

# Haringey Council

## Review of Allocations Policy in Haringey

**Presented by: Zulfiqar Mulak**  
**Head of Housing Needs & Lettings**

# Strategic context

- Overall Supply Declining
- Changing priorities at Government level
- Allocations of social housing seen as key tool in regeneration and worklessness agenda
- Increased level of political Interest in the way housing is distributed in the borough
- Will be part of revised Homeless and Housing Strategy
- Part of Supply and Demand models being built

# Some facts & figures - Haringey

- Waiting list of around 19,000
- Council housing stock of approx 20,602 (16,135 ,4,467 leaseholders)
- Total lettings in 2008/09 was 900
- Almost 80% of these lettings were homeless
- 6,346 households recorded as overcrowded by bedroom standard, of this number 405 are RSL tenants
- 1,309 severely overcrowded (all bedroom categories)

# Current system

- Based on points - 48 different types of points
- Re-Housing based on how many points client has, as a result clients constantly chasing more points
- Complex and difficult to administer
- System heavily loaded with pressure to gain more points
- Generates huge amount of appeals and queries
- Limits re-housing prospects unless there are high levels of points

# Proposed system

- Move to 4 band structure
- Band A will be for extremely urgent cases
- New band B will have the bulk of clients in this who are likely to be assisted
- New band C and D are cases with limited priority but with the ability to move to band B with additional priority

# Lettings plan

- Delivery tool for allocations policy
- Transparency on where lettings targeted
- Diminishing supply
- Annual document
- Based on priorities
- Competing demands

# Stakeholder roles

- Work with Lettings Team to promote new scheme
- Educate potential service users on system
- Work with allocations team to iron out any issues that may arise in early phase
- Contribute to regular forums issues that are affecting operations

# Care leavers

- New Policy will look to identify specific quota for care leavers
- Based on volumes and supply
- Work closely with leaving care team
- Encourage choice
- Link to post settlement support
- Work with support agencies



# Foster Carers/Adopters

- Needs of foster carers and adopters will be looked at in context of competing strategic priorities
- Specific cases will be looked at via the Social Welfare Panel (to be set up)
- Will need support from agencies working with them
- Larger properties in short supply
- Alternative options

# Timescales

- Consultation from September to November 2009
- Cabinet approval December 2009
- Stakeholder awareness sessions from December 2009 to March 2010
- Revised IT on systems February/ March
- Full Implementation end of March/ beginning of April 2010

# Issues

- Policy will not meet everybody's aspirations given diminishing overall supply
- Competing demands
- Large scale regeneration
- Government intervention
- Local need, the need to explore alternatives

# Questions?