



Name and address

Our Ref: Ambrose Court and Mallory Court Local
Lettings Policy

Date: 9 December 2014

Direct Dial: 020 8489 5678 or 1000

Email: housing.strategy@haringey.gov.uk

Dear Sir/Madam,

CONSULTATION – ALLOCATION OF SOCIAL HOUSING AT AMBROSE COURT AND MALLORY COURT, CANNON ROAD, N17

We are seeking your views on a proposal to change the way that new social rented homes built as part of the planned development at High Road West in Tottenham are allocated.

You are receiving this letter because you are on Haringey's Housing Register. If the proposal as set out below comes into force it may affect your access to housing.

We ask you to please consider this issue carefully before responding via the enclosed feedback form.

Proposal to implement a Local Lettings Policy for new social rented homes at Ambrose Court and Mallory Court

Haringey Council has been working closely with residents in north Tottenham for more than two years to develop proposals for new high-quality homes, community and leisure facilities and space for new businesses at High Road West - an 11 hectare site west of Tottenham High Road around White Hart Lane Station. The current proposal includes providing over 1,200 new homes, new community and leisure facilities as well as new business and job opportunities.

If this development goes ahead, the current homes on the Love Lane estate would be demolished. All of the 219 secure council tenants living on the estate will be offered a new, modern home at a social rent in the High Road West area.

The High Road West masterplan – a technical document that shows potential street layouts and where key buildings could be – will be considered by the council's Cabinet on Tuesday, 16th December 2014.

In spring 2015, new social rented homes at nearby Ambrose Court, Cannon Road, N17 8EU and Mallory Court, Cannon Road, N17 8ET will be ready. These include:

- 16 x 1 bed/2 person units
- 4 x 2 bed/3 person units
- 5 x 2 bed/4 person units
- 4 x 3 bed/5 person units
- 1 x 4 bed/6 person units

If the High Road West Regeneration proposals are agreed, we propose implementing a Local Lettings Policy for these homes that will prioritise secure council tenants on the Love Lane estate over other applicants on the Housing Register.

As the homes available in this first phase of construction is less than the total number of Love Lane council tenants **we are proposing to prioritise Love Lane applicants using the following criteria:**

- **The phase of the regeneration in which their home is situated** (Applicants in Phase 1 of the High Road West Master Plan will have priority over applicants in Phase 2 etc)
- **Applicants with any identified 'critical' medical or welfare need** that is confirmed by the council, using the assessment criteria in Haringey's Housing Allocations Policy.
- **Applicants with any identified 'serious' medical or welfare need** that is confirmed by the council, using the assessment criteria in Haringey's Housing Allocations Policy;
- **Applicants affected by severe overcrowding** (at least 2 bedrooms short, compared to the bedroom standard in Haringey's Housing Allocations Policy) if confirmed by the council.
- **Applicants affected by overcrowding** (at least 1 bedroom short, compared to the bedroom standard in Haringey's Housing Allocations Policy) if confirmed by the council.
- Where the number of interested applicants still exceeds the number of suitably-sized homes, applicants will be prioritised on the length of time they have been living (as a secure council tenant) on the Love Lane estate.

If any homes are left available after being offered to Love Lane estate tenants they will be let to other applicants on the Housing Register through the Home Connections system.

Your views on these proposals are very important to us. Please respond to this consultation by completing the feedback form enclosed, or by filling in the online feedback form at: www.haringey.gov.uk/llp

You can send the paper feedback form to the council in the freepost envelope also enclosed - there is no need for a stamp.

If you would like to talk to someone about this consultation, you can phone 020 8489 5678. If you want to talk to someone about your housing application, please phone 020 8489 1000.

This consultation ends on Sunday 11 January 2015.

Yours faithfully,



Perry Singh
Head of Housing Needs & Lettings