



Haringey Council

Agenda item:

[No.]

Cabinet

On 12 October 2010

Report Title: **Government Policy Changes in Housing and their Impact on Temporary Accommodation & Housing Provision in Haringey**

Report of: **Niall Bolger, Director of Urban Environment**

Signed:

Date: 2 October 2010

Contact Officer : Zulfiqar Mulak, Head of Housing Needs & Lettings
Tel: 020 8489 4890
E-mail: zulfiqar.mulak@haringey.gov.uk

Wards(s) affected: **All**

Report for: **Key Decision**

1. Purpose of the report

- 1.1 The purpose of this report is to update Cabinet on recent Government policy changes in relation to housing and the likely impact that these changes will have on future housing provision and the Council's medium term financial strategy.
- 1.2 The report seeks approval of a series of actions that are needed to minimise the impact of changes to the housing subsidy regime and the Housing Benefit system.

2. Introduction by Cabinet Member

- 2.1 Over the next 3 or 4 years, we are expecting budget cuts of between 25% and 40% across all public services. At the same time, we are expecting to deal with a large increase in requests for help and advice from people who are homeless, living in overcrowded or poor quality accommodation, cannot afford to buy a home or are experiencing financial hardship and are at risk of becoming homeless.

- 2.2 In recent years, the Council has made considerable progress in tackling homelessness, reducing the number of homeless households in temporary accommodation, and bringing its housing stock up to the decent homes standard. However, future progress is likely to be hampered by rising unemployment, the public spending cuts, changes to the housing subsidy system, and the Government's plans for welfare reform and Housing Benefit.
- 2.3 To meet these challenges and fulfil our housing aspirations and responsibilities, we must consider new and innovative ways of delivering our services and using our assets to unlock additional investment to support the achievement of our key priorities. In order to invest in the supply, management and maintenance of housing, we will also need to consider new delivery vehicles that involve working more closely with the private sector to deliver our programmes and make best use of our land and assets, including land on estates managed by Homes for Haringey.
- 2.4 This report sets out the challenges facing the Housing Service and the strategies that will be adopted to ensure we maximise the opportunities available to us to address the high level of housing need in the borough.

3. State link(s) with Council Plan Priorities and actions and /or other Strategies:

- 3.1 Changes in national policy will have a significant impact on Haringey's ability to achieve the key objectives in its Housing Strategy 2009-19:
- To meet housing need through mixed communities
 - To ensure housing in the borough is well managed, of a high quality and sustainable
 - To provide people with the support and advice they need.
- 3.2 The nature and extent of future housing provision will also have an impact on a range of strategies, including Haringey's multi agency Homelessness Strategy 2008-11 in which the Council and its partners gave a commitment to "improve the quality and suitability of temporary accommodation".
- 3.3 The financial and policy changes described in this report will severely limit the Council's ability to improve housing conditions in the borough and meet the following priorities in the Council Plan:
- **Priority 3** – "Encouraging lifetime well-being, at home, work, play and learning"
- By increasing its stock of good quality, well managed housing , the Council has been providing families and vulnerable households with the stability they need, making it easier for them to maintain their links with schools, healthcare professionals and support networks.*

- **Priority 4** “Promoting independent living while supporting adults and children when needed’.

By resettling households in private sector accommodation as an alternative to social housing (where they will be responsible for paying their own utility bills, and managing their tenancies) the Council has helped those households to live more independently.

- **Priority 5** “Delivering excellent, customer focused, cost effective services”.

Given the very limited supply of social housing, the Council’s use of the private rented sector has provided good housing outcomes for hundreds of households that were homeless or at risk of becoming homeless. This has offered customers choice, met their aspirations and improved customer satisfaction.

4. Recommendations

It is **recommended** that Cabinet:

- (a) Notes the Government’s policy changes and their likely impact on future housing provision and the availability and affordability of private rented accommodation in the borough.
- (b) Notes the progress that Haringey has made in reducing to 3,341 the number of homeless households in temporary accommodation, and approves revised targets of 3,000 and 2,600 for March 2011 and March 2012 respectively.
- (c) Notes and supports the work that is taking place to mitigate the impact of the changes to the housing subsidy regime and Housing Benefit system.

5. Reason for Recommendations

- 5.1 A series of important changes to government policy are putting additional pressures on the borough at a time when it is already responding to significant housing challenges. As a result, we need to respond to this as a Council, both in policy terms and to mitigate the impact on our financial position.
- 5.2 This report updates Cabinet on the work we have done to date to respond to the borough’s housing challenges, including the high levels of homelessness. As well as identifying further options for moving forward in uncertain times, it recommends a course of action that will help the Council mitigate the immediate financial impact of changes to the housing subsidy regime and Housing Benefit system, and shape our housing function so that it provides a sustainable way to meet our housing aspirations over the medium-term

6. Recent Government Announcements – Investment in Housing

- 6.1 Since the general election in May 2010, the Government has made a number of announcements that will have an adverse effect on future housing provision.
- 6.2 In May 2010, the Homes and Communities Agency (HCA) announced that, in 2010/11, it would be reducing its housing investment programme by £230 million:
- National Affordable Housing Programme – £100 million
(From the £2,041 million programme)
 - Kickstart Round 2 – £50 million
 - Gypsy & Traveller Programme – £30 million
 - Housing Market Renewal – £50 million
- 6.3 In June 2010, Communities & Local Government (CLG) announced that, in 2010/11, it would be reducing its grants programme by £176 million:
- Housing & Planning Delivery Grant – £146 million
 - Supporting People Programme – £30 million
- 6.4 Although Haringey has received its full allocation of decent homes funding for 2010/11, future allocations are dependent upon the outcome of the Comprehensive Spending Review which is due to be announced on 20 October 2010.
- 6.5 The Government has also announced the abolition of minimum density levels of 30 dwellings with a view to giving local authorities more flexibility to set density ranges that suit local housing needs in their areas, particularly for family homes.

7. Recent Government Announcements – Funding & Regulating Council Housing

- 7.1 The new government has given a commitment to continue with the review of the Housing Revenue Account (HRA) and has stated that it wishes to move to a system that puts councils in control and gives them the financial freedom they need to make the best long term decisions about their housing.
- 7.2 The reform of the HRA is still the subject of ongoing consultation which will be influenced by the wider economic climate and will impact on future housing provision. It is not clear at this stage what the full impact of these changes will be.
- 7.3 Shortly after the general election, the Government announced that it would be abolishing the Tenant Services Authority (TSA) At present, the future of tenant protection and satisfaction is uncertain.

8. Housing Subsidy Changes (Temporary Accommodation) – April 2010

- 8.1 In 2009, the Department for Work & Pensions (DWP) announced fundamental changes affecting the amount of money that local authorities can claim towards the cost of providing homeless households with temporary accommodation.

New housing subsidy regime

- 8.2 The new housing subsidy regime, which came into effect on 1 April 2010, replaced the old system of subsidy cap limits with a formula that is based on weekly Local Housing Allowance rates and the payment of a weekly management allowance.
- 8.3 Based on the Council's use of temporary accommodation at the time of the announcement, it was forecast that the new housing subsidy regime would result in an annual subsidy shortfall, for Haringey, of approximately £7 million. Urgent action was therefore taken to plug the funding gap by reducing the number of households in temporary accommodation, re-negotiating the rents paid to housing suppliers and cutting the void turnaround times for leased accommodation.
- 8.4 As a result of the successful implementation of the Temporary Accommodation Reduction Plan (approved by Members in 2008) and the targeting of Emergency Accommodation (which was, at that time, the most expensive type of temporary accommodation used by the Council), good progress has been made in reducing the number and cost of homeless households living in temporary accommodation.
- 8.5 During 2009/10, the number of homeless households living in temporary accommodation was reduced by 1,001 (22%) and, by the end of September 2010, the number had reduced to 3,341. An Emergency Accommodation Reduction Project has helped reduce the number of households living in nightly-charged Emergency Accommodation by 879 (53%) from 1,650 to its current figure of 771.
- 8.6 Despite these achievements, a substantial deficit was still forecast for 2010/11. In May 2010, the Chief Executive's Management Board considered and approved an action plan that sought to reduce the cost of temporary accommodation to an amount that could be met from the housing subsidy payments received.

Subsidy mitigation action plan

- 8.7 The main thrust of the subsidy mitigation action plan was to reduce the overall cost of temporary accommodation by cutting management costs, negotiating price reductions and working with Registered Providers (housing associations) and other housing suppliers to generate an alternative supply of less expensive temporary accommodation into which the Council would be able to move homeless households that were living in more expensive temporary accommodation.
- 8.8 To date, negotiations have been concluded with the suppliers of 200 leased properties for which the weekly rent charged was higher than what the Council can receive in housing subsidy. Of these, the suppliers of 157 leased properties have accepted a lower rent, 38 have asked for their properties to be handed back and 5 have expressed an interest in leasing their property to a housing association. Negotiations are continuing with the suppliers of another 84 leased properties.

- 8.9 Building on the success of our negotiations with these suppliers (and with the suppliers of Emergency Accommodation in February and March 2010), we have written to the suppliers of all of the other accommodation leased to the Council, requesting a rent reduction of up to £12 per week.
- 8.10 Despite their best efforts, the 6 private sector suppliers and 3 housing associations have failed to generate the supply of 700 units of less expensive leased accommodation (400 Supplier Managed and 300 Housing Association Leased) into which the Council wants to move homeless households that are currently living in more expensive temporary accommodation. Between them, they have so far delivered only 150 of the 700 units required and each has said they are finding it difficult to procure new supply within the housing subsidy limits.
- 8.11 Although consideration was given to the merits and feasibility of the Council transferring a proportion of its stock of leased accommodation to one or more of the housing associations (in order to reduce its financial exposure in relation to repairs, dilapidations and the housing subsidy regime), this has effectively been ruled out as a result of the Government's announcement, earlier this year, that housing associations and local authorities will be subject to the same housing subsidy regime for temporary accommodation from 1 April 2011.
- 8.12 The Council continues to work very closely with private landlords and rental agents in the borough in order to maximise the number of households prevented from becoming homeless and helped to move out of temporary accommodation. However, the number of homes offered for rent this year is substantially less than in 2009/10 when the Private Sector Lettings Team successfully placed more than 1,000 households in the private rented sector. Some suppliers are looking for alternative markets before offering their accommodation to the Council.

Size of budget gap

- 8.13 It needs to be recognised that despite the range of measures described in this report, the sheer scale of the budget gap created by the housing subsidy changes means that, although every effort is being made to achieve a balanced budget position, this may not be fully achieved as a lot of factors are beyond the Council's control. These factors include the availability of alternative cheaper supply in a volatile and competitive market where policy changes at a national level have encouraged suppliers to shop around for the best offer.
- 8.14 Unless the Council is able to procure almost 1,000 units of alternative, less expensive temporary accommodation, it will have no option but to retain accommodation that is costing more than it will receive in housing subsidy because it needs that accommodation in order to fulfil its statutory obligations.
- 8.15 Even though the number of homeless households living in temporary accommodation has reduced by 40% during the past three years – and despite the good progress made in relation to the subsidy mitigation action plan – changes to the housing subsidy regime have had such a serious impact that it is now forecast that the Council will spend between £2.5 million and £3 million above budget in 2010/11. Further action is required in order to achieve additional financial savings and reduce the Council's financial exposure. .

9. Proposed Housing Benefit Changes – April 2011

9.1 In its Emergency Budget of 22 June 2010, the Government proposed a series of measures designed to reduce expenditure on Housing Benefit:

(a) From 1 April 2011, Local Housing Allowance (LHA) rates will be 'capped' at the following rates:

- £250 per week for a 1-bedroom home
- £290 per week for a 2-bedroom home
- £340 per week for a 3-bedroom home
- £400 per week for a 4-bedroom home (or larger)

(b) From October 2011, the Local Housing Allowance will be calculated on the basis of the 30 percentile of rents (rather than the 50 percentile, used at present) in a particular area.

(c) From April 2014, tenants (including those living in social housing) who have been in receipt of Job Seeker's Allowance for at least 12 months will have their Housing Benefit award reduced by 10%.

9.2 If these changes are implemented, they will have a significant impact on Haringey. Not only will they lead to increased homelessness, but they will also severely limit the Council's ability to use the private rented sector to prevent homelessness and discharge its homelessness duties, especially in relation to larger families.

9.3 The 'capping' of Housing Benefit at the levels proposed will also lead to unprecedented 'outward migration' from the Central London boroughs (including Westminster, Camden, Hammersmith & Fulham, Kensington & Chelsea and Tower Hamlets where rents are significantly higher than the LHA 'caps') to those boroughs – such as Haringey, Enfield, Barnet and Waltham Forest – where private rented accommodation is less expensive.

9.4 'Outward migration' will place additional pressure on Haringey and is likely to have serious implications for social cohesion, the private rented sector and the demand for housing-related support, school places, and health and social care services.

9.5 The Council has established strong relationships with landlords and rental agents that are offering good quality, well managed private rented accommodation (as individual lettings or as temporary accommodation) at favourable rent levels. 'Outward migration' from the Central London Boroughs will inflate rents, exacerbate Haringey's overcrowding problems and lead to the increased use of poorly managed, unsafe and substandard private rented accommodation.

9.6 Figures from London Councils show that up to 14,661 families across the capital are likely to be affected by the subsidy changes. The same estimates show that, in Haringey, almost 2,000 claims will be affected adversely by these changes.

- 9.7 As the housing subsidy regime is based on LHA rates, it appears extremely likely that many of the Central London boroughs will again procure a large supply of temporary accommodation in Haringey and other Outer London boroughs where the rents they are charged will be met through the housing subsidy regime.
- 9.8 For Haringey, the unintended consequences of the proposed changes to Housing Benefit will include the following:
- Unprecedented 'outward migration' and a substantial increase in the number of out-of-borough placements, leading to the disruption of schooling, healthcare and support
 - An increased concentration of temporary accommodation and private rented sector placements in areas (including the East of the borough) where the housing costs are lower
 - An increase in the number of households that are overcrowded, as families move to accommodation that is smaller than they need but is being let at a rent that is at or below the LHA rate
 - An increase in the number of unauthorised, poor quality property conversions from large homes to smaller units
 - An increase in the demand for private rented accommodation, as local authorities compete for properties, resulting in higher rents, a shortage of affordable housing and increased use of poorly managed, unsafe and substandard accommodation.
 - Extra pressure on local social care, mental health and support services, giving rise to concerns about funding and the safeguarding of vulnerable adults and children
- 9.10 In July 2010, Haringey Council hosted a Temporary Accommodation Summit for the local authorities in the North London Sub Region. The purpose of the Summit was to share ideas and information, and to agree on a course of action that will help minimise the impact of the Housing Benefit changes on the Sub Region. All of the local authorities agreed to share information about out-of-borough placements, and there was a lot of interest in the idea of joint procurement and the setting of standard prices and a common letting standard.
- 9.11 To address these issues it is proposed that the Council continues to lobby Government both for additional resources but also for statutory regulations to prevent local authorities from placing their most vulnerable residents (including, for example, those who have a severe physical disability or learning disability or are the subject of a child protection plan) in temporary accommodation outside of their borough, except in an emergency and then only for a maximum of six weeks. This would replicate the statutory obligations that apply to local authorities' placement of homeless families and young people in B&B accommodation.

10. Haringey's Temporary Accommodation Target

- 10.1 Haringey has reduced by 40% the number of homeless households living in temporary accommodation and, in doing so, has made a useful contribution to the previous government's national target of halving the number by the year 2010.
- 10.2 Although no formal announcement has been made, the national target has already been met and local authorities are no longer under pressure to reduce the number of households in temporary accommodation (TA).
- 10.3 For Haringey, however, there are very sound reasons (in terms of community well-being and the need to reduce the Council's financial exposure in relation to the housing subsidy regime) for continuing to reduce the number of households living in temporary accommodation.
- 10.4 Prior to the general election, Haringey's target was to reduce the number of households in temporary accommodation to 2,600 by the end of December 2010. As the overwhelming priority is now to achieve a balanced budget, cost reduction (rather than a reduction in numbers) is now the goal.
- 10.5 To this end, it is recommended that Haringey strives to reduce the number of households in TA to 3,000 by March 2011 and to 2,600 by March 2012.

11. Impact on Council Services

- 11.1 Earlier in this report, reference was made to the unintended consequences of the national policy changes relating to Housing Benefit, including the extra demands placed on local education, health, social care, mental health and support services. Although the cost of the additional demand has yet to be quantified, it is likely that it will impact on the Council's Strategic Planning & Commissioning role and its medium and long term financial planning.
- 11.2 In view of this, it may be necessary to review the Strategic Commissioning of Health and Social Care Services and to link these to the provision of housing which is, of course, critical to future service provision across the Council.
- 11.3 The likely deficit position affecting Housing Services needs to be considered in conjunction with the pressures on other Council services which may, indeed, increase with inward migration from Central London boroughs.
- 11.4 In order to address the likely consequences of these national policy changes, cross directorate work is already underway. Members are asked to note the overall adverse impact these changes will have on corporate financial resources as the Council seeks to minimise the impact of these policy changes.

- 11.5 As landlords and rental agents assess their options and shop around for the best offer, the local housing market is likely to become volatile. This will impact on a number of Council services (but especially Housing, Adult Social Care and Children's Services) that rely on the private rented sector when discharging the Council's statutory duties. The situation may deteriorate further (from April 2014 onwards) when tenants who have been unemployed for 12 months or longer begin to receive only 90% of their Housing Benefit entitlement.
- 11.6 Whilst good progress has been made in tackling homelessness in the borough and reducing the number of homeless households in temporary accommodation, the nature and extent of the public sector spending cuts and the national policy changes will disadvantage the Council financially and make it increasingly difficult for it to discharge its statutory duties in relation to housing and social care.
- 11.7 Despite successful price negotiations with the suppliers of temporary accommodation, the adverse financial position towards the end of 2010/11 is likely to result in a deficit position of more than £2 million, over which the Council has little control, since it is reliant on an increasingly volatile housing market.

12. Other Options Considered

- 12.1 In light of recent government policy changes, there is now a pressing need to consider a range of options to address and alleviate the pressures on the local housing market, whilst at the same time tackling the issues that will impact on future housing provision in the borough or, like temporary accommodation and the decent homes programme, will have an adverse effect on the Council's medium term financial strategy.
- 12.2 Some of the issues and options currently under consideration include:
- The role of the private rented sector in meeting the housing needs of those households who are unlikely to be offered social rented housing in the foreseeable future, and how the procurement of private rented accommodation can be streamlined and rationalised (throughout the Council and within the North London Sub Region) in order to ensure that best use is made of the private rented sector to meet citizens' housing needs.
 - The role of the new Housing Allocations Policy in helping the Council to make best use of the borough's social housing stock, manage customers' expectations and enable customers to make informed choices about their future housing (including affordable home ownership and private rented accommodation) and their prospects of being offered the tenancy of a council or housing association home.
 - The different ways in which the Council commissions services and works collaboratively across service boundaries in order to maximise new housing supply (to an agreed standard and in a manner that provides value for money) and ensure that the limited supply of social housing is prioritised to meet the needs of the most vulnerable.

- The different ways in which the cost of the Council's temporary accommodation can be reduced to an amount that is fully met by the housing subsidy payments and the Council can work in partnership with housing associations to share the risk of procuring and managing temporary accommodation for homeless households nominated by the Council.
- The future of the entire temporary accommodation stock portfolio, including a change of management arrangements through alternative providers if these would offer the required standard of service and better value for money.
- The different options available to the Council in relation to its investment in, and management of, its existing and future housing stock.

13. Head of Legal Services Comments

- 13.1 The Head of Legal Services has been consulted in the preparation of this report and advises that the Council is under a legal obligation to fulfil its statutory duties under homelessness legislation. At present, there are no indications that the homelessness legislation will be amended to reflect the financial reductions announced. As a result, the council will have to ensure it meets the same level its statutory duties with reduced financial resources.

14. Service Financial Comments

- 14.1 In August 2008 the Department for Work and Pensions released details of what the new Subsidy regime that was to be introduced in April 2010 would look like. A detailed calculation was carried out to assess the level of unsubsidised costs that would arise under the new regime, if procurement costs and the number of households in temporary accommodation could not be reduced. The estimates revealed that £6.8m of procurement costs would not be met by subsidy. This balance has now been reduced to £3.8m. This has been achieved through a reduction in the number of households in temporary accommodation and a reduction in procurement costs.

- 14.2 In 2010/11 there remains a forecast deficit on budget of between £2.5m and £3m. Various initiatives are being targeted to reduce this underlying deficit as follows:-

Private Sector Leasing

- All Private Sector Leases that are above the subsidy level are being re-negotiated to within subsidy limits or earmarked for hand back. Full year savings to date for this initiative amount to £243,210.
- All Private Sector Leases that have expired are being re-negotiated at lower prices. Approximately £38,494 full year savings have been agreed to date.
- The final element of the focus on Private sector Leases is to renegotiate all leases that have not been captured under the two initiatives listed above.

Through all the Private Sector Leasing initiatives listed above it will be possible to achieve further full year savings of up to £300,000.

Emergency Accommodation

- In March 2010 successful negotiations with Emergency Accommodation suppliers reduced the price of Emergency Accommodation stock to Local Housing Allowance Levels.
- There now remains a balance of £208,245 per annum of spend on Emergency Accommodation above Local Housing Allowance Levels. This amounts to 120 units of stock.
- The higher prices paid for some of these units reflect the fact that they may be adapted for households with special needs but, for the majority, it should be possible to reduce procurement prices.

15. Chief Financial Officer's Comments

- 15.1 Changes in the subsidy regime that became effective from 1 April 2010 have meant that Haringey can no longer reclaim all the costs of housing people in temporary accommodation.
- 15.2 The forecast base budget deficit arising when the changes were first announced was in the order of £7m per annum. In response to this the Emergency Accommodation project was formed in 2009-10 in order to reduce the impact of these changes by both reducing the amount of people in temporary accommodation and by reducing the average cost paid per unit.
- 15.3 The project was successful in dramatically reducing the numbers in temporary accommodation and, although the project has now completed and the staff involved released, the focus has now shifted to reducing the cost of the remaining units of accommodation.
- 15.4 The budget shortfall at the beginning of 2010-11 was estimated to exceed £3 million and the main actions to reduce this position are outlined in the report, but broadly fall into the category of either persuading landlords to reduce the rent payable or moving families to cheaper accommodation.
- 15.5 Although some success has been achieved in reducing prices, the actions have been compromised by further changes in legislation which have acted to reduce the availability of accommodation at or below the amount now covered by subsidy payments. Thus it is still projected that an overspend of around £2.5 m will be recorded in 2010-11.
- 15.6 The rate of reduction is thus that an overspend is expected to continue into 2011-12 especially if outward migration from other 'more expensive' Boroughs occurs at significant levels. In order to mitigate this, further actions beyond those outlined in Section 8 of this report will need to be developed. I have asked the service to produce a further report setting out clearly what actions they will take to reduce the overspend this year and to identify ways of minimising any on-going impact on the budget in 2011-12. This report will be brought to Cabinet in December to approve the proposed actions.

16. Equalities & Community Cohesion Comments

- 16.1 A high proportion of households living in temporary accommodation are vulnerable and from Black and Minority Ethnic (BME) communities.
- 16.2 For those households living in temporary accommodation, they are unable to plan their lives, given the uncertainty and short term nature of this type of accommodation. In addition there is a high rate of pupil mobility which means that the duration and location of temporary accommodation has an impact on other council services such as education and social services. It is envisaged that with more long term arrangements in place under the framework agreement along with good quality accommodation will enable families to plan their lives more and lead to a degree of stability.
- 16.3 In order to reduce the extent of pupil mobility within Haringey's schools – and to assist those households that include someone who has special medical, educational or support needs – most of the TA that is procured (including leased properties that are approved for renewal) will be located in Haringey or within 1½ miles of it. The only exceptions to this will be where it is in the best interests of the service user (because of domestic violence, hate crime or threats to kill, for example) that TA is provided much further away from the borough

17. Consultation

- 17.1 As part of Haringey's multi-agency Homelessness Strategy and its implementation plan, the Council has consulted service users living in temporary accommodation.
- 17.2 At the time of consultation, residents of temporary accommodation expressed concern about the quality of some of the accommodation, confusion over who to contact to report the need for repairs or pest control treatment, and the length of time it took for some housing suppliers to organise repairs and treatment. As a result, a TA User Forum was set up and the Housing Service addressed these issues. Recent surveys have shown that satisfaction levels have risen, with most service users attending the TA Forum expressing higher levels of satisfaction.
- 17.3 Residents of TA have also told us about the inconvenience they are caused (especially if they have children and/or are living with someone who has special medical, educational or support needs that can best be met by remaining in the borough) when the Council places them in homes a long way from Haringey. The Housing Service has addressed this issue over the last 12 months by ensuring that households placed outside the borough are brought back into borough and by limiting most new placements to within 1½ miles radius of the borough
- 17.4 During the ongoing consultation at the TA User Forum, residents have also told us about the disruption they are caused by the frequency with which they move and the fact that they are often asked to move at very short notice. Uncertainty as to when and where they will move makes it extremely difficult to make important decisions and choices about schools, doctors and employment.

17.5 To address this, the Council has ensured that, where it has already accepted a rehousing duty under the homelessness legislation, households are only moved in exceptional circumstances, such as where the property needs to be handed back for health and safety reasons or because it is too expensive.

18. Local Government (Access to Information) Act 1985

Haringey's Homelessness Strategy 2008-11
Temporary Accommodation Reduction Plan 2008