

**Report for:** Cabinet – 21 January 2025

**Title:** Approval to consult on a new Housing Allocations Policy

**Item Number:** 15

**Report authorised by:** Director of Placemaking and Housing

**Lead Officer:** Hannah Adler

**Ward(s) affected:** All

**Report for Key/  
Non-Key Decision:** Key

## **1. Describe the issue under consideration.**

- 1.1 There are over 13,000 households on Haringey's housing register, but only 300 general needs re-lets available each year. There is a statutory requirement for local authorities to publish an Allocations Scheme that sets out in detail how households are prioritised for permanent accommodation. The Council's policy is set out in its Housing Allocations Policy, the current version of which was adopted in 2014 and last amended in 2021.
- 1.2 Since the last review, the number of homes available has halved and there have been changes in priorities, financial pressures and the legal framework around allocations.
- 1.3 This report seeks authority to consult on a new Housing Allocations Policy for the allocation of General Needs tenancies.
- 1.4 This document will not change allocations to Sheltered Housing which will be reviewed separately as part of a broader Older People's Housing Strategy.

## **2 Cabinet Member Introduction**

- 2.1 We want fairer housing in Haringey. The housing crisis has pushed thousands of families into homelessness and more than 13,000 are on the waiting list for a council home.
- 2.2 Haringey has one of the biggest council housebuilding efforts in London, building hundreds of new social homes for local people every year. We want the allocation of these homes to be as fair as possible – making sure that homes go to those in the greatest need.
- 2.3 That's why we've been engaging with residents over the last year on some changes to the current allocation rules – and are now going to a formal public consultation.

- 2.4 Our ambition is to give greater priority to local children (especially children with additional needs), medical needs and life-threatening situations. That will be a real step towards fairer housing in our borough.

### **3 Recommendations**

Cabinet is recommended to.

- 3.1 Note the proposed Consultation Plan at 6.75
- 3.2 Note the Equality Impact Assessment as Appendix 2.
- 3.3 Approve consultation on the draft Housing Allocations Policy (Appendix 1)
- 3.4 Delegate the following to the Director of Placemaking and Housing in consultation with the Cabinet Member for Housing:
- Minor changes to the policy prior to consultation
  - The timing and arrangements for the consultation including options to combine with the consultation on a Local Lettings Plan for new homes in Ashley Road.

### **4 Reasons for decision**

- 4.1 The new policy is needed to update the Housing Allocations Policy and to ensure the policy is legally compliant and remains in line with the Council's priorities.

### **5 Alternative options considered.**

Not updating the policy

- 5.1 This option was rejected as the policy has not been updated since 2015 and needs updating to address new priorities and the legal framework.

### **6 Background information**

- 6.1 As the Local Housing Authority, there is a legal requirement for the Council to have a Housing Allocations Policy (AP) which sets out the rules on how social rented housing is allocated. The AP also sets out what homes a household is eligible for and the implication if they refuse an offer. The AP therefore has a serious impact on people's lives.
- 6.2 While individual local authorities have considerable flexibility in what rules they decide are appropriate, they are then required to follow those rules once set. It is therefore vital that these rules are consistent and are clear for applicants and staff.

### The Banding System

- 6.3 The current AP uses a banding system to assess the urgency of a household's need to move and then allocates within a band according to the effective date, which in most cases is the date the household made their application.
- 6.4 The draft policy is not proposing to change this approach, but it is seeking to rename the bands to reflect their status and to increase the number of bands from three to four.

### Proposed Changes

- 6.5 Haringey's AP has not been significantly updated for many years and some of the new document is a re-wording of existing policy without any significant policy changes. However, workshops with applicants on the housing register have suggested a number of key improvements.
- higher priority for young families
  - allocating homes to those who need them.
  - increased transparency

### Changes to terminology

- 6.6 To assist with the accessibility of the AP to the public, the following changes to names used in the policy are proposed:
- **Effective Date** will now be called "**Priority Date**".  
(this is the date used to prioritise applicants in the same band)
  - **Band A** will now be called "**Urgent Priority**".
  - **Band B** will be renamed "High Priority" and split into  
    "**High Priority (dependents only)**" and then  
    "**High Priority (others)**"
  - **Band C** will become "**Standard Priority**".
- 6.7 No consultation on the terminology is proposed as this is not a policy change.

### **AIM 1 - HIGHER PRIORITY FOR YOUNG FAMILIES.**

- 6.8 The current policy awards priority based on housing need and waiting time but gives the same priority for those with young children as it does to those with adult children. There was a very strong view from residents we engaged with that the Allocations Policy should do more to support families with young children.

6.9 Changes supporting this aim include:

Prioritising Band B (now Urgent Priority) households with young families over those with adult children

- 6.10 Around half of Council homes are let to those in the current Band B, most of which are homeless households in temporary accommodation. Many of the larger families comprise of the applicant (& partner) and dependant children (only). The proposal is to give these families higher priority over to those who have 'non-dependant' – adult - children living with them.
- 6.11 This policy change reflects the outcome of workshops with applicants on priorities in the new policy and from discussions with Children's services; to the effect that the Council should generally choose to give a home of any given size to a household that needs the bedroom space for dependent children, rather than adult children.
- 6.12 It is proposed to achieve this by splitting the old Band B into two sub-bands – one for applicants whose households include the main applicant (and their partner) and is otherwise only comprised of 'dependants' (which will generally mean children under a certain age but could include adults who receive or give significant care) and one with other households including those with non-dependants.
- 6.13 Households with a mix of dependants and non-dependants will only qualify for the higher band if the non-dependant can share with a dependant – that is, if the non-dependant does not increase the property size they need.
- 6.14 For this purpose, an adult child is defined as one who is over the age of 22, though we will be consulting on this. Adults may be included as dependants if they receive (or provide) significant care which could not be provided if they did not live in the same home.
- 6.15 The age of 22 has been proposed to give a year for those returning home from studies to seek alternative accommodation. It is also notable that while 36% of Band B households have an adult over the age of 18, this falls rapidly to 19% for over 22 years old.
- 6.16 Single people and couple-only households will also come under the "others" priority band. However, the lower sub-band will have little practical effect on single person/couple as they will usually only be entitled to a single bedroom and hence will not usually be competing with dependent-only households.
- 6.17 It is therefore proposed that the Council consults on the following options:
- **Adopt higher priority for households with only dependants (recommendation).**
  - **Do not give any higher priority for households with dependants (that is, no change)**

6.18 It is also proposed that the Council consults on the age used to determine if a child is an 'adult' and non-dependant.

- **What age should the Council use for deciding if a child is dependant.**
  - **18 years or younger**
  - **22 years old or younger (recommendation).**
  - **25 years old or younger**
  - **No age limit (that is, not change).**

Removing the age limit on same-sex adults sharing a room

6.19 The current policy allocates individual bedrooms for anyone that is 25 or older. This means that the majority of those waiting for larger family homes are multi-adult households.

6.20 The proposal is to mandate that same-sex adults or children should continue to share rooms, subject to a maximum age difference of 25 years between them. Medical award for a separate room can be awarded where there is a medical need as current applies to younger household members.

6.21 This change will roughly halve the number of applicants waiting for five+ bedroom homes, increasing the proportion let to those with large families with young children.

6.22 It is therefore proposed that the Council consults on the following options:

- **Remove the age limit on sharing rooms subject to there being a maximum age gap (recommendation).**
- **Remove the age limit on sharing rooms with no limit on the age difference between sharers.**
- **Continue to award a separate room at the age of 25 (that is, no change)**

6.23 It is also proposed that the Council consults on the maximum age difference for sharing a bedroom if this option is approved:

- **What age gap is it reasonable to expect household members of the same sex to share a room?**
  - **An age gap of 20 years or less**
  - **An age gap of 25 years or less (recommendation).**
  - **An age gap of 30 years or less**
  - **No limit on the age gap between people sharing a room.**

Amending who can be included on the application for new applicants.

6.24 Currently applicants can include their siblings, parents, grand-parents and grand-children. It is proposed to continue to allow these to be included on new applications but only when they have lived with the family for at least one year at the time the offer is made.

6.25 This change will have the cumulative effect of increasing the number of family homes going to younger families and reduce under-occupancy as the properties are fully occupied by children for longer.

6.26 It is therefore proposed that the Council consults on the following options for who should be allowed on an application?

- **Siblings, Parents, Children and Grandparents and Grandchildren who have lived in the home for at least three years at the time of application.**
- **Siblings, Parents, Children and Grandparents and Grandchildren who have lived in the home for at least one year at the time of application (recommendation)**
- **Siblings, Parents, Children and Grandparents and Grandchildren who currently live in the home regardless of how long (that is, no change).**

6.27 It is also proposed that any adult children of the applicant who have their own children or a partner living with them will be deemed to be a new household and so will instead need to make their own application. Removing these would mean removing Grandchildren or Grandparents unless they were giving or receiving care which could not be provided from another home.

- It is therefore proposed that the Council consults on the following options.
- **Adults with their own children and adults living with their partner should count as a new household and apply for housing separately. (recommendation).**
- **Adults with their own children should count as a new household and apply for housing separately but adults living with their partner can still be included.**
- **Adults with their own children and adults living with their partner should still be included (that is, no change).**

Increase the supply of family homes by increasing priority for under-occupiers to move.

6.28 To assist with this aim, it is proposed that anyone under-occupying a social tenancy will have their Priority Date set as the date their tenancy started. This will increase their priority meaning they have more choice on their new home and thus are more likely to move.

- **It is therefore proposed that the Council consults on the following options:**
- **Give higher priority for under-occupiers who can release a family home.**
- **Do not give any additional priority for under-occupiers (that is, no change)**

Increase the supply of adapted homes by increasing priority for social tenants living in home which has been adapted but where they no longer need those adaptations.

6.29 To assist with this aim, it is proposed that anyone occupying an adapted home (and who no longer needs those adaptations) will have their Priority Date set as the date their tenancy started. This will increase their priority meaning they have more choice on their new home and thus are more likely to move.

6.30 It is therefore proposed that the Council consults on the following options:

- **Give higher priority for those in adapted homes where those adaptations are no longer needed (recommendation).**
- **Do not give any additional priority (that is, no change)**

### **AIM 2 – ALLOCATING HOMES TO THOSE WHO NEED THEM.**

6.31 Changes supporting this include:

Auto-bidding for anyone with Urgent Priority (the old Band A) or either of the High Priorities (the old Band B) if the applicant has not bid that week.

6.32 The Council is in favour of choice and strongly support this. However, many high priority applicants are not bidding for homes and so are not getting the move they need.

6.33 The Council is proposing to change the policy so that anyone entitled to bid can continue to do so but that the Council can make an automatic bid for properties if they fail to do so. This system is called auto-bidding and will automatically apply to anyone living in temporary accommodation and may, with the Council's discretion, be applied to those who have had Urgent Priority.

6.34 This will ensure those at the top of the list will get allocated homes when they reach the top of the waiting list. For Urgent Priority the auto-bidding will not be applied until an applicant has had Urgent Priority for at least six months.

6.35 It is therefore proposed that the Council consults on the following options:

- **Discretion to the Council to Auto-bid all households in temporary accommodation or in Band A where they have not bid that week (recommendation).**
- **Only Auto-bid where homeless households have been interviewed and are not bidding (that is, no change)**

Enforcing the one-offer only except in limited circumstances.

6.36 The current policy only offers one offer of accommodation in many areas. It is proposed to make this clear where this applies and to ensure that those who refuse homes have their priority reduced and so make sure that homes go to those who need and want them.

6.37 Second offers to be made only where the Exceptional Rehousing Decisions Panel agrees there are exceptional circumstances.

6.38 It is therefore proposed that the Council consults on the following options:

- **Do you think the Council should only make one reasonable offer to those waiting for rehousing?**
- **Yes (recommendation)**
- **No**

This change is a clarification of the current position.

Empowering the Annual Lettings Plan to reserve a proportion of lets for those in High Priority and/or for those in temporary accommodation.

6.39 Currently properties allocated through Choice Based Lettings are offered to the highest applicant who bids. This has allowed applicants in temporary accommodation to be offered homes if there are no bidders in a higher band. However, if auto-bidding is introduced as above, all homes will be allocated to Urgent Priority households until the current backlog has been cleared.

6.40 To address this, it is proposed that the Annual Lettings Plan sets a proportion that are reserved for those in the Urgent Priority Band and/or those in temporary accommodation.

6.41 It is therefore proposed that the Council consults on the following options:

- **Should a proportion of lets be reserved for households who are not in the Urgent Priority Band such as those in temporary accommodation? This proportion would be set annually in the Annual Lettings Plan.**
- **Yes (recommended).**
- **None. All homes are offered to the highest bidder.**

Clarifying that any serious medical effects of over-crowding will be awarded Urgent Priority.

6.42 Currently the policy is unclear about the priority given for over-crowding and medical issues caused by over-crowding. The policy clarifies this position, and that this is tenure blind and awarded if alternative suitable accommodation isn't available. For those who are not already social tenants, this alternative accommodation may include an offer of temporary accommodation or a private sector tenancy.



- **Do you think the Council should give higher priority to those who are over-crowded and have a medical condition seriously affected by over-crowding?**
- **Yes (recommendation)**
- **No (that is, not change)**

Prioritising homes with gardens to those who have a medical need for one.

6.43 This proposal is to support those with medical needs. Currently there is no prioritisation for these so these may go to households who do not need them and so increase the waiting time for those who do.

6.44 It is therefore proposed that the Council consults on the following options:

- **Give priority to for homes with gardens where, in the opinion of the Council's medical offer, there is a demonstratable medical need for (recommendation).**
- **Do not give priority to for homes with gardens where there is a medical need (that is, no change)**

### **AIM 3: INCREASING TRANSPARENCY**

Clarifying how Exceptional Decisions are made and the panel making them.

6.45 Currently there are multiple panels which can award tenancies or amend offers. These powers are being consolidated into one panel to increase transparency. The Panel's Terms of Reference and membership will be publicly available alongside the final Allocations Policy when approved.

6.46 No consultation is proposed on this as this is not a policy change.

Clarifying how Move-on Quotas are set.

6.47 Quotas are a set number of lets allocated annually to specific groups – currently only Housing First (40), Complex Needs (10) and Learning Difficulties (10). These are different from the forecasts which appear on the Annual Lettings Plan.

6.48 It is proposed that these quotas are named in the policy, but that the numbers set aside each quota is set each year by the Annual Lettings Plan.

6.49 Clarifying this process will increase transparency but enable the quota levels to be adapted to changing circumstances.

6.50 It is also proposed that the Annual Lettings Plan has the power to reserve a proportion of the annual lets for households with Urgent Priority (with dependents) or a lower priority.

6.51 The law permits quotas to be set, but not so as to dominate allocations. The total number of Quota lets included in any Annual Lettings Plan will therefore not exceed 25% of the total number of projected lets for that year.

6.52 No consultation is proposed on this as this is not a policy change.

## **OTHER CHANGES**

### **Updating the maximum income and savings limits**

6.53 The cost of housing has increased since the income and savings thresholds were last updated. It is therefore proposed that the maximum income levels are updated as follows:

	Household's bedroom requirement					
	One bedroom	Two bedrooms	Three bedrooms	Four bedrooms	Five bedrooms	Six bedrooms
Current Maximum	£33,000	£42,250	£52,000	£64,200		
Proposed	£38,443	£42,715	£46,986	£51,258	£55,529	£56,268

6.54 The new proposed income levels are based on the median household income before tax that is applicable to households of different sizes. These incomes will be updated annually using the method set out in the Income and Savings Appendix.

6.55 It is also proposed that the maximum savings level be reduced to £16,000 based on the maximum savings used for benefit calculations. The current maximum savings limits are currently £100,000 for pensioners and £50,000 for other applicants.

6.56 It is therefore proposed that the Council consults on the following options:

- **Adopt the proposed new income levels (recommendation)**
- **Remove income levels.**
- **Keeping the current income levels (that is, no change)**

6.57 It is also proposed that the savings limits (currently £100,000 for pensioners £50,000 for all other applicants) be lowered to £16,000. This limit is the level of income which is derived from the limit for Universal Credit.

6.58 It is therefore proposed that the Council consults on the following options:

- **Remove the maximum savings levels.**
- **Adopt the proposed maximum savings levels of less than £16,000 (recommendation).**
- **Keeping the current savings levels of £100,000 for pensioners and £50,000 for all other households (that is, no change)**

## The Neighbourhood Moves Scheme

6.59 The Scheme currently prioritises new homes to the following.

- Secure tenants living in the same or neighbouring ward and whose homes are being demolished as part of an Estate Regeneration scheme.
- Secure tenants who live on the same estate or within 250 meters

6.60 A review of the Neighbourhood Moves Scheme is to be undertaken in the Spring with the possibility that the scheme may be extended to include Housing Association tenants, restricted to only those who have a housing need to move, or even to suspend or end the scheme. These decisions are in part to relieve the pressure on voids as the scheme generates large numbers of voids from nearby tenants moving into the new homes.

6.61 It is therefore proposed that the Council consults on the following options:

- **Should the Council continue with the NMS, Options include.**
  - **Keeping the NMS in its current form (that is, no change) (recommendation)**
  - **Suspend the NMS for 2 years.**
  - **End the NMS for future schemes.**

This would not be applied to schemes where offers have already been taken and/or commitments have been made as part of a landlord offer and/or a Local Lettings Plan (e.g. on Broadwater Farm).

6.62 The Council wants to make sure that existing tenants with spare bedrooms (under-occupiers) can move to a smaller home if they wish to release a larger family home. The NMS currently only offers homes to under-occupiers near the new homes.

6.63 It is therefore proposed to ask.

- **If the NMS continues, should the scheme be amended to**
  - **Give higher priority for under-occupying tenants living in the borough with priority for those living near the scheme (recommended).**
  - **Give higher priority for under-occupying tenants but only if they live close to the scheme (that is, no change).**

6.64 The currently policy only offers new home to existing Council tenants who can return their home to be re-let.

6.65 It is therefore proposed to ask.

- **If the NMS continues, should the scheme be amended to**

- **Include nearby Housing Association tenants with the same priority as Council tenants (recommendation).**
- **Include nearby Housing Association tenants but only after nearby Council tenants.**
- **Not include Housing Association tenants (that is, no change)**

6.66 The Council wants to give existing tenants with spare rooms (under-occupiers) the opportunity to move to new home if they are living in a family size home. The current NMS only offers under-occupiers priority if they are living close to the new homes.

- **If the NMS continues, should the scheme be amended to**
  - **Only offer homes to existing tenants who are under-occupying or over-crowded in their current home or who have a medical or other housing need to move (recommendation).**
  - **Offer homes to all nearby tenants even they are moving to a same size property and have no medical need to move (that is, no change).**

6.67 The current NMS offers homes to the households of nearby tenants but does not state if tenants can move through the scheme a second time.

- **If the NMS continues, should the scheme be amended to**
  - **Not allowing tenants to move a second time through the NMS.**
  - **Not allowing tenants to move a second time through the NMS unless there has been 5 years since they moved (recommendation).**
  - **Allowing tenants to move through NMS a second time (that is, no change)**

6.68 The current NMS offers homes suitable for the tenant's current household but does not state how long household members need to be resident.

- **If the NMS continues, should the scheme be amended to clearly state that.**
  - **Only offer homes suitable for the tenant and their children who are either 18 years old or younger and living with them at the time of application.**
  - **Only offer homes suitable for the tenant (and partner) and their children who are either 18 years old or younger, or any other adults who have lived with them for at least 1 year (recommendation).**
  - **Make offers suitable to the current household (that is, no change)**

6.69 Lets to nearby residents are currently only offered on estates where there are 4 or more new rented homes being built or purchased.

6.70 It is therefore proposed to ask.

- **If the NMS continues, should the scheme be amended to**
  - **Only offer homes where there are 25 or more new rented homes.**
  - **Only offer homes where there are 10 or more new rented homes (recommendation).**
  - **Only offer homes where there are 4 or more new rented homes (that is, no change)**

6.71 The current NMS offers homes to existing tenants within 250 meters of the new homes or on the same estate, or on another estate within 250 meters.

6.72 It is therefore proposed to ask.

- **If the NMS continues, should the qualifying area be amended to**
  - **existing tenants within 250 meters of the new homes (recommendation)**
  - **existing tenants within 250 meters of the new homes or on the same estate.**
  - **existing tenants within 250 meters of the new homes or on the same estate, or on another estate within 250 meters (that is, no change)**

6.73 The current NMS offers homes to existing tenants within 250 meters no matter how many new homes are being built. On larger schemes or where the new homes are in an isolated location, this means there are sometimes more new homes than tenants.

6.74 It is therefore proposed to ask.

- **If the NMS continues, should the qualifying area be amended to**
  - **The distance from the scheme should be increased to 300 meters for schemes over 50 new homes.**
  - **The distance from the scheme should be increased to 350 meters for schemes over 100 new homes.**
  - **The distance should remain at 250 meters regardless of how many homes are being built (that is no change, recommended)**

Any changes made to the qualifying area will not apply to new homes on the Broadwater Farm estate.

Consultation Plan

- 6.75 It is proposed that a public consultation will be held for a minimum of 6 weeks.
- 6.76 The consultation will be open to all residents through the Council website and the Council will specifically target current applicants on the housing register and current Council tenants by email. Where the council does not hold an active email address, for applicants most likely to be affected by this policy (those in the current Band A & B), the Council will contact these applicants by letter.
- 6.77 Consultees will be invited to complete a survey on the proposals and invited to attend a series of events across the borough. Paper copies of the survey will be available at library's and on demand.
- 6.78 The Council will also target community groups and support organisations to increase response from harder to reach groups.
- 6.79 The Council will also consult with Registered Providers where the Council has nomination rights.

## **7 Contribution to the Corporate Delivery Plan 2024-2026 High level Strategic outcomes'**

- 7.1 The recommendations in this report will support the Corporate Delivery Plan's theme 5, "Homes for the Future", and in particular its commitment to provide reliable, customer focused resident housing services and to undertake a full review of all policies relating to our tenants and leaseholders in our role as their landlord. It will also support "Adults, health and welfare", in particular the commitment to secure and resilient lives.
- 7.2 The recommendations in this report will also support the 2024-2029 Housing Strategy's second strategic objective, improving housing quality and resident services in the social housing sector, in particular commitments to creating and maintaining sustainable and healthy communities.

## **8 Carbon and Climate Change**

- 8.1 This policy does not create or change any physical assets or direct service provision, there are no carbon or climate change implications.

## **9 Statutory Officers comments (Director of Finance (procurement), Head of Legal and Governance, Equalities)**

### **Finance**

- 9.1 The recommendation is for approval to consult. This on its own does not have any additional financial implication as the cost of consultation will be met from existing service budget.
- 9.2 Following consultation, the proposed update of the housing allocation policy will be reviewed to assess if is any additional financial implication, as a result.

- 9.3 The approval of the updated housing allocation policy will subsequently be presented to cabinet with financial implication (if any).

### **Assistant Director of Legal & Governance**

- 9.4 The Assistant Director of Legal & Governance has been consulted in the preparation of this report and comments as follows.
- 9.5 The Council is required in accordance with the Housing Act 1996 to have and to publish an Allocations Scheme, setting out how it determines priorities for allocating housing accommodation and the procedures to be followed. All allocations must be in accordance with that Scheme.
- 9.6 Before making any major change to its Allocations Scheme such as the proposed amendments, the Council is under a statutory duty to consult private registered providers of social housing and registered providers with whom we have nomination rights. An Equality Impact Assessment is also necessary to ensure that proposals comply with the Council's Equality Act 2010 duties.
- 9.7 There is no statutory requirement to consult more widely, but the Council has an established practice of consulting those most directly affected by any changes to the scheme – those currently on the register.
- 9.8 Further legal comment appears in the body of this report.
- 9.9 The Assistant Director sees no legal reason why Cabinet cannot adopt the recommendations in this report.

### **Procurement**

- 9.10 Strategic Procurement have been consulted in the preparation of this report.
- 9.11 The recommendation in section 3 of this report does not include a procurement decision. Strategic Procurement have no objections to the recommendations in the report.

### **Equality**

- 9.12 The Council has a Public Sector Equality Duty (PSED) under the Equality Act (2010) to have due regard to the need to:

- Eliminate discrimination, harassment and victimisation and any other conduct prohibited under the Act.
- Advance equality of opportunity between people who share protected characteristics and people who do not.
- Foster good relations between people who share those characteristics and

people who do not

9.13 The three parts of the duty apply to the following protected characteristics: age, disability, gender reassignment, pregnancy/maternity, race, religion/faith, sex, and sexual orientation. Marriage and civil partnership status applies to the first part of the duty.

9.14 Although it is not enforced in legislation as a protected characteristic, Haringey Council treats socioeconomic status as a local protected characteristic.

9.15 The policies considered here will apply to anyone on the Housing Register. There is a disproportionately high representation on the housing register of people who are.

- under the age of 18 and/or
- are black and/or
- female

9.16 The most significant aim of this new policy is to increase the number of lets going to those with dependent children. The Trust for London reports that insecure and temporary accommodation has a direct link to an increasing in anxiety and mental health problems and interrupts education by disrupting a child's schooling and lack of space.

9.17 Prioritising households with dependent children will decrease the number of children in temporary accommodation and enable them to move to a settled home which they can benefit from for the rest of their childhood. There is also expected that non-dependent children are likely to leave the family home as they form new households which will limit the expected benefit for adult children to a few years.

It is proposed that this is achieved by creating a higher band for families with only dependents for those currently in the second priority Band, currently called Band B. A secondary change for this aim is to remove the age limit on same sex sharing.

9.18 The proposed changes will have a positive effect on those with dependent children with a corresponding negative effect on those with non-dependents on their application.

9.19 In most groups, there would be an anticipated increase in the number of people housed. This is effectively due to more children being housed, with many under 10 sharing rooms, and fewer household with adults occupying one room.

9.20 The only groups which are significantly adversely affected are age specific bands, and particularly aged 18 to 34.

9.21 These effects have been mitigated by



- Increasing the age a child is considered 'dependent' from the usual 18 years old to 22 years.
- Including those who give or receive significant support from the household which could not be given from a different home as dependents.
- Setting a maximum age limit between sharers.

9.22 A full analysis of the impact of the policies on people with protected characteristics is contained in the Equality Impact Assessment found in Appendix 2.

## **10 Use of Appendices**

Appendix 1: Draft revised Haringey Housing Allocations Policy for consultation

Appendix 2: Draft Equality Impact Assessment

## **11 Background papers**

Haringey Housing Allocations Policy 2015  
[Housing allocations policy | Haringey Council](#)