

Responses to Overview and Scrutiny Questions

Meeting 6.12.10

A briefing would be circulated in response to a Co-opted member asking how void turnaround times were affected by squatters (Action no. 117.1).

Impact of squatting on void turnaround times. There is no impact as far as the reported turnaround times are concerned as this period is excluded from the performance data. Incidents of squatting are reflected in the rent loss figure. An average loss of 12 weeks rent means that we lose £1064 in potential income per squatted property. On average 18 properties are squatted each year.

The Committee asked for figures for the number of tenants evicted as a result of anti-social behaviour (Action no. 117.2) and noted that Homes for Haringey was working with the Council to plan how funding could increase to ensure that the service dealing with anti-social behaviour continued. (attached)

A total of 18 tenants were evicted in 2010/11 due to ASB. Homes for Haringey has increased its' funding contribution towards the ASBAT team by £250k in the financial year 2011/12.

In response to the information on Welcome Visits, provided at Appendix 2, a Committee Member asked for more information on the Notice to Quit (NTQ) process (Action 117.4). (attached)

Welcome visits and the Notice to Quit process :

We aim to visit all new tenants within 4 weeks of the start of the tenancy. This is arranged at the tenancy start and the date / time can be changed at the tenant's request. If we arrive at the property and no one is in, another attempt is made. At the 3rd attempt, we will assume that they have not moved in, and we therefore want to undertake further investigation. The Notice to Quit informs the tenant that we intend to do this and it could result in us seeking repossession of the property. It demands that they make immediate contact.