

## Appendix 1

### Local Lettings Policy Consultation Report

#### 1. Introduction

- 1.1 An 8 week consultation was conducted from 16<sup>th</sup> October to 8<sup>th</sup> December 2017 to inform the potential introduction of a Local Lettings Policy (LLP)<sup>1</sup> in Barnet.

#### 2. About the consultation

- 2.1 The consultation was conducted via the online survey tool Survey Monkey. The survey was distributed directly to Tenant and Resident Associations, the Community and Voluntary Sector in Barnet, the Resident Scrutiny Group (PAG), and Registered Providers. Housing applicants, households in temporary accommodation, and visitors to Barnet House were also alerted to the consultation. The survey was additionally advertised through the Engage Barnet website and Barnet Homes' website, as well as the London Borough of Barnet and Barnet Homes' Twitter accounts. This approach was taken to maximise accessibility and ensure that a broad range of stakeholders had the opportunity to provide their views.

- 2.2 A total of 86 responses were received. A profile of the respondents to the consultation was as follows:

- 66% of responses were from residents of Barnet, with a further 18% from Registered Providers. The remainder were from voluntary/community organisations, public sector and other.
- 25% of responses were from households living in the private rented sector, with 23% from households renting from the council, 23% owners with a mortgage, 20% owned outright and 5% of households living in housing association accommodation.
- 39% of respondents were aged 35-54, 30% aged 18-34 and 27.5% aged 55+.
- 62.5% of respondents were female and 35% male
- 66% of respondents were White, 10% Asian, 5% Black, and 12.5% Mixed and Other.
- 9% of respondents identified as having some form of disability with the largest category focusing on mobility/physical co-ordination and then hearing.

#### 3. Questions

- 3.1 Respondents were asked to consider three main questions around the implementation of a LLP. The questions were as follows:

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<sup>1</sup> The proposed LLP approach would ensure that Council tenants with an established housing need in Bands 1 or 2 are prioritised for new-build properties on in-fill developments on their estate. This approach recognises that by helping residents to remain within the area, residents can continue to make a community contribution through their employment and volunteering, use local services, or provide on-going support to family members.

- a) Overall, to what extent do you support or oppose the Council's proposal to introduce a Local Lettings Policy that gives council tenants priority for new homes on in-fill developments on their estate?
  - b) To what extent do you agree or disagree that letting homes through a Local Lettings Policy on in-fill development sites is an effective way for the council to better meet local housing need?
  - c) To what extent do you agree or disagree that a Local Lettings Policy should only be made available to tenants placed in Band 1 and Band 2?
- 3.2 Respondents were given the opportunity to provide comments if they answered with 'disagree'. Respondents were then given further opportunity to comment on ways that new build properties should be allocated or provide any further suggestions. Diversity information was collected at the conclusion of the consultation.

#### **4. Outcome of the consultation**

- 4.1 The outcome of the consultation showed 71% of respondents supported the proposed LLP approach in Barnet where council tenants are given priority for new homes on in-fill developments on their estate. Respondents noted the positive potential for maintaining established communities through the proposed LLP.

***"It is good to allow people to stay in communities they have lived in for many years' and I feel that keeping people with housing need in the same community is a positive thing."***

- 4.2 Overall, 70% of respondents agreed that letting homes through a LLP approach on in-fill sites was an effective way for the Council to better meet local housing need. Respondents felt that prioritising existing residents for new homes on in-fill sites was both a practical and a fair approach.

***"People should be given every opportunity to stay in their local area when change is happening around them' and I believe all new housing should be firstly offered to the current residents on the estate."***

- 4.3 A majority (67%) of respondents agreed that a LLP should only be made available to tenants placed in Bands 1 and Band 2.

- 4.4 There were some concerns expressed over the exclusion of households in lower priority bands, noting that the LLP would only be made available to tenants in Bands 1 and 2.

***"It would put those in Bands 1 and 2 at an unfair advantage and would be viewed as discriminatory."***

***"The need for an overriding commitment to maintaining community, regardless of whether the household is able to make a community contribution."***

- 4.5 However it must be noted that the proposed approach to the Local Lettings Policy, whereby a property must be released in order for a household to qualify, adequately addresses the concerns raised above. In addition, Barnet Council's Housing Allocations Scheme allows for banding discretion in cases where it may be unreasonable to require a particular household to make a community contribution.

## **5. Conclusion**

- 5.1 The outcome of this consultation supports the introduction of a LLP. The majority of respondents agreed that letting new homes on in-fill sites by the proposed LLP is an effective approach to meeting local housing need.
- 5.2 They also agreed that a LLP be made exclusive to tenants in Band 1 and Band 2 and more generally expressed support for the proposed LLP.