

**Report for:** Cabinet Member for Housing

**Decision Date:** 8 July 2025

**Title:** Approval of Redwing & Turnstone Local Lettings Plan

**Lead Officer:** Bernard Mooney, Interim Head of Housing Strategy and Policy

**Report Author:** Martin Gulliver, Housing Strategy & Policy Officer

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

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

- 1.1. Haringey has an ageing population. The Council wants to expand the offer to older residents beyond the current offer of sheltered housing or care homes. The Council's engagement with older residents has revealed there is a strong demand for accessible, safe, and secure home which can be occupied for many years.
- 1.2. The Wingspan Scheme is a high-quality development of 272 new council homes located in Tottenham Hale. All these homes will be let at Council rents. The Council believes that the 46 one-bedroom and 73 two-bedroom homes located in Redwing Court & Turnstone Court are particularly suitable for older residents looking for accessible, safe, and secure homes.
- 1.3. The Council is therefore seeking to put in place a Local Lettings Plan ('Lettings Plan') that will ensure these 119 homes are let to people aged fifty-five or over.
- 1.4. In 2024/25 the Council let 739 homes meaning these homes are expected to be around 15% of lets. However, it is anticipated that many of these lets will go to existing social tenants who will release and so reducing the impact.

**2. Recommendations**

It is recommended that the Cabinet Member:

- 2.1. Notes
  - the Equality Impact assessment (Appendix A).
  - the Consultation Report (Appendix B).
- 2.2. Approves the Redwing & Turnstone Local Lettings Plan (Appendix C)

**3. Reasons for decision**

- 3.1. The Lettings Plan was designed following research and engagement with older tenants on the housing offer to older residents.
- 3.2. The Lettings Plan will enable older residents to settle in long-term suitable homes with level access and accessible. It will also be an attractive offer to existing tenants who may release large family homes.

#### **4. Alternative options considered.**

##### Do not set out a Lettings Plan

- 4.1. This option was rejected because the existing lettings arrangements (Neighbourhood Moves Scheme and then the wider Housing Allocations Policy) would have limited impact on the number of downsizing tenants seeking to move. It would also be a missed opportunity to develop a genuinely new offer for older people.

#### **5. Background information**

- 5.1. The Council commissioned research into the housing needs for older residents who might be suitable for this scheme and those occupying larger homes. Contact was made with around 4,000 tenants inviting them to take part in a survey with 147 doing so. Individual follow-up interviews were then conducted with a selection of these respondents to capture more details on their preferences and circumstances. The Council is using this to inform its development of an Older People's Housing Strategy and Rightsizing Strategy.
- 5.2. The Council is seeking to develop a new housing offer to attract both downsizing tenants and older residents.
- 5.3. Wingspan is a large scheme with many family homes. However, two of the three tower blocks were designed for market sale and so consist of homes with only one or two bedrooms.
- 5.4. These two blocks were subsequently purchased to be let as secure tenancies. Under the current letting arrangements, priority for these would initially be given to nearby tenants (of which there are few) and then to those in Band A of the housing register. Letting through this route would result in these homes being almost entirely occupied by the most vulnerable and high support tenants. This outcome would not be beneficial to these vulnerable tenants and risks the blocks being targeted by those seeking to exploit them.
- 5.5. These homes are particularly suitable for older people and following research, the homes match many of the features that were sought by the research. These included a preference for an accessible home in a quieter environment and with low running costs. It is therefore proposed to create a Lettings Plan to let these homes to older people.

##### The Lettings Plan

- 5.6. The Plan's broader aims are to provide a long-term offer to older residents, with a priority to those who are older and to encourage more downsizing and an increase in family homes being released.
- 5.7. The first aim will be delivered by placing a minimum age limit of fifty-five on applicants and within each group, to prioritise those who are over sixty-five. The second aim will be delivered by prioritising existing Social Tenants who have spare rooms.
- 5.8. Homes will only be offered to those who meet the eligibility criteria regardless of which priority group they fall into.
- 5.9. It is proposed that the homes are prioritised to those who are seeking to move and will not be a compulsory offer for social tenants who are either downsizing or who need a

carer living with them, or for Band A applicants. Similarly, Band B applicants will also be able to refuse offers with no impact on any housing application or homelessness duty.

- 5.10. However, any remaining homes after this process will then be offered to those in temporary accommodation (as a discharge of homelessness duties) even if they have previously refused an offer at the voluntary stage. If there are remaining homes, these will be open to any remaining social tenants even those in smaller or same size homes (as an optional offer).
- 5.11. Should there be homes available after the Lettings Plan has been implemented, the remaining homes will be let by the Council to Band A and B households. These lets will also apply the criteria set out in the Lettings Plan where possible. However, the Council may disapply some of the criteria to let the final homes. Where this is needed, the Council will sensitively select potential tenants to ensure that these offers do not undermine the purpose and intended character of the scheme. These lets will be made by direct offer.

#### The Lettings Plan and the Housing Allocations Scheme

- 5.12. The Council will soon be consulting on a new Housing Allocations Policy which may change the names of bands and or other terminology which will be reflected in this document when that policy is approved and implemented. Any lets made will be in accordance with the Housing Allocations Policy in force at the time of the offer.
- 5.13. Under the current policy, these homes would initially be let to nearby social tenants through the Neighbourhood Moves Scheme (NMS) and then through the Housing Register – that is, by applicants by band and then waiting time.
- 5.14. The proposed Lettings Plan has four significant differences: -
- The homes would only be available to those who are aged fifty-five or older.
  - The homes would not initially be offered to existing tenants within the NMS catchment area but instead offered to existing tenants who are either under-occupying or who need an adapted home.
  - Any offers of homes can be refused without penalty unless there are homes remaining after all Band A and B have had an opportunity to bid for them.
  - Any homes left after Band A and B have had an opportunity to bid for them will be offered to eligible applicants in Temporary Accommodation as a compulsory direct offer, rather than Band C applicants.

#### Consultation

- 5.15. Targeted consultation was undertaken with those who are potentially affected by this policy - both those who are losing a potential offer (3,380 applicants in Band A and B with a one- or two-bedroom need) and forty nearby tenants who would have been offered homes under the Neighbourhood Moves Scheme. Each of these residents or applicants received an email informing them of the proposed plan and inviting responses both in writing and by using the questionnaire.
- 5.16. The consultation did not target Band C applicants as they would not receive any offers under the current arrangements nor under the proposed Lettings Plan. Similarly, the

consultation will also not target current applicants who require homes of three bedrooms or more as these homes would be unsuitable for their current requirements.

- 5.17. There were 751 hits on the survey site (22% of those who were contacted) and 130 responses (3.8%). Of these, 108 respondents expressed an opinion on the overall scheme, with twenty-two not submitting a response to this question.
- 5.18. Of the 108 who did respond, there was strong support for the scheme with 60% either happy or satisfied. However, there were also 31% who were unhappy or dissatisfied with the scheme. The remaining respondents stated that they were neutral.

## **6. Contribution to the Corporate Delivery Plan 2024-2026 High level Strategic outcomes**

- 6.1. The recommendations in this report will support the Corporate Delivery Plan's theme 5, "Homes for the Future", and, in particular, its commitment to prepare a strategy on the future needs of housing for older people in Haringey.

## **7. Statutory Officers comments**

Director of Finance, Procurement, Director of Legal and Governance, Equalities

### Legal Comments

- 7.1. The Director of Legal and Governance has been consulted in the preparation of this report and comments as follows.
- 7.2. Section 166A of the Housing Act 1996 requires every local housing authority to have a scheme (their "allocation scheme") for determining priorities, and as to the procedure to be followed, in allocating housing accommodation.
- 7.3. The allocation scheme is required to give reasonable preference to certain categories of applicant, and housing authorities are required to allocate according to their scheme.
- 7.4. Section 166A(6) of the Housing Act 1996 however enables housing authorities to allocate accommodation under a local letting policy to people of a particular description, whether or not they fall within the categories entitled to reasonable preference; provided allocations made under such local letting policies do not constitute such a significant proportion of lettings that the authority does not overall comply with the requirement to give reasonable preference.
- 7.5. The Allocation Scheme requires consultation with affected parties. Details of consultation carried out are set out in the body of the report and the appended Consultation Report.
- 7.6. To be lawful, a consultation must:
- be undertaken at a time when proposals are still at a formative stage
  - give sufficient reasons for the proposal to enable people who are interested in it to consider the proposals and make representations
  - give adequate time for such consideration and response;
- 7.7. Prior to making any decision recommended in this report, Members must conscientiously consider the representations made during the consultations.

- 7.8. The Director of Legal and Governance sees no legal reason why Cabinet should not adopt the recommendations made in this report.

#### Procurement Comments

- 7.9. Strategic Procurement note the report recommendations and there is no procurement related decision.
- 7.10. Strategic Procurement have not objections to the report recommendations

#### Finance Comments

- 7.11. Finance notes the recommendation in this report. The cost of development of the letting the plan will be contained within the existing service budget.
- 7.12. The approval of the letting plan on its own does not have any financial implication.
- 7.13. Any financial implication as a result of its implementation will be assessed and contained within the existing service budget.

#### Equalities

- 7.14. 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
- 7.15. 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/civil partnership status applies to the first part of the duty.
- 7.16. Although it is not enforced in legislation as a protected characteristic, Haringey Council treats socioeconomic status as a local protected characteristic.
- 7.17. An Equalities Impact Assessment has been carried out and is provided at Appendix 1. This assessment has shown that Haringey Council's housing register applicants shows the following characteristics compared to the wider borough population:
- a significantly higher proportion of young people (under 24)
  - a slightly lower proportion of individuals who have a disability under the Equalities Act.
  - a slightly lower proportion of individuals who report their gender identity as different from sex registered at birth.
  - a significantly lower proportion of individuals who are married or in a registered civil partnership.
  - a significantly higher proportion of individuals who identify as Muslim, and slightly higher proportion of individual who identify as Christian, Buddhist or another religion. This is countered by a significantly lower proportion of tenants who do not associate with any religion or identify as Jewish, Hindu or Sikh.
  - a slightly higher proportion of female individuals.
  - a significantly lower proportion of individuals who report their sexual identity as something other than Straight or Heterosexual.

- 7.18. Without this plan, lets for these homes would be offered to nearby local tenants through the Neighbourhood Moves Scheme (NMS) and then to band A of the housing register. With 153 other new homes in the area which will be offered through the NMS, and with a small number of nearby tenants, the loss to nearby tenants is expected to be minimal.
- 7.19. There will though be an impact on Band A applicants who need a one- or two-bedroom home and who do not meet the eligibility criteria. These applicants are largely younger than the general population and most have high support needs and/or a disability.
- 7.20. Under the proposed LLP, few of these applicants would be eligible for these homes on an individual basis due to their age. However, with significantly higher rates of disability among older residents, and particularly under those aged 65+ and those with a carer who are given additional priority, this is expected to have a positive impact on those with a disability. Many of those who do not currently have such a disability are anticipated to need one as they age.
- 7.21. There are small impacts due to the over-representation of households from ethnic minority backgrounds among those who need a home with one or two bedrooms. However, this impact will be partly mitigated by larger households benefiting from older tenants moving from under-occupied family homes.

### **Use of Appendices**

Appendix A – Equalities Impact Assessment  
Appendix B – Consultation Report  
Appendix C - Proposed Lettings Plan

## **8. Background Papers**

- [Housing Allocations Policy](#)