

# Consultation on Policies to Meet Housing Need in the Borough

## 14 Nov 2016 – 29 Jan 2017

### Allocations Scheme – consultation results

Ref	Question	Agree or No	Disagree or No	No Opinion or Blank	% of those who replied	
					Agree/Yes	Disagree/No
Q12a	Do you agree with the proposal that a household cannot register on the Council's Waiting List for rented accommodation if they have an income above the thresholds set out in the table below?	130	96	102	58%	42%
Q12b	If income is used to determine whether a household can register on the waiting list for rented accommodation, what do you think the income thresholds should be?					
	<i>The income thresholds in the table above are right</i>	91			28%	
	<i>The income thresholds in the table above should be higher</i>	47			14%	
	<i>The income thresholds in the table above should be lower</i>	40			12%	
	<i>There should be no income threshold</i>	63			19%	

Ref	Question	Agree or No	Disagree or No	No Opinion or Blank	% of those who replied	
					Agree/Yes	Disagree/No
Q12c 1	Do you agree with the proposal to also have a savings threshold of £100,000 above which households cannot register on the Councils waiting list for rented accommodation?	195	60	73	76%	24%
Q12d	If a savings threshold is used to determine whether a household can register on the waiting list for rented accommodation, what do you think the savings threshold should be?					
	<i>£100,000 is the right threshold</i>	94			29%	
	<i>The savings threshold should be higher</i>	27			8%	
	<i>The savings threshold should be lower</i>	86			26%	
	<i>There should be no savings threshold</i>	61			19%	

## APPENDIX 1 - CONSULTATION REPORT

Ref	Question	Agree or No	Disagree or No	No Opinion	% of those who replied	
					Agree/Yes	Disagree/No
Q12e1	Do you think there are some people who should be exempt from the thresholds and still be allowed to register, even if they have a higher income or larger amount of savings?	118	120	90	50%	50%
Q12f.	If yes please tick any of the examples below you agree with or tell us if you think there are other exceptional circumstances:					
	<i>Household includes a person with a disability</i>	105			32%	
	<i>Household includes a person with a serious physical medical problem</i>	106			32%	
	<i>Household includes a person with a severe mental health need</i>	85			26%	
	<i>Household includes a child preparing to take important exams</i>	50			15%	
	<i>Household includes a person experiencing domestic violence</i>	65			20%	
	<i>Other</i>	29			9%	

Q12f	Other exceptional circumstances where a household has higher income and higher savings but is still allowed to register on housing register	Weighting / no. of people who commented
1.	If the persons homeless.	2
2.	young people who want to own a home for security to avoid homelessness in the future	1
3.	Full time employment and key workers	1
4.	Also households with single occupancy and in low pay employment.	1
5.	Household include children from 0-20	1
6.	Residents who are pregnant	1
7.	working single people	1
8.	age and ability to access mortgage, other financial commitments	1
9.	Asylum seekers	1
10.	People with health issues	1
11.	People with disabilities	1
12.	households with children attending local schools	1
13.	I think this is a red herring. Bank accounts and pay slips are checked before people are given council	1
14.	No income threshold.	1
15.	Until Rent Controls are introduced this is arbitrary.	1
16.	A single mum	1
17.	Considered on a case by case basis	1
18.	Households with elderly and vulnerable adults	1

## APPENDIX 1 - CONSULTATION REPORT

	Q12g Any other comments on the proposed income and savings threshold	Weighting / no. of people who commented
1.	Both should be higher	5
2.	Both should definitely be lower	4
3.	The income and savings threshold should be scrapped	3
4.	If you have more savings than £25,000 you should be responsible for your own housing	3
5.	It seems fair to me	2
6.	I feel we should consider this thresholds policy, the demands is too high.	2
7.	The threshold must take in to account the people who are most in need of the accommodation.	1
8.	I believe social housing is about being in a housing need not income threshold	1
9.	Should be 10,000	1
10.	Yes people earning lower wage should be the first served	1
11.	It can be said that it is punitive for those people who have worked hard and are being targeted	1
12.	good income should be on share to buy scheme and not council property	1
13.	Priority must be given to people with no money at all, let alone savings.	1
14.	People who can buy will do so anyway. Those who can't (age, other financial commitments)	1
15.	Income should be higher and savings to be lowered.	1
16.	it's a sham	1
17.	I think savings threshold in single occupancy should be at least half than what is proposed.	1
18.	It should have been introduced long time ago	1
19.	Transferring between social and affordable purchase schemes needs to be very efficient.	1
20.	£40,000 is very low it should be £70,000	1

## APPENDIX 1 - CONSULTATION REPORT

Ref	Question	Agree or No	Disagree or No	No Opinion or Blank		% of those who replied Agree/Yes	Disagree/No
Q13	Do you agree with the proposal to change the definition of a family.	136	90	102		60%	40%

Ref	Question	Agree or No	Disagree or No	No Opinion or Blank		% of those who replied Agree/Yes	Disagree/No
Q14a	Do you agree with the proposal of giving greater priority to over-crowded households and to place those who are under-occupying in Band A.	181	64	83		74%	26%

Ref	Question	Agree or No	Disagree or No	No Opinion or Blank		% of those who replied Agree/Yes	Disagree/No
Q14b:2	Are there other groups which you think should be given greater priority?						
	<i>Council or housing association tenants seeking a transfer for reasons other than overcrowding e.g. medical reasons</i>	159				48%	
	<i>Homeless households</i>	160				49%	
	<i>Young people leaving care</i>	99				30%	
	<i>Vulnerable adults ready for independent living</i>	127				39%	
	<i>People in the armed forces</i>	64				20%	
	<i>None, the current housing needs bands are right</i>	35				11%	

## APPENDIX 1 - CONSULTATION REPORT

	Q14b Are there other groups which you think should be given greater priority? Please specify...	Weighting / no. of people who commented
1.	Families with children or with teenagers of different sex	6
2.	the over 50's / older people	5
3.	Tenants with mental problems	4
4.	Families who are overcrowded	3
5.	Tenants with physical problems / disabilities	3
6.	Single working British people	2
7.	Long term temporary accommodation tenants	2
8.	Homeless people	2
9.	Working families	2
10.	Traumatised and destitute people	2
11.	Functioning depressed young people who are trying to secure their future	1
12.	People who don't have the money to buy	1
13.	People, who need help reintegrating into public life, i.e.: those released from prison	1
14.	People in low pay employment without medical condition should be included	1
15.	Tenants who are experiencing Health and safety problems with their accommodation	1
16.	People with medical reasons	1
17.	Families where both parents are studying to give back to the society.	1
18.	Young people not living with parents	1
19.	Asylum seekers	1
20.	Pregnant residents	1
21.	Private tenants	1
22.	People in temporary accommodation and who are working.	1
23.	The blind	1
24.	People who their children are different sex and need their own especially if they are teenagers	1
25.	New births while in council housing should not mean a right to more spacious accommodation.	1

## APPENDIX 1 - CONSULTATION REPORT

Ref		Question	Agree or No	Disagree or No	No Opinion or Blank		% of those who replied Agree/Yes   Disagree/No	
Q15a:1	In response to the Governments new shared room rate, which means that single people under 35 can only receive housing benefit sufficient for a room in shared accommodation, which of the following options do you think the Council should adopt?							
	Option 1 Removing all single person households aged under 35 from the Housing Register, and giving them advice about finding private rented accommodation - e.g. a room in a shared house.	64					20%	
	Option 2 The Council letting some of its accommodation as shared housing, where applicants under the age of 35 are allocated one room in a shared house; and that rents are charged per room;	131					40%	
	Option 3 The Council setting aside all one bedroom accommodation with low rents (that is below the shared room rate) and giving single people aged under 35 priority for this accommodation over other applicants	110					34%	

	<b>Q15b Do you have comments on the options for Single people Under 35?</b>	<b>Weighting / no. of people who commented</b>
1.	The high rents in the private rented sector are the biggest problem. They should be controlled / more affordable	4
2.	Why are under 35s being penalised – it's not fair	3
3.	Vulnerable single people (Including young age) can be considered for one bedroom accommodation.	3
4.	If I could pay a lesser rent in a decent room I would be happy. My rent is more than half my salary	2
5.	Homeless people should be a priority	2
6.	Single adults under the age of 35 especially if they have no one to depend on and especially if they having problems with their family such as abusing, bullying, not being wanted in the house.	1
7.	As a 33 year old, my future feels very bleak even though I have a master's and is working my socks off. I cannot help but feel like my future looks bleak in terms of housing. After battling depression and seeking therapy. The system and the way it is set up adds to my depression and my vulnerability. As someone who has also been a victim of domestic violence but battled through a lot in my life, I feel I am still facing a battle. Single bedrooms should be given to under 35's as priority. I have been on the housing list for nearly 10 years and no luck until I do not even qualify. How does that make sense?	1

## APPENDIX 1 - CONSULTATION REPORT

8.	It's not fair to discriminate to those people who are single	1
9.	It is very difficult for those who are not in secure employment	1
10.	I don't agree with any of this option as not all people who are under 35 can live in just one room or in shared accommodation. They are circumstances where these people need a proper house or flat for example health problems, disabilities etc. I believe each case should be decided on its own merits and not what is dictated in a mandate. With this circumstance they should be allowed to be on the housing register.	1
11.	Poor selection of options	1
12.	I'm 54 and still forced to live in shared housing, why should <35 year olds have priority for a one bedroom flat over me? Equally they should not be barred from the register. I think letting some houses by the room, provided the tenants are matched well (i.e.: not forced to share with those with mental health, drug or violence issues, or the unemployed if you are working) it could work well	1
13.	We can share the room if they are the same, girls or boys.	1
14.	I am nearly 50 and still live in a shared accommodation (shared bathroom and kitchen). People under the age of 35 are of no difference.	1
15.	If a vulnerable adult is suffering from a mental health illness and there is domestic violence and the vulnerable person wants to live by himself the only option should not be living with someone else who has other health problem because this can cause more distress to the vulnerable adult who's under 35.	1
16.	This makes me mad because for someone who has lived in the borough my whole life and been on the council register for over 20years, I have never had the opportunity to be housed. Currently living on a sofa for someone who works full time, pays my taxes and still can't be housed because I am not an alcoholic, pregnant, offender. I don't see how you are helping people like me. Until people like me are taken into consideration, there is no point in supporting this policy	1
17.	Ideally a combination of 1 & 2. A small number of council run shared accommodation for the most needy with strong admin support to then help them move to shared accommodation of their own choosing. Also, once in shared accommodation, no upgrades available due to having a child. If a young individual is in Haringey supported housing they should not be able to use the tactic of having babies to move up the social housing ladder.	1

## APPENDIX 1 - CONSULTATION REPORT

Ref	Question	Agree or No	Disagree or No	No Opinion or Blank	% of those who replied	
					Agree/Yes	Disagree/No
Q16a	We are proposing to only make one 'direct offer' of reasonable accommodation to homeless households, and those who are being housed through a quota (for example, when they are moving on from supported housing). Under this proposal, these applicants would no longer be able to bid for properties. If the one proposed 'direct offer' is not accepted, then the applicant may be told that they will have to make their own arrangements.	106	129	93	45%	55%

	Q16b Do you have any comments on this proposal?	Weighting / no. of people who commented
1.	They are many factors why some people cannot accept the first offer (property is not in good condition/medical/distance to school/new area is not safe/away from support network family and friends/fear of isolation) and should not be penalised for making that choice. They have the right to continue looking for appropriate housing and bid for council properties. Should be given two choices at least.	29
2.	You want more people living rough in Haringey / you might end up with more people homeless	2
3.	If they want a home .....old adage beggars can't be choosers	1
4.	At least three suitable offers	1
5.	This is a disgrace.	1
6.	It's a bit harsh but realistic	1
7.	Often genuine homeless people have mental health. Not many of them are in the right set of mind when they come to make such a big decision, they need support	1
8.	With the limited housing, and long waiting list (in my case over 10 years) there is no room to choose.	1
9.	If the person is a wheelchair user and if you offered them a house with no wheelchair access you can't tell them that this is your last chance.	1



## APPENDIX 1 - CONSULTATION REPORT

Ref	Question	Agree or No	Disagree or No	No Opinion or Blank	% of those who replied	
					Agree/Yes	Disagree/No
Q17	Under our existing Estate Renewal, Rehousing and Payments Policy, Council tenants whose homes are being demolished will be placed in the highest re-housing band (Band A) from a single date. We are now proposing that tenants will be placed in Band A from a date that matches their tenancy start date. This means that tenants, who have lived on the estate the longest, will be given a higher priority for re-housing.	196	38	94	84%	16%

Q18:1	We propose to change the criteria for sheltered housing to ensure that those moving into it have a need for support and are generally in the older age group, such as those over retirement age. Which of the possible options below do you think the Council should adopt?					
	Raise the age threshold to state retirement age and ensure a higher threshold is set for the level of support required;	48			17%	
	Remove the age threshold completely and operate an entirely needs-based system, which would require existing sheltered housing schemes to be designated differently from the current arrangements	108			38%	
	None, Leave the current arrangements as they are now (Broadly, any person or couple over the age of 50 can currently apply for sheltered housing)	111			39%	
	Other	17			6%	

	Q18a Sheltered housing options other options	Weighting / No. of people who commented
1.	Sheltered housing is an old service and needs updating and improving	3
2.	They should also include people who are 30+ who have disabilities or other health issues.	1
3.	It should be higher for retirement people	1
4.	The second option has the advantage of avoiding age discrimination.	1

