

We need this information to make sure that the views we get from this consultation represent all sections of the population in Haringey.

Question 7

Are you? Male Female

Question 8

How old are you?

18 to 25 26 to 44 45 to 64 65 to 80 Over 80

Question 9

How would you describe your ethnic background?

White

White: British White: Irish White: Greek-Cypriot White: Turkish Cypriot

White: Kurdish White: Turkish

Any other White background (Please specify)

Asian or Asian British

Indian Pakistani Bangladeshi East African

Any other Asian background (Please specify)

Mixed

Mixed: White and Black Caribbean Mixed: White and Black African

Mixed: White and Asian

Any other Mixed background (Please specify)

Black or Black British

Black or Black British: Caribbean Black or Black British: African

Any other Black background (Please specify)

Chinese

Any other Ethnic background

(Please specify)

Question 10

Do you have a disability? Yes No

Thank you. Please return to the freepost address listed on the bottom of page 2.

The Council is considering changes that will affect your tenancy agreement.

These are:

- ★ Demoted tenancies (for tenants proved to have committed anti-social behaviour)
- ★ Photographs

This document explains these issues and asks for your views.

If you want this information in another language, please tick the box and fill in your name, address and telephone number. Tear off these pages, and send them to the Freepost address address below.

OFERTË PËRKTHIMI

Albanian

Këshilli po konsideron ndryshime që do të ndikojnë në kontratën tuaj të qirasë. Këto janë:

- Kontratat e ulura në pozitë (për qiraxhinj të **dëshmuar** të kenë pasur sjellje anti-shoqërore)
- Fotografitë

Ky dokument sqaron këto çështje dhe kërkon mendimet tuaja.

Nëse e doni këtë informacion në Shqip, ju lutem shënjonit kutinë dhe plotësoni emrin tuaj, adresën dhe numrin e telefonit. Griseni këtë nga faqja dhe dërgojeni në adresën e mëposhtme me Postim Falas.

অনুবাদ সরবরাহ

Bengali

কাউন্সিল এমন কিছু পরিবর্তন বিবেচনা করছে যাদের দরুণ আপনার ভাড়াটিয়াস্বত্ব চুক্তি প্রভাবিত হতে পারে। এগুলি হলো :

- * অবনমিত ভাড়াটিয়াস্বত্ব (যে ভাড়াটিয়ারা কোনরকম সমাজ-বিরোধী কাজ করেছে বলে প্রমাণিত তাদের জন্য)
- * ফোটোগ্রাফ

আপনি যদি অন্য কোন ভাষায় এই তথ্য পেতে চান, তাহলে বাক্সে টিক্ চিহ্ন দিন এবং আপনার নাম, ঠিকানা ও টেলিফোন নম্বর লিখুন। এই পাতাগুলি ছিঁড়ে নিন, এবং উত্তর দেওয়ার ফর্মে দেখানো ফ্রীপোস্ট বা বিনা ডাকমাশুলের ঠিকানায় পাঠিয়ে দিন।

OFFRE DE TRADUCTION

French

La Municipalité envisage des changements qui toucheront votre contrat de location, dont:

- Des locations rétrogradées (pour les locataires qu'on a **prouvés** responsables de comportement anti-social)
- Des photographies

Ce document explique ces points et vous demande vos opinions.

Si vous souhaitez obtenir ces informations en français, veuillez cocher la case, et noter votre nom, adresse et numéro de téléphone. Veuillez détacher cette page et l'envoyer à l'adresse au port payé ci-dessous.

Kurdish

PÊŞNIYARA WERGERANDINÊ

Beledîye hinek guhertinan difikire ku wê bandûrê li peymanana kirêdarîya we bike.

Ev in:

- Fotografên kirêdaran.
- Kêmkirina Asta Kirêdarîyê (ji bo kirêdarên ku **îspat bûye** ku şêlên nesosyal kirine)

Ev pelge van mijaran îzeh dike û nêrînên we dipirse.

Hek hun vê agahîyê bi Kurdî dixwazin, ji kerema xwe qutîkê îşaret bikin û nav, navnîşan û hejmara telefona xwe binivîsin. Wê ji vî rûpeli biqetînin, û bişînin bo navnîşana jêrîn a posta bêpere.

Somali

SIIN QORAAL TARJUMID

Kownsalku waxuu ka fakeraayaa inuu sameeyo isbadalo kuwaasoo saamayn kara nadaamka heshiiska guri kireysashadiina. Kuwan waxay yihiin:

- Hoos u dhigid guryo kireysteyaal (guryo kireysteyaal ay **ku cadaatay** inay ku kaceen anshax xumo bulsho)
- Sawiro ka qaadis kireysteyaal

Qoraalkani arimahan ayuu tafaasiil ka bixinaayaa waxaana codsanaynaa inaad nagu biirisaan fikradihiina.

Haddii aad rabto in macluumaadkan lagugu tarjumo [**SOMALI**], fadlan sax mari sanduukha kuna soo buuxi magaca, ciwaan iyo lambarka telefoonkaaga. Jeex boggan, kuna soo dir ciwaanka **BOOSTA LACAG LA'AANTA** ah ee hoose.

Turkish

ÇEVİRİ HİZMETİ TEKLİFİ**Önemli Bilgi:**

Belediye kiracılık sözleşmenizi etkileyecek değişiklikler yapmayı tasarlamaktadır. Bu değişiklikler:

- İndirgenmiş Kiracılık (Anti-Sosyal davranışta bulunduğu **kanıtlanan** kiracılar İÇİN)
- Kiracıların fotoğrafları

Bu belgede yukarıdaki konular açıklanmaktadır ve sizin görüşleriniz istenmektedir.

Eğer bu bilgileri Türkçe olarak edinmek istiyorsanız, lütfen kutuyu işaretleyin, adınızı, adresinizi ve telefon numaranızı yazın. Bu sayfayı kopartın ve aşağıdaki Freepost adresine postalayın.

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Demoted tenancies and photographs

This consultation is being
carried out under section 105
of the Housing Act 1985

This consultation document is
about two important issues:

- ★ Demoted tenancies
- ★ Photographs



In the year from April 2004 to March 2005, the Council received 1485 complaints regarding anti-social behaviour. Demoted tenancies (for tenants **proved** to have committed serious anti-social behaviour) would help tackle this problem.

Photographs help detect and discourage fraud and prevent people who are not eligible from living in council homes.

We would like to hear your views. If you would like to comment on these issues, please read this leaflet and fill in the questionnaire below. Send it to the following address, by **Thursday 20 October 2005**.

Freepost **RLSH-LUYZ-AYUY**, Tenancy Changes , London Borough Haringey, 13-27 Station Road, Wood Green, London N22 6UW

Section A: Photographs

There is evidence that in some London boroughs, individuals and gangs have committed organised fraud when applying for council housing. As a result, some individuals got tenancies for more than one council home or to a home that they were not entitled to. There is also evidence that some tenants move away permanently, while renting their homes to other people. All these situations prevent people in the greatest need from getting council homes and transfers.

The Council wants to create new tenancy conditions that will require tenants and people who apply for council housing to be photographed.

Photographs will help staff to check identity. This will help prevent fraud and stop people who are not eligible from living in council homes.

Section B: Demoted tenancies

The Council is considering the introduction of demoted tenancies. These are a less secure form of tenancy. If a tenant commits significant, proven anti-social behaviour, local authorities can apply to the county court to demote their tenancy. For a year, the tenant will then have a demoted tenancy rather than a secure tenancy.

During the 12-month demotion period, if the tenant breaks the terms of their tenancy agreement, it will be easier for the Council to get a court order to evict them. A demoted tenancy is a serious warning to the tenant that if their anti-social behaviour continues, we can take swift legal action to end their tenancy. They also temporarily lose some of their tenancy rights (see next page).

After 12 months, as long as we have not started proceedings to evict them, the tenant will automatically become a secure tenant again.

Safeguards:

- ★ The Council will put safeguards in place to protect vulnerable people, such as people with learning difficulties or mental health problems.
- ★ **If the Council decides to demote a tenancy:**
By law, the Council must give the tenant written notice. This must say we want to get a demotion order and the date when court proceedings may start. The notice must give the reasons why we have decided to apply for an order.
- ★ **If the demoted tenant continues to break their tenancy agreement, causing the Council to start action to evict them:**
The tenant has the right to ask for their case to be looked at again. This will be done by a manager who was not involved in the demotion proceedings. It will be considered fairly, in line with central government regulations.

Rights:

- ★ During the 12-month demotion period, tenants can not buy their homes. However, when the demotion is over and they are a secure tenant again, their Right to Buy is fully restored. All of their years as a tenant (including the year when they were demoted) count towards their discount, so the tenant does not lose out.
- ★ During the 12-month demotion period, tenants do not have the right to exchange their homes or to take in lodgers. When the year is over, both of these rights are restored.

If you would like to know more about demoted tenancies ring us on 020 8489 3221 or visit the website:
<http://www.together.gov.uk/category.asp?c=79>
or
<http://england.shelter.org.uk/advice/advice-3139.cfm>

Thank you for reading this leaflet, we value your input. If you would like to comment on these issues, please fill in the questionnaire opposite. Send it to the Freepost address below (you do not need a stamp).

Your questionnaire must get to us by
Thursday 20 October 2005.

Freepost **RLSH-LUYZ-AYUY**
Tenancy Changes
London Borough Haringey
13-27 Station Road
Wood Green
London N22 6UW

Questionnaire

Your name and address (**optional**).

Name _____

Address _____

Tel _____

You do not have to give your name and address if you prefer not to.

On all questions please **tick one box only**.

Question 1

Do you think photographing **people who apply for council housing** (see section A of leaflet) is:

A good idea?

A bad idea?

Don't know

Question 2

Do you think photographing **existing tenants** (see section A of leaflet) is:

A good idea?

A bad idea?

Don't know

Question 3

Do you think demoted tenancies (see section B of leaflet) are:

A good idea?

A bad idea?

Don't know

Question 4

Are you?

a) A secure tenant?

b) On the Council's Waiting List?

c) A leaseholder?

d) An organisation?

Question 5

Any other comments about the proposals in this leaflet. If necessary, continue on a separate sheet.

Question 6 (organisations only)

If you ticked D to question 4, please give the following details.

Name _____

Organisation _____

Tel _____

