i>	30%
<i>Households which include a person experiencing domestic violence</i>	70%
<i>Households which include a person with physical disability</i>	0% (1)
<i>Other</i>	0% (1)

Who responded to the Consultation - Results as of 17th January 2017

Ethnicity

White	83
Black / African / Caribbean / Black British	86
Mixed / multiple ethnic backgrounds	27
Asian / Asian British	26

NB: The totals figure above does not add up to 219 as some respondents chose to tick more than one box

Age

16-24	5
25-44	112
45-64	70
65+	7
Prefer not to say	3
(blank)	22
Grand Total	219

Disability

Learning disability	4
Mental ill health	12
No disabilities	117
Physical disability	36
Prefer not to say	31
(blank)	19
Grand Total	219

Gender

Female	123
In another way	2
Male	81
(blank)	13
Grand Total	219

Sexuality

Bisexual	3
Gay or lesbian	5
Heterosexual or straight	160
Other	4
Prefer not to say	27
(blank)	20
Grand Total	219

Tenure

A Haringey Council (Homes for Haringey) tenant	56
A Haringey Council (Homes for Haringey) leaseholder	2
A housing association tenant	9
A housing association leaseholder	1
Living in temporary accommodation	51
Living in sheltered housing	4
Living in supported housing	3
A private tenant	54
An owner-occupier or leaseholder (with or without mortgage)	3
Shared owner	0
On the Councils housing register	43
Other housing situation	18

NB: The totals figure above does not add up to 219 as some respondents chose not to complete this section