

# **Neighbourhood Moves Scheme**

## **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 the new Council rented homes that are delivered to existing Secure Tenants in the local area.

This Scheme will by default apply to all developments where 5 or more newly built homes are either being acquired or built by the Council for Council rent tenancies 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 their assessed Housing Need, and their place on the Housing Register may be used to assess priority order if there is a tie within a Group. Where a household does not have any current Housing Need (Groups 2d and 3d), they will be unable to join the Housing Register, however their application will 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 Groups 2 & 3 will be eligible for this scheme where they meet the following criteria:

- The tenant must hold a secure tenancy (other than a tenancy of supported housing) with Haringey Council, held in their own name.
- The tenant must have lived at their current address for at least 12 months.
- The tenant must have made an application to join the Housing Register which has been assessed.
- 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 1 month's rent arrears unless there are exceptional circumstances. Arrears caused by delays in the payment of Housing Benefit may be disregarded.

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- The Scheme does not apply to family members of tenants, or to tenants of temporary accommodation or supported housing, or to tenants holding other types of Council tenancies or licences - apart from their general eligibility under Group 4 below.

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 below, with Group 1 having the highest priority. Priority within each Group and sub-group 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 (ie within Group 4) will be as otherwise set out in the Housing Allocations Policy.

Tenants will not be permitted to bid for homes larger than their housing need unless there are exceptional circumstances, however tenants who are under-occupying their current home may choose to bid for any smaller properties than the one they currently occupy.

Wheelchair accessible, ground floor and specialist homes will be ring-fenced for those with the relevant 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.

### **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 scheme 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**

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

- a) tenants who are currently under-occupying their home, in order of the number of 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: Secure Council tenants living within a 250-metre radius of the new housing or a neighbouring 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, in order of the number of 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 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 4: All other households on the Housing Register**

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

### **Distance from the scheme**

The distance from the scheme will be determined by a central point of any individual buildings, or the corners of the 'red line' map for schemes with multiple buildings. 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 buildings or corners of the red line map 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**

In most cases, new homes will be allocated using Choice Based Lettings where households are eligible to join the Housing Register. However, households who are unable to join the register because they are adequately housed will be offered any remaining properties by Direct Let.

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The Council will provide a redline map showing which homes it considers to be eligible and contact the eligible tenants at least 6 months before the scheme is completed to invite them to make a Housing Register application.

The Council will also advise eligible tenants of the date the properties are advertised.

### **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. Applicants from estate renewal schemes outside of Broadwater Farm will not be eligible to apply to homes on Broadwater Farm.

#### **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. This scheme does not seek to override this commitment and Love Lane tenants in Group 2 will have priority over other households in other estate renewal areas.

### **Discretion**

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