

Appendix 3: Changes to the Haringey's Housing Allocations Policy 2015

Key to changes:

~~OLD~~ Text which has been deleted or replaced is marked in red and crossed out in the Original Text row.

NEW New or replacement text is marked in bold and highlighted in yellow in the Amended Text row

Section:	1.5 How the Housing Allocations Scheme will operate
Paragraph	Paragraph 1.5.3
Change:	Clarification that not all properties will be let through choice based lettings"
Original Text	Most vacant homes are advertised for a set period of time on a regular basis. This is called an advertising cycle
Amended Text	Most vacant homes which are let through choice based lettings are advertised for a set period of time on a regular basis. This is called an advertising cycle

Section:	1.7 The Lettings Plan
Paragraph	New paragraph (following 1.6)
New Text	<p>1.67 The Annual Lettings Plan</p> <p>1.7.1 The management of the Council's lets and nominations is set out in the Annual Lettings Plan. This plan forecasts the lets for the coming year and allocates them between competing housing demand groups.</p> <p>1.7.2 The Annual Lettings Plans developed after 1 May 2017 will be approved by the Director of Regeneration, Planning and Development in consultation with the Cabinet Member for Housing</p> <p>1.7.3 The Annual Lettings Plan will be published each year, and is reviewed internally each quarter, and annually in preparation for the following year's Plan. The Annual Lettings Plan will be published each year.</p>

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Section:	3.5 Qualification for the Register										
Paragraph	Paragraph 3.5.1										
Change:	The addition of Income and Savings thresholds as a reason for exclusion from the Housing Register										
Amended Text in yellow	<p>Qualification for the Register - the Council has also decided the following people do not qualify to join the Housing Register:</p> <ul style="list-style-type: none"> ▪ ▪ Applicants who have a total gross household income in excess of thresholds set out below unless they meet one of the exceptions listed below. <table border="1"> <thead> <tr> <th>Size</th><th>Income Threshold</th></tr> </thead> <tbody> <tr> <td>1 bedroom</td><td>£33,000</td></tr> <tr> <td>2 bedroom</td><td>£42,250</td></tr> <tr> <td>3 bedroom</td><td>£52,000</td></tr> <tr> <td>4 + bedrooms</td><td>£64,200</td></tr> </tbody> </table> <p>Households who have gross household incomes above these thresholds, and are prevented from joining the Housing Register, will be directed to alternative housing options and invited to join the Council's Intermediate Housing Register.</p> <p>Exceptions to this threshold can be requested through the Housing Decision Panel, such as where a member of the household has a physical or mental health problem which would prevent the household finding suitable accommodation in the private sector.</p> <ul style="list-style-type: none"> • A savings threshold of £100,000 will apply to where one or both of the applicants are of pensionable age, and £50,000 for all other applicants. Households who have total household savings of more than these thresholds will not be eligible to join the Housing Register. However, discretion can be requested through the Housing Decision Panel in exceptional circumstances such as fleeing violence, downsizing or where a member of the household has a physical or mental health problem which would prevent the household finding suitable accommodation in the private sector. 	Size	Income Threshold	1 bedroom	£33,000	2 bedroom	£42,250	3 bedroom	£52,000	4 + bedrooms	£64,200
Size	Income Threshold										
1 bedroom	£33,000										
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Section:	4.7 Verification of housing applications
Paragraph	4.7.3
Change:	Adding verification of income and savings
Original Text	During the interview, a record will be made of the applicant's current circumstances, a check will be made to ensure that the applicant has been put into the correct Housing Needs Band, and a photograph will be taken of all applicants in the household aged 18 years and over.
New Bullet Point	During the interview, a record will be made of the applicant's current circumstances, a check will be made to ensure that the applicant has been put into the correct Housing Needs Band and remain eligible . A photograph will be taken of all applicants in the household aged 18 years and over.

Section:	4.8 Verification of housing applications
Paragraph	4.7.5
Change:	Adding verification of income and savings
Original Text	For everyone included in the housing application, the Council will require proof of identity, together with proof of residence for all addresses used during the past five years. It will also require proof of income, proof of pregnancy ...
New Bullet Point	For everyone included in the housing application, the Council will require proof of identity, together with proof of residence for all addresses used during the past five years. It will also require proof of income and savings , proof of pregnancy

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Section:	5.3 Deciding the effective date
Paragraph	Paragraph 5.3.1
Change:	Setting out the effective date for those on Estate Regeneration Schemes
Original Text	Priority within Bands is determined by an applicant's effective date. The effective date is usually the date the application is received, except:
New Bullet Point	<ul style="list-style-type: none"> Where the applicant needs to move because their home is being demolished as part of an Estate Regeneration Scheme, their effective date of their application will be the date that their tenancy in their current property began. Those tenants who succeeded to a tenancy will be given the date the original tenancy in their current home began.

Section:	5.8 Owner-occupiers
Paragraph	Paragraph 5.8.3
Change:	Setting out the circumstances where home owners on Estate Regeneration Schemes can joint the Housing Register
Original Text	Priority within Bands is determined by an applicant's effective date. The effective date is usually the date the application is received, except:
New Bullet Point	<ul style="list-style-type: none"> They are required to leave their current accommodation because their home is being demolished as part of an Estate Regeneration Scheme, and their current assets and income do not allow them to find alternative accommodation which will meet their housing needs as set out in XX

Section:	6.1 Choice based lettings
Paragraph	Paragraph 6.1.1
Change:	Setting out that there are applicants who are restricted from using the choice based lettings scheme
Original Text	Anyone who is accepted onto the Housing Register can bid for properties that are appropriate to their housing need.
Amended Text	Applicants who are accepted onto the Housing Register can bid for properties that are appropriate to their housing need unless their choice based letting has been restricted as described in 6.2 below.

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Section:	6.3 Advertising available homes
Paragraph	Paragraph 6.3.1
Change:	Clarification that not all lets will be advertised through the choice based lettings scheme
Original Text	All of the homes offered through Haringey's choice based lettings scheme will be advertised as widely as possible
Amended Text	Homes that are offered through Haringey's choice based lettings scheme will be advertised as widely as possible.

Section:	6.3 Advertising available homes
Paragraph	Paragraph 6.3.3
Change:	Clarification that other uses for property may not only in exceptional circumstances
Original Text	In exceptional cases, a home may be excluded from the advertising scheme because it is needed, for example, to deal with an emergency or for use as alternative accommodation for a tenant who has to move out of their home because it has become unsafe or requires extensive repairs.
Amended Text	In many cases, a home may be excluded from the advertising scheme because the property will be used to provide temporary accommodation for homeless households, or is needed, for example, to deal with an emergency or for use as alternative accommodation for a tenant who has to move out of their home because it has become unsafe or requires extensive repairs

Section:	6.3 Advertising available homes
Paragraph	6.3.4
Change:	Grammatical change
Original Text	To ensure that applicants are aware of the homes that are available, they will be advertised on the choice based lettings website (www.homeconnections.org.uk)
Amended Text	To ensure that applicants are aware of the homes that are available, the properties will be advertised on the choice based lettings website (www.homeconnections.org.uk)

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Section:	6.6 Applicants who may be suspended from bidding through the choice based lettings scheme
Paragraph	6.6.1
Change:	Setting out that the refusal of offers may lead to suspending or removal from the Housing Register
Original Text	<p>An applicant may be suspended from bidding through the choice based letting scheme (or any bid that they make may be disregarded during shortlisting) in any of the following circumstances:</p> <ul style="list-style-type: none">▪ ...▪ Where the applicant repeatedly refuses, without good reason, formal written offers of properties for which they have made a successful bid under the choice based lettings scheme.
Amended Text	<p>An applicant may be suspended from bidding through the choice based letting scheme (or any bid that they make may be disregarded during shortlisting) in any of the following circumstances:</p> <ul style="list-style-type: none">▪ ...▪ Where the applicant refuses, without good reason, formal written offers of properties for which they have made a successful bid under the choice based lettings scheme.

Section:	6.8 Properties not offered through choice based lettings
Paragraph	6.8.1
Change:	Grammatical change, and the use of property to provide temporary accommodation
Original Text	The following types of property will not be advertised and let through the Home Connections choice based Supported housing, including housing for older people
Amended Text	<p>The following types of property will not be advertised and so not let through the Home Connections choice based lettings scheme:</p> <ul style="list-style-type: none">▪ Properties which will be used to provide temporary accommodation for homeless households

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Section:	6.9 Properties selected for 'direct lets'
Paragraph	6.9.1
Change:	Clarification that lets may be used for temporary accommodation
Original Text	Although most vacancies (except those in supported housing, sheltered housing and extra care supported housing) will be advertised through the choice based lettings scheme, the Council will make a direct offer of accommodation to applicants in exceptional circumstances
Amended Text	Although most vacancies (except those in supported housing, sheltered housing and extra care supported housing, and those used for temporary accommodation) will be advertised through the choice based lettings scheme, the Council will make a direct offer of accommodation to applicants in following circumstances

Section:	10.2 Letting permanent housing on a temporary licence
Paragraph	10.2
Change:	Clarifying that the letting of permanent housing may be used as temporary Accommodation
Original Text	Letting permanent housing on a temporary licence Homes are sometimes let temporarily to homeless households under a licence agreement or non-secure tenancy. This accommodation will not be let through choice based lettings.
Amended Text	Letting permanent housing on a temporary licence or non-secure tenancy A proportion of permanent housing may be let temporarily to homeless households under a licence agreement or non-secure tenancy. This accommodation will not be let through choice based lettings.

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Section:	14.2 The Housing Needs Bands HOUSING NEEDS IN BAND A
Paragraph	14.2 item 5 and 6
Change:	Extending Band A to all under-occupying households who are willing to downsize
Original Text	<p>3 Haringey Council tenants and Registered Partner tenants living in Haringey who are under-occupying a family home (with three or more bedrooms) and are willing to transfer to a home that has at least two fewer bedrooms</p> <p>4 Haringey Council tenants and Registered Partner tenants living in Haringey who are under-occupying a two-bedroom family home and are willing to transfer to a bedsit or one-bedroom home.</p>
Amended Text	<p>4 Haringey Council tenants and Registered Partner tenants living in Haringey who are under-occupying a family home and are willing to transfer to a home that has at fewer bedrooms</p> <p>NB Item 5 is deleted and subsequent points re-number accordingly</p>

Section:	14.2 The Housing Needs Bands HOUSING NEEDS IN BAND C
Paragraph	Item 2
Change:	As all over-crowded households are given Band B, item 2 is deleted
Original Text	Haringey Council tenants and Registered Partner tenants living in Haringey who are overcrowded because they have one bedroom less than the number of bedrooms to which they would normally be entitled under Haringey's Housing Allocations Policy.
Amended Text	Item deleted. All subsequent items renumbered accordingly

Section:	14.2 The Housing Needs Bands HOUSING NEEDS IN BAND C
Paragraph	Item 10
Change:	All over-occupiers who are willing to downsize are given Band A so item deleted
Original Text	Council tenants and Registered Partner tenants in Haringey who are under-occupying a family home (with three or more bedrooms) and are willing to transfer to a home that has at least one fewer bedroom.
Amended Text	Item deleted.

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Section:	15.22 Tenants with a home that is bigger than they need
Paragraph	15.22.3 & 15.22.3
Change:	Given Band A to all under-occupying households
Original Text	Tenants who are currently living in accommodation that has more three or more bedrooms and are willing to move to a smaller property which has at least two fewer bedrooms will be placed in Band A.
Amended Text	Tenants who are currently living in accommodation that has more bedrooms than they require and are willing to move to a smaller property which has fewer bedrooms will be placed in Band A. 15.22.4 deleted and subsequent paragraphs re-numbered accordingly

Section:	15.22 Tenants with a home that is bigger than they need
Paragraph	15.22.7
Change:	Deletion of paragraph as no longer needed
Original Text	Tenants who are willing to transfer from large family homes that have four or more bedrooms may be allowed to under-occupy their new home by one bedroom.
Amended Text	Paragraph deleted

Section:	15.28 Discretionary Powers
Paragraph	15.28.1
Change:	Clarifying the panel name
Original Text	The Allocations Policy cannot cover every eventuality. The exceptions or panel has discretionary power to award additional priority and approve offers of housing.
Amended Text	The Allocations Policy cannot cover every eventuality. The exceptions (or decision) panel has discretionary power to award additional priority and approve offers of housing.