



# Housing Services

## Housing Allocation Scheme (2021)

### Public Consultation report

This report was created on Friday 09 April 2021 at 10:22.

The consultation ran from 11/01/2021 to 04/04/2021.

Total responses to this survey: **129**.

Comments from Hope4Havering were received after the close of this consultation. However, their have been included in the Comments section.

# 1.GENERAL INFORMATION

## Question 1: What is your name?

There were 126 responses to this question.

## Question2: What is your email address?

There were 124 responses to this question.

## Question 3: What is your telephone number?

There were 118 responses to this question.

## Question 4: What is your home address?

There were 119 responses to this question.

## Question 5: Which of the following applies to you?

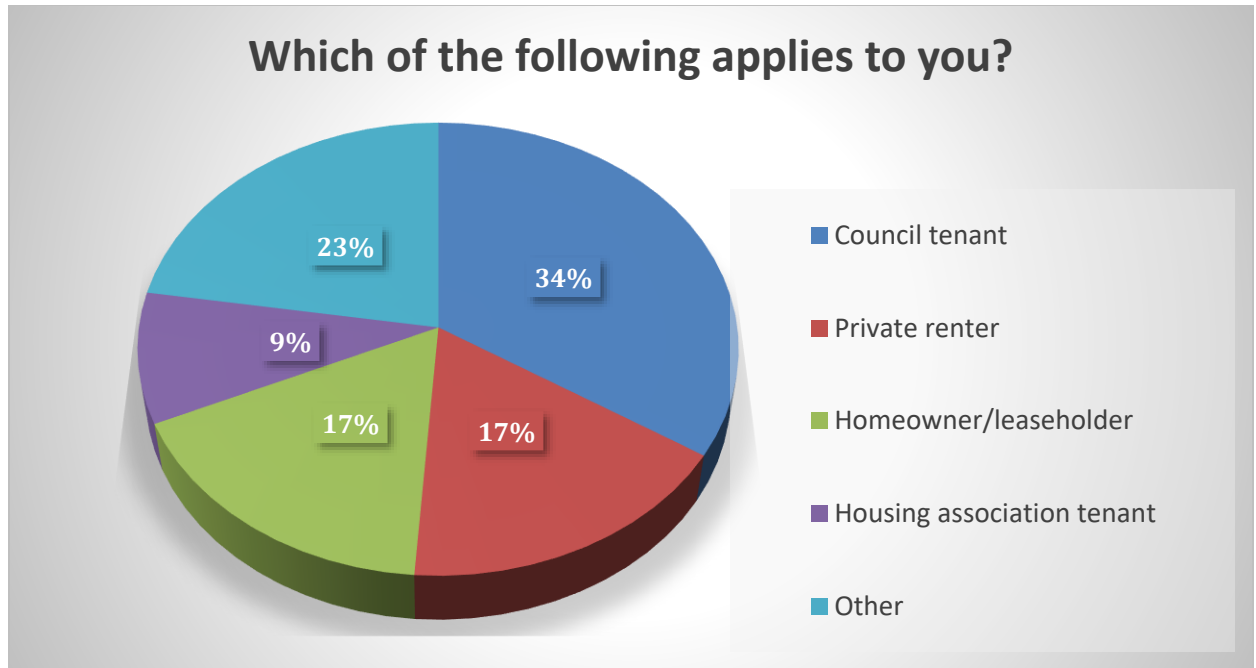
There were 129 responses to this question:

Council tenant	44	34.1%
Private renter	22	17.1%
Homeowner / leaseholder	22	17.1%
Housing association tenant	12	9.3%
Private landlord	5	3.9%
Letting agent	1	0.8%
Third sector charity / voluntary organisation	2	1.6%
Other housing provider	5	3.9%
Statutory organisation (e.g. NHS, Metropolitan police)	0	0.0%
Other public sector	1	0.8%
Business	0	0.0%
Other	15	11.6%
Not Answered	<u>0</u>	<u>0.0%</u>
<b>TOTALS:</b>	<b>129</b>	<b>100.0%</b>

### If 'Other', please specify:

There were 21 responses to this question, labelled under 'Other –unspecified' (15), 'Other public sector' (1) and 'Other Housing provider' (5).

The following pie chart incorporate all 'Others' with segments that represent 5% or less of the total population (e.g. Third sector charity/voluntary organisations, Letting agents, private landlords, etc):



**Question 6: Please indicate here if you do NOT wish us to retain your contact details for further consultation and feedback purposes.**

There were 129 responses to this question:

Yes, I agree you can contact me	89	69.0%
No, I don't agree you can contact me	39	30.2%
Not Answered	<u>1</u>	<u>0.8%</u>
<b>TOTALS:</b>	<b>129</b>	<b>100.0%</b>

## 2. SURVEY ANSWERS - YOUR VIEWS

The Council has just under 1,000 households in temporary accommodation and approximately 2,000 households waiting for a Council property.

Although the demand is highest for two and three bedroom homes, there is a special focus on specialist supported accommodation.

We also have increasing demand for genuinely affordable homes.

### Question 7: Aim 1

**The Council is seeking to make best use of the social housing stock.**

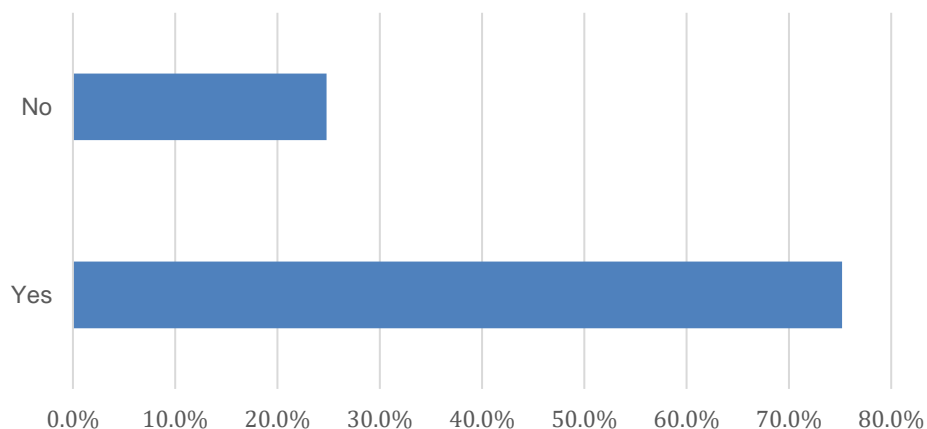
#### Do you agree with this aim?

There were 129 responses to this question:

Yes	97	75.2%
No	32	24.8%
Not Answered	<u>0</u>	<u>0.0%</u>

**TOTALS: 129 100.0%**

#### Aim 1: Do you agree with this aim to make best use of social housing stock?



There were 71 comments to this question.

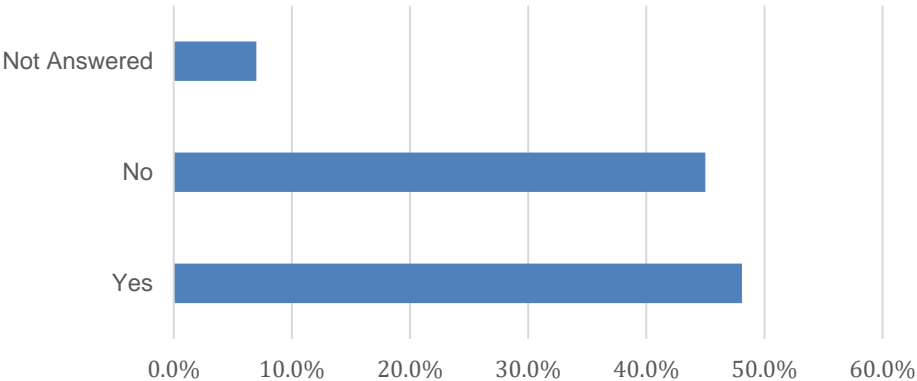
**Question 8: Aim 2**  
**To provide housing that is suitable to the specific needs and requirements of households.**

**Has this aim been achieved through the proposed Allocations scheme?**

There were 121 responses to this question:

Yes	62	48.1%
No	58	45.0%
Not Answered	<u>9</u>	<u>7.0%</u>
TOTALS: 129 100.0%		

**Aim 2: Has this aim been achieved through the proposed Allocations scheme?**



There were 47 comments to this the question.

**Question 9: Aim 3**

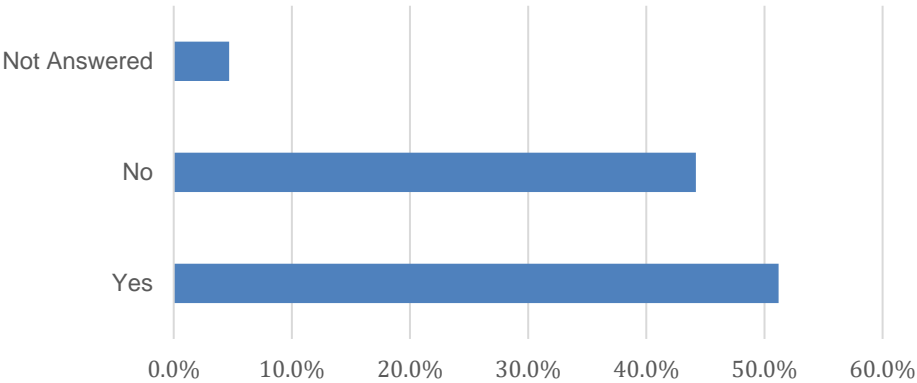
**To prioritise households that have been assessed to be in most need and/or to those who make a positive contribution to our community.**

**Has this aim been achieved through the proposed Allocations scheme?**

There were 123 responses to this question:

Yes	66	51.2%
No	57	44.2%
Not Answered	6	4.7%
TOTALS:		129 100.0%

**Aim 3: Has this aim been achieved through the proposed Allocations scheme?**



There were 51 comments to this question.

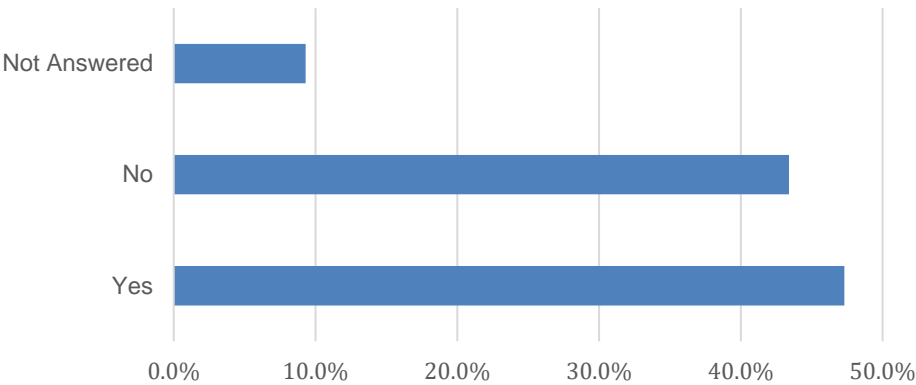
**Question 10: Aim 4**  
**To help build sustainable communities and neighbourhoods.**

**Has this aim been achieved through the proposed Allocations scheme?**

There were 117 responses to this question:

Yes	61	47.3%
No	56	43.4%
Not Answered	12	9.3%
TOTAL:		129 100.0%

**Aim 4: Has this aim been achieved through the proposed Allocations scheme?**



There were 37 comments to this question.

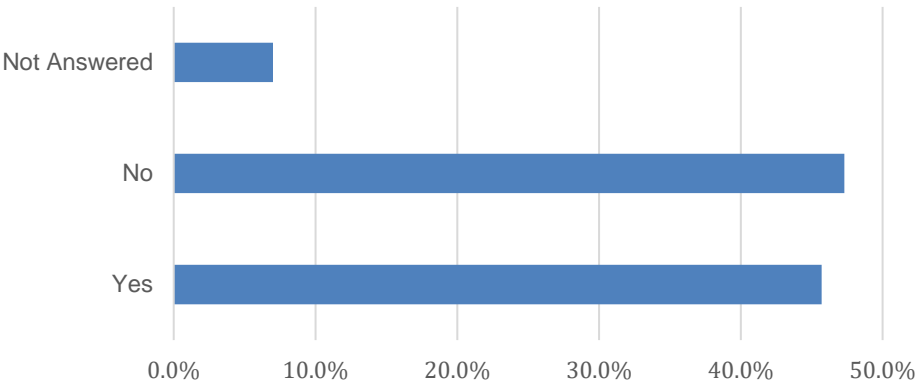
**Question 11: Aim 5**  
**Ensure social and affordable housing is allocated in a clear, fair and transparent manner.**

**Has this aim been achieved through the proposed Allocations scheme?**

There were 120 responses to this part of the question:

Yes	59	45.7%
No	61	47.3%
Not Answered	9	7.0%
TOTALS:		129 100.0%

**Aim 5: Has this aim been achieved through the proposed Allocations scheme?**



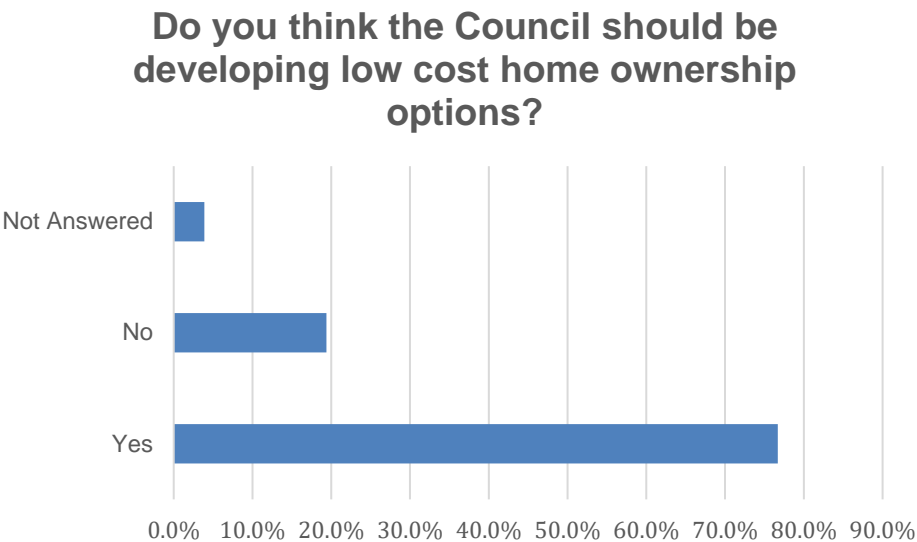
There were 44 responses to this part of the question.



**Question 12: Aim 6**  
**Do you think the Council should be developing low cost home ownership options, such as shared ownership, as well as to socially-rent homes? Building low-cost homes**

There were 124 responses to this question:

Yes	99	76.7%
No	25	19.4%
Not Answered	5	3.9%
<b>TOTALS:</b>	<b>129</b>	<b>100.0%</b>



There were 53 comments to this question.

# PUBLIC FEEDBACK

## Aim 1: The Council is seeking to make best use of the social housing stock. Do you agree with this aim?

- Local people should be given priority over travellers and refugees most local people make a substantial contribution to the community and have lived in the most if not all of their lives the area already has too many refugees and the travellers are a pain in arse the demographic of havering is being altered too much and it's becoming a horrible area to live in
- The homes should be a lot more cheaper like the older council properties.
- I don't feel the earnings bracket should be reduced. People on that wage can rent privately and people under it can claim benefits to help pay their rent until they can improve their situation
- The income threshold increase is ridiculous, people who are on low income already rely on the council to be housed and are waiting for ridiculous times to be housed. If you increase the income, more people will apply for social housing and the people with lower income will have to wait even longer to be housed.
- If people have to earn over £36,000 and up to £50,000 in order to afford to rent affordable housing, I'd strongly suggest that the housing is therefore not affordable. The council and HAs should not be building properties that people on an average wage, or less than this cannot afford. Leave that to the private sector where those on £36,000+ should be more than able to rent. If they take housing stock, this means there is less available for others, including key workers who are often not well paid. Increasing eligibility from 6 to ten years living in the borough seems a cynical way of getting the number of people on the housing list down.
- Travellers & refugees must be treated the same to the rules for social housing. This is discrimination against all community members who pay taxes. But travellers & refugees can jump the queue. Absolutely disgusting.
- How can travellers and refugees get housing before people have lived in the area all their life and gone to school and worked in the area I think it's disgusting you treating own community like this before people who come to the Borough your own community should come first not refugees or travellers should wait longer

- Being a mum of 3 I'm in a 2 bed flat every Friday I go onto the bidding system hoping I will be lucky I'm literally coming up 180+ For a 3 bedroom property

The thing is you don't realise some people's situation I'm on benefits and I am currently sleeping in my front room as I had to separate my 2 eldest and my son has behaviour issues he needs his own space and some days his temper is really dangerous it isn't right for my daughters mental health aswell as mine and for there safety I had no choice but to move my bed into the front room which is causing us less space aswell as being in lockdown it has been terrible horrible in fact ..

He also has started sleep walking we are living on a 2nd floor flat so you can imagine the worries we have now aswell as he isn't aloud to go on the balcony because he don't always think things through so my door is constantly locked if it's in his mind he will just do it ..

Also you don't realise I'm currently living In a flat with a nightmare neighbour just say asbos I got to the point were I was having anxiety attacks chest pains made myself really ill because of the hell we are still currently going through ... after reading the article on the 12th feb about the housing situation I'm now scared as it won't be looking likely that my children and I won't have no chance on actually having our forever home .. I don't ask for a new build I just ask for somewhere safe and where my children and myself can actually breath you don't realise being stuck in such a cramped home plays many effects on ourselves where as someone states people that earn that wage are able to save up a deposit to privately rent ..

With living with asbos and living in a 2 bed the only option was to private rent .. but being on benefits I could not afford the £3,000 first months rent or deposit that is ridiculous I tried Believe me I tried so hard to save it as we need out of here but no luck so my only option is to wait many years now for a council property if I had the money I would of definitely looked for a 3 bed private accommodation because I have no choice but to look for a bigger home especially with my sons disabilities my children are 8 6 and 1 so they are getting older it's hits them massively academically especially my daughter as she has no free space to study and our relationship is literally on a thin ice as we dont have no where to take time out

It isn't fair that people like myself are having to struggle im 31 and I'm still not finally settled in constantly fighting to move so with this possibly happening In April I am feeling less positive that we have no chance of moving or even getting any kind of help

It's disheartening

Many thanks for taking your time in reading this I could go on an on but I won't I'm guessing you understand the situation we are in

Kind regards

- People that have been waiting for the 6 year residency rule, to go onto the housing list will now be told sorry its now 10 years. What happens when it's reviewed again in the future will it be 15 years?

What you are saying is these people will never get onto the housing list.

Your just moving the goalposts each time.

If people have waited their 6 years, what's the problem if they go on the list?

- The local born and bred in the areas should awarded a place before anyone else is considered.
- No I think British citizens British born or war veterans including rough sleepers should be on a short housing list. Refugees are illegal immigrants they should be sent back to their country or the first safe country they passed.
- This will be extremely detrimental to my young family. I lived in Havering with my family before having my children and settling in a different borough (Barnet). I was housed by Barnet in a property and after some time it came to light we were all being evicted due to "it being built against planning permission". I approached the council there and got no where other than come back on the day of my eviction. On this said day I decided the best thing to do was pack up my small children and go to my parents house in Havering and stay there until I could get something sorted. My parents lived in a 1 bedroom so was very over crowded I approached both Barnet and Havering for help with housing both in fairness was just as useless. In the mean time I was driving my eldest daughter to school in Barnet every day which in the end became unbearable for the both of us I then got my daughter into a school in havering as we were still at my parents. On approaching Havering council I got zero help just being passed back to Barnet in the end I have managed to find my own accommodation all be it small & expensive. The only thing I had in my favour at that time I was told was that after 3years I could apply to go on the council register however once I nearly reached that and it was then changed to 5years that was such a low point to know that me and my children had all settled both of my children attending nursery and school, my family living within the borough and myself working for the local council it being upped to 10years will absolutely destroy any hope I have of providing an affordable decent home for my children and myself, it also makes my working situation harder as increasing my hours and looking to go full time in this situation is near impossible as my rent is so much. I agree that so many points raised are great and validated however the implication on some with the idea of raising it to 10 years will be significant on some people/families i have never got help with accommodation and I feel this is taking away my only bit of hope. I hope what I said is really thought about and taken into consideration. Thankyou
- I was raised in Havering then moved away now i have been back for five years currently i private rent next year when i am 66 and retire i will not be rleageble to even go on the housing list till i am 70 what am i suposed to do next year when my income will halve and i will be evicted due to not being able to pay my rent  
I have a heart condition disbetes sciatica but not classed as disabled i did not

joint the army navy or airforce what shall i do next year when i get evicted  
Wait four years?

- Everyone is equal no preferential treatment should be given to refugees travellers or in fact any colour creed or race this system should be fair whether you are male female single married etc, social housing should revert back to that. If you cannot afford a mortgage or extortionate rents you should be accepted onto the housing register and be housed according to your place on the list. If you earn £50,000 a year you should not receive social housing above someone earning 15,000 a year.
- Residents should have grown up in the area. 10 years is not long enough. People in genuine need of council housing would probably not be able to save up £16,000-£30,000 and should not use low rents to give them an advantage over private renters paying full market rates.
- I agree with the 10 years living in borough rule and also strongly agree with the community contribution banding style. However I disagree that the income goes up to £50,000!! This is outrageous and nearly 3x the average wage!! If someone has a household income of £50,000 they really don't need to take social housing and can afford to private rent and get a mortgage easily ! And if they have £30,000 in savings then they have a deposit !
- I believe that travellers choose to travel and should have the same 10 years in the borough like everyone else.
- This will put many people who are already being pushed backwards after years of waiting further backwards in favour of those who join..
- I feel that we need to be focusing on our own borough first and to prioritise those who are working parents single parent who can not afford to rent private or save for a deposit not only this even if they do have savings for a deposit they may not have the credit needed to get a mortgage children should not be brought up in flats and houses should be prioritised not building more flats or small houses families need space not to be squashed up in small bedrooms also the properties that are already council old council properties need to be assessed and fixed or done up suitable for the families living in them before new properties are built the building I'm in has faulty electrics windows with gaps damp in the walls and subsidence plumbing issues also. I think if a property is made available for whatever reason and a resident on the bidding list is of a higher band and is paying full rent inquiries about it due to being close to family or suitable for children schools and safety they should be entitled to view the property I personally am paying full rent and council tax am a single parent with 3 little girls 2 have special needs and under chams living in the worst 3 bed maisonette 1st floor I am bidding due to being a victim of domestic violence I've been bidding nearly a year have asked about a property

now available opposite my mum and dad and 8 doors away from my nan and grandad perfect for us in regards to safety commuting and caring needs while I'm working I also have osteoarthritis in my spine and now can't carry my shopping up the 4 flights of 7 steps to get to my property and when it's wet the stairs are dangerous to be told no and keep bidding when I am still in the 50s and there are never any properties that are suitable for us I'm a NHS worker also and need to be close to work and schools my mum has water on the brain and heart and struggles to get home when I'm on lates and she has my children in the pandemic I've gone weeks without seeing my girls and them in tears as they have to sleep on my mum's floor when they are there if I could even be considered for the property opposite would be so much better for us I'd even clear it out and decorate it myself I would move in as it is ASAP but the council don't work like this and property will most likely not even go on the bidding like the other 7 properties I've now seen in Harold Hill boarded up have not been on bidding the system needs re-assessing to work for those who contribute and are already living here 1st and the older building needs a lot of work done before new buildings are considered

- I moved out of Barking and Dagenham to Havering 3 years ago I've been trying to get on Havering's housing list as I was homeless and fleeing domestic violence with young children and was told I have to wait 6 years to get on the council list I tried to contact my previous borough but they stated to me I was not allowed to get my name back on their borough due to I left too long ago I am a single mum left with no choice but to privately rent but it can be a struggle every month but I am getting there with the help would be nice if they didn't up the years.
- I agree that council should seek to make best use of social housing stock but the new suggested criteria do not meet that aim. The new suggested scheme prioritises people better financially situated and limits chances for people on low income but living in the council for less than 10 years. Best use of social housing stock means provide place for living for people in bad life situation, this is the main idea of social housing.
- I do agree with a few points, for a household who has an income of 50,000 a year? I mean if the council wants to prioritise, shouldn't prioritise those really in need? I mean I'm a single mother living in a share house with other 5 men who take drugs and drink all the time, where they harassed me and my son constantly, where I've got infections due to the lack of hygiene from them, where I haven't sleep at all for days because they threatened me and much more, and the council wasn't able to help, closed their ways and pretend I didn't exist. That you should change, that should be one of the most important aims CHILDREN and their mothers/fathers. Thank you
- It's unfair to people who've lived in the borough 5 years to have to wait an extra 5 to be considered while immigrants are exempt and raising the minimum

income just pushes the band higher ignoring more of the residents who are on benefits.

- I don't agree, because it should be consider the people who are living in this borough for more than 10 years, which is my case I have been living in this borough for 17 years and in my current address 10 years.  
So I will need to be in the waiting list for 10 years more? Is not fair regarding that I have 2 kids and my flat is only one bedroom, that at the moment I'm sleeping in the living room, to give them a space that they deserve as a children.
- No. 10 years is too long. It is excluding.
- Havering is such a rubbish area
- No I disagree, as I have been on the council waiting list in temporary accommodation for more than 10 YEARS having lived in the Borough for 18 years consistently. Also working as a Teaching Assistant in a mainstream primary for 9 years and still not been able to, even as a single mum, secure a permanent home is really upsetting.
- To up the number of years to 10 before you can apply for council housing would be detrimental to many residents including myself . I am 1 month shy of the 6 years needed , will I have a special allowance seeing as special allowances to other groups of only 5 years is being permitted ? Or will I have to wait another 4 years despite already waiting nearly 6 ? The other considerations seem fair , but I completely disagree with upping the residency to 10 years .
- I think more could be done
- I think as a secure tenancy council tenant of 26 years, if which I have mainly paid full rent. This should be considered in priority. I have been on the list since June 2015 (Then a CC1 band). Due to D.V. and relationship ending (arrest made), and having to take redundancy from 10 years Essex police employee, to look after my son, I was placed in Band H, since September 2015. I would have thought a house would have been obtained by now, some 6 years later. The Scheme states longest on the list but newcomers all seem to be gaining the properties.

**Aim 2: To provide housing that is suitable to the specific needs and requirements of households. Has this aim been achieved through the proposed Allocations scheme?**

- Again, I do not agree with the increased earnings threshold
- No because the specific need is for affordable housing for people who are on a low income.
- No I don't think it has as I'm in band H  
I've spoke to many advisors  
I have been told only way I can  
Move my band and have a better chance of bidding is getting a diagnosis for my son  
It's all well and good but I've been fighting for him to be put on the system since the age of 2 he is now 6 in June and we only got on the system 2 weeks ago my sons disability is so sever he does really need to see someone but with back Log aswell they can't tell me when he is likely to be seen it's going to take a while so I literally have no chance on being successful on our bidding system as over crowded
- I'm not happy with it
- It missed big time to older persons who have been widely affected by the past year and is excluding them  
There are many i council housing earning wrll over the av wage who do not need council housing
- My sons are unable to get social housing one works one unemployed neither are able to even get on the register.
- If you stopped giving tendencies to newham and Hackney residents they'd be more for those in Havering.  
  
My son has been on the list for years and still waiting in Havering.
- After 11 years of being removed then added then removed and added to housing list this still will not help those who are already supposedly suitably housed but are in fact not
- This doesn't put the residents 1st or those who are working 1<sup>st</sup>
- The new income threshold 50 000 pounds will open up an opportunity for people who are able to rent privately or apply for a mortgage and it will close the opportunity to people who are really in need and have not lived in the



council for the full 10 years. Criterion of 10 years continuous residency should be verified and set at a lower level.

Additionally, and very importantly, the people already on the Housing Register list who have not lived for the full 10 years in the council, should not lose their place. These families must keep their position on the list. At the time of submitting the original application, there were different rules that these people complied with and it would be unfair if these families were now eliminated from the list, especially that all these families are on low income. Many of them have no other chances of getting a flat or house and their hopes for a council house/flat would be taken away from them, for some perhaps forever. Instead, opportunities will be created for families who are much better financially, and their only advantage is that they have lived in the council for over 10 years.

- Other boroughs are paying 25 to 35k to their residents and guaranteeing properties in Havering. I know this personally to a Havering Council subcontractor employee. I think this is unfair and misleading to Havering residents.
- I do not agree that someone is allowed on the housing register to bid for a 1 bed and earning £50k but the same amount for a 4 bed need. It is very unfair and should be staged. Someone surely can easily afford private rented earning over £3000 a month. It may be different if they were a family wanting a 4 bed but this does not seem fair.
- Veronica Close used to have age restrictions especially for ground floor. Since this has been lifted, there has been a number of young families placed in one bedroom properties. The anti social behaviour of some has not boded well with the older / established residents.
- As mentioned, I feel that for those who do not qualify to join the housing register/key workers could be offered more support with affordable housing options such as key worker housing schemes/support to part buy/part rent schemes etc.
- I would like to see a certain volume of homes made available to Service Veterans - as per the scheme currently in operation in Lewisham and other Boroughs.
- Not all people who can't work are lazy. Some are ill
- The Scheme doesn't create any metrics in defining specific needs.
- This is just moving the pieces around the chess board, without resolving the fundamental problem of a chronic lack of genuine social housing, which is the only solution to the country's housing crisis.

- You need to consider long term residents that have fallen on bad times
- Personal answer no as I tick all boxes to be housed or at least helped but no change to anything for my situation.
- I'm not sure?
- Also there should be a clause that when a tenant becomes under-occupied they should be forced to downsize, allowing over-crowded waiting lists to decrease
- Well not yet
- Properties should go to English residents first who have lived here for 10 years (the councils new scheme). Why should properties be given to others who do not have a need and who aren't English!!!
- There is a section of society that is trapped in private renting which is expensive and unaffordable. They earn too much to get on the Housing list but their current rent is so expensive it eats up most of their income meaning that they cannot save a deposit to buy, and struggle to meet all their bills, getting into arrears. Not enough weight is given to the current property being unaffordable.

**Aim 3: To prioritise households that have been assessed to be in most need and/or to those who make a positive contribution to our community.**

- How does waiting 10 years decide how much good someone is doing for the community???
- People who have lived in the borough for less than 10 years still have a housing need. This would not be met if the proposed changes are made. Those most in need are likely to be on a low income. If homes are built that they can't afford this means there will continue to not be enough homes available for them. The focus should instead be on building more homes that people on below or average earnings, can afford.
- Give people housing on where they were born not people from out of area.
- What is a positive contribution classed as  
I volunteered for NHS responded till advised by my universal credit advisor not to do it as i should be looking for employment not volunteering
- As said give the stock to those that live in Havering already and the homeless.
- Again I've been involved in the community and am still on the bottom rung after 11 years. The assessment and allocation based on needs is flawed already and I cannot see how this will make it better for those who are constantly overlooked..
- People really in need, who haven't lived in the council for the continuous 10 years, will lose their chance to get the house. People who are not in urgent need, like people with higher income threshold will get the chance of getting cheap flat. It is totally unfair.
- It should not be a lottery
- As stated before someone who earns 50k can afford their own property if 1 bed need, should be a lot less.
- Right to buy must be abolished. If tenants can afford to save £30k for property (especially if couples both working), they should be in private rented. Social housing is for those who are in need.

- Not everyone can make a contribution to the community some people are ill and with covid the jobs are few and far between
- The change in Scheme does not seem to provide housing for the most in need locals in Havering.  
What is the metric for community contribution? - needs detail.
- Whilst I welcome the diversity of the population of the United Kingdom. I do feel prioritising refugees when there is a chronic shortage of housing for the Indigenous population is wrong.
- Long term residents need to be considered
- Not for myself ! I'm currently working and previously went to education gaining a degree to work within education myself which I do now, I also worked for a care home during the pandemic. Before that I worked in retail. I have always contributed to my community and I'm still in a unstable place with a child having to sofa surf when I can no longer stay in one place with my son
- No because it seems people who are able to buy different types of property seem to be buying up everything that is council available
- How do you assess whether a person makes a positive contribution to the community? I work in the art and culture industry and deliver mindful creative projects to Havering to help the community, would this be considered a positive contribution?
- Two conflicting criteria have been conflated in this aim, Households most in need for instance maybe with full time caring responsibilities for a disabled family member are extremely unlikely to have the capacity for making a positive contribution to the Havering community.  
Those with inadequate income from one job may be working several jobs and also not have free time to commit to the wider community.
- Time on the waiting list does not relate to need. So although this would mean less people on the list and give those on the list more opportunity to move it may be by excluding people in more need.

Being more proactive in relation to mutual exchanges would be a cheaper way to go, although this is hampered by introductory and fixed term tenancies.

- No idea
- You haven't defined positive contribution well enough. My son is a foster carer and needs a 4 bedroom house but cannot get on the list and will not be offered

one because he is single. This means in order to foster care he has to private rent which is excessively costly on that size property.

- Definitely feel that the council need to work on this area as many vulnerable and disable residents are not given the priority they need .

#### **Aim 4: To help build sustainable communities and neighbourhoods.**

- Trying to fill houses with people who earn more will mean they are not around to build a community.
- There would be a danger of pricing out those on a low income from certain areas of the borough, which has already happened in other boroughs.

So instead of having diverse communities, where people from all walks of life come together, they are likely to become gentrified.

- Travellers have housing someone to live, what if joe bloggs just parked up a caravan and that was their place of living? They'd be evicted
- It isn't an achievement
- No so why change to another system that doesn't work...  
Keep the stock for those in Havering
- You place people from out of the Borough above our own and also those who have no desire to work or contribute above those who do whilst claiming to build a community. It's laughable that those who do contribute to a community are looked down on and dismissed in favour of benefits generation..
- The green spaces need to be kept and done up for the younger children with bits for the older children to do we do not have enough free or cheap activities for the youngsters to be involved in to stop youth crime or them hanging about the streets they need to learn respect and who to be responsible setting an example to the young not encouraging bad behaviour we need youth clubs and summer clubs young cooking clubs and so on that the older children can support younger children in doing we need community events and fundraisers we need to feel that government is looking out for us not working towards making money
- No more homes should be built people should do a swap
- We could become greener
- Our neighbourhood has become an overcrowded concrete jungle.
- Long term residents need to be considered

- It needs to be better if you have a park have a small reasonable priced cafe or stall for people to communicate in ways
- We do not have the infrastructure to take in more people from outside the Borough.
- No as I'm currently fighting on the system and literally don't see a light at the end of the tunnel to even being close on moving

I can't afford to go privately so have no choice but to be on the bidding system we're I don't have a leg to stand on

- Avoid these properties being sold to "Buy to Let" owners - as these tend to lead to a "transit" population, and less likely to contribute to a stable community.
- know what you mean by sustainable communities / neighbourhoods.
- If that is the case why do people have to have lived in the Borough for 10 years before they are able to try for a council house but refugees, Travellers need only have to be in the Borough for five years this is not right or fair.
- I currently live in a one bedroom flat with my 16 year old daughter. She sleeps in the bedroom and me living room. She is disabled. As of today I have a smashed window by my neighbour which has yet to be fixed. We are scared in our own home. We are overcrowded yet see people who have had the joy of a family home and refuse to downsize this is wrong
- I think people who are already in accommodation should be given the option of the 5 bands allocation as well.

## **Aim 5: Ensure social and affordable housing is allocated in a clear, fair and transparent manner.**

- No Scheme will ever make that possible. It's all dependant on people.
- Don't think this is a fair process on earnings or residency for all reasons previously given.
- No affordability of property in london borough who can pay these rents
- Just one sided allocations never taking into account changing circumstances
- It's never been a fair and will definitely not be now. Housing staff are not interested in helping those that work..
- Housing prices for new builds is so expensive residents are struggling and most of them are being paid by benefits working people can't afford them I couldn't so it can't be classed as affordable my massionett has a massive lounge and kitchen small bedrooms (not ideal) as no space for wardrobes but new builds are smaller more cramped and double my rent this needs reassessing homes need to have big bedrooms for space especially sharing rooms a nice lounge and either separate dinning rooms or big kitchens to fit a table and chairs people need space and places to store items gardens should be fair sizes not to big but not small and need storage spaces for outside equipment these things need considering not just get as many properties as we can to make money especially if half of them are paid by benefits it doesn't make sense you need to come live where we live for 6months and see what we all deal with and the struggles if small spaces we have the dramas with kids in the streets and noisy new because of thin walls
- New Allocation Scheme doesn't ensure that. It prioritises people better financially and closes the chances for people worse financially but living in council less than 10 years. It is not fair at all. It is not what social housing is for.
- Homes are built on green belt woodland and countryside wildlife habitat shouldn't be destroyed this will push wildlife animals to extinction
- Please read previous comment. You're ignoring the majority of the residents for those with higher income or immigrants
- This is a badly designed survey. I don't know what i am saying yes or no to. It is very unclear.



- Long term residents need to be considered
- Citizens Advice Havering does not believe gross annual income is a fair test of a household's ability to afford current rents. Gross income does not take account of different households having different priority expenditures or different property requirements. Will the Council consider (a) assessing individually each household's ability to pay the rent for the property they need or (b) having different thresholds for different categories of housing – eg a one bedroom flat would have a different threshold from a three bedroom house?

Having a single income threshold with no account taken of individual circumstances is not fair. A better way to judge this would be by undertaking an income and expenditure exercise for each individual application or setting a percentage of rent to income limit. So for example, if someone is in private rented accommodation and the rent is more than 40% of their income then they meet the eligibility criteria.

- Nothing is transparent, maybe collating information of who has been housed would show transparency.
- Until the scheme is in place - one cannot make a comment to this question. All future applications and judgements would need to be scrutinised by an independent community panel - to ensure these homes go to deserving families to contribute to the Borough community.
- If that is the case why do people have to have lived in the Borough for 10 years before they are able to try for a council house but refugees, Travellers need only have to be in the Borough for five years this is not right or fair.
- I believe people should be given the opportunity to move accommodation through the council and not just through mutual exchange.
- I feel there little information shared on this
- Your own community needs to come first
- 10 years residency exemption:  
Within this criterion, a residency exemption will be granted to applicants of refugee status or of traveller background of five years, provided they have resided in the borough for five years continuously, and can demonstrate a community contribution such as paid, unpaid or voluntary work in the borough or being a recognised carer for an elderly or disabled adult or child

WHY SHOULD REFUGEES OR PEOPLE OF TRAVELLER BACKGROUNDS BE ABLE TO LIVE IN THE BOROUGH FOR A LESS AMOUNT OF TIME YET BE EXEMPT FROM THE 10 YEAR RESIDENCY. ITS CERTAINLY NOT PUTTING THE ENGLISH FIRST.

- The increase in salary cap from £36-£50 is counter intuitive. A person on a £50k salary should be able to afford private accommodation. Monthly salary of over £3k and average rental for a 3 bed house in Havering is £1,400 pcm which constitutes less than 40% of disposable income.
- New properties are too expensive
- News homes are NOT affordable
- I'm not sure it is being allocated very fair. I think there needs to be a overcrowded band for people like myself who are not homeless but our living situations are very uncomfortable, I am a single mother living in a box room with my two toddlers and to just put me in the home seeker band which gets overlooked and comes last. It's unfair. When there's 100 other people who will claim homeless just to get a social house.
- The earnings threshold is too high when those who earn that could easily rent or save for a deposit.

**Aim 6: Do you think the Council should be developing low cost home ownership options, such as shared ownership, as well as to socially-rent homes? Building low-cost homes**

- No, it never works, is hard to manage and just reduces the stock availability
- No just renting so there is housing for everyone
- This is a difficult one the idea is good but it needs to be more fair we need more affordable rent and it need to be cheaper than private renting all these new builds over 200 a week are more than some private properties and rent up front if you are already a council tenant your rent should carry over
- The housing market is hard to get on to and many people in this area struggle to make ends meet. Focus on rentals and let them know there is no shame in renting.
- I think the council should be building property s purely for renting
- The focus must be In providing good quality homes for the majority of the United Kingdom population who are living In Insecure, often poor quality private rented housing, subsidised through housing benefit, as a top up to the poor wages of an ever increasing cohort of the United Kingdom population.
- Help to buy is a valid scheme. Shared ownership is a total rip off high rent plus mortgage payments extortionate service charges per property which should be investigated.
- There wont be enough council properties if Havering council developed low cost home ownership options.
- We just need more rented social housing
- We just need council homes for rent !
- The councils around the UK shouldn't build thousands of homes everywhere. This will destroy wildlife habitat and Push wildlife animals to extinction. We won't have any green belt woodland or countryside left. So called asylum seekers are causing the housing shortages around the United Kingdom and adding to the population of England. The local councils should encourage people to do a home swap

- Unless the sales of such properties will be ringfenced for investment in building more social Housing
- Social housing only and no right to buy. If people can afford to buy a private home, they should move out of council homes and free them up for those in need.
- Shared ownership is not secure.
- Council should do more to rent property.

Keep properties for rent

- I feel at the current time and shortage it should focus on social rented properties, at the moment people are struggling to buy food and pay rent let alone save up for deposits
- I think the councils place people that are in urgently in need for homes before they sell the available property some new changes should come and more homes available to bid.

## Is there anything else you would like to add relating to the proposed Allocations scheme?

- Leave it as it is. All this will do is make it harder for new people to get housed
- Please listen to your residents and don't just pretend to put money aside for a moment and think how you would like to live and look at what we live in and then make your decision
- There are many people on their own living in bigger properties than they need. I think they should be offered an incentive to move to a smaller property in an area they would like to move to. You would then have more properties available for families who need them
- Provide designated sites for the travelling community, and deprioritise refugees until the United Kingdom Indigenous population is adequately housed.
- 10 years is too long to have had to live and contribute to a borough when migrants, refugees and travellers do not have to. This is a form of discrimination.
- You need to make it fair for the English residents of Havering who have a real need for housing and who have lived in Havering for 10 years and/or have made a contribution.
- I think the £50,000 earning limit is too high and should be £40,000 max. Also the savings cap should stay at £16,000. You will just be encouraging people who can afford to buy to then get a council house for the discount and loads more will be lost through RTB.  
Also I think the community contribution band is very good and should stay. Hopefully it will encourage more people into work
- Build accessible homes for disabled / elderly.
- Priority should be given to those who work that shows them to be worthy tenants by never falling behind with rent payments.
- Seems all fair. Hope it helps out more people to rent properties
- I am happy residents that have lived in the borough for over 10 years will get priority, I am hoping that the new proposal will help me in getting a 2 bed social rent property and improve my chances of work and better prospects

- More homes or flats should be available I can see more properties getting build but non of them are in bidding for people waiting to be placed in social homes
- A Fair Practice should be enforced. Several properties on this estate alone have become available, never on the bidding site and then allocated. It's not fair!
- The increase in saving and earnings limit are unfair to people who genuinely need social housing anyone earning 50k with savings of 30k are more than capable of privately renting a home
- Havering does not have enough social housing for single people. With more households than ever in this category, we should be building more for them. At the moment single people are very much the poor relations where housing allocations are concerned. This would also help with homelessness as many people find themselves homeless and in need of housing support after a relationship break up.
- You are favouring those who decide to have a faniky just to get housing allocations and leaving other people out in the cold
- I really think we should do the 10 years in the borough but one size fits all. No special treatment for travellers they choose to travel, they're need is no greater than anyone else's.
- Try looking at the people who are working and those that don't. The system constantly punishes those who contribute to local economy and community in favour of those who never have any intention of working. There are families on the housing list who will never get houses because those who play the system or just don't care get seen to and processed first... after 11 years of being treated worse than those on benefits I don't and won't hold my breath that this council will help anyone who's making an effort to help themselves whilst needing help..
- I hope my suggestion will be taken into consideration. I feel really bad as I have waited for a council house for a long time and now these chances can be taken away from me, even though my financial situation does not allow me to get the house in a different way.
- As I said before so called asylum seekers are putting local councils around the UK under pressure to build thousands of homes everywhere in a 100 years time England won't have any green belt woodland or countryside left. All will be gone due to mass illegal immigration entering the UK pushing up the population of the United Kingdom

- HELP struggling single mothers, 2 bids a week with 700 other people is not enough and it is not fair. There's more houses than it shows, work with out of London councils there's enough housing for priorities, and if there's someone in high priority list then put them in the house don't let them fight for housing like dogs getting 2 bones ( 2 bids a week)
- Have more consideration for the residents who are already here
- Redo this badly designed survey.
- I feel by increasing the residency it will reduce the numbers of people on the housing register but also hides the fact that there are people requiring help and they will have to be assisted through other routes. I feel that qualifying time should remain the same but priority given to e.g downsizer who will free up accommodation for other families. I really disagree with the blanket income Scheme and think this is very unfair.
- Havering already has highest waiting time of 6 years just to join in council housing list. Making it 10 years will be too much for people like who is thrown out from Newham to havering because of homelessness.
- The scheme should take into account DV people who have fled to make a new safe life for them selves.
- You need to consider long term residents that have fallen on hard times
- The council must seek to quickly resolve the housing crisis by creating more social housing whether renting or low cost ownership to help meet the genuine housing needs of hapless residents.
- Please please look into bands properly as I feel like lower bands get no hope ! I have no idea if I'm getting any closer or just being left behind as the bidding list is very confusing and limited into what your doing right and wrong. U bid and get no response.
- They should treat all of us equally
- I have lived in the borough for 6 years and have been moved from two properties because the landlord wanted them back. I am self employed earning very little and now am in property that I cannot afford. Will I be exempt from the 10 year rule because I work or will I be moved down the list because I do not earn enough. I am very worried about this new proposal
- I just want a small flat for me and my baby with bath and garden

- In June 2020 national Citizens Advice research showed an estimated 2.6 million private renters had already missed, or expected to miss, a rent payment because of coronavirus. In the first two months of the lockdown Citizens Advice nationally helped people with over 1,000 issues related to possible eviction, despite the government's protections. Those numbers can only have increased in the nine months since they were published. When the current ban on evictions comes to an end (extended to 31 May 2021) these people, including many in Havering living in private rented accommodation will be at risk of homelessness. How is the Council planning to deal with what could be a real crisis and how will the proposed Allocations Scheme respond to this threat?
- Yes, and I hope that everyone would be fair benefit on this scheme.
- Please don't forget the people that are actually in need

The ones that actually do need rehousing due to circumstances

The ones that have actually lived in havering all there lives

Ones that have no other option but to be put on the bidding system as they cannot afford to be housed any other way

Don't forget the residents like myself as you honestly don't understand that the bidding system is the only thing that is keep people positive at the moment I'm like 180+ I have a long way to go but it's something with the hell I'm going through currently I'm thankful but I cannot live like this anymore it isn't right

- If that is the case why do people have to have lived in the Borough for 10 years before they are able to try for a council house but refugees, Travellers need only have to be in the Borough for five years this is not right or fair.
- More needs to be done with people in homes that are too big. With the greatest respect of you want to you can purchase. They had their time and should think of those in overcrowding homes
- You should really consider offering the brand new accommodation to existing tenants as well as the people on the register.
- Thanks for the good work.,however the ten year residency seems to be quite too long considering the ever demanding reasons people keep moving



- The increase in Havering residency from 6 to 10 seem punitive to residents who may have contributed locally for 5 years. Also disadvantages younger members of society where 10 years is proportionately a larger portion of their life.
- I will say to help band 2A because healthy people getting depression because of a house and fight argument all this makes us depression of when we will move and sometimes feel like why am here I don't like this life anymore
- Hopefully I won't still be sharing a bed with my son when he turns 5,6 or even 10 as it's effecting my mental and physical health. If you want to make a change start putting us overcrowded/honest people on a peddle stool instead of leaving us at the bottom.
- Please do not up the criteria to 10 years. It will remove hope of council housing to people who have already waited years to register . If this is to go ahead there should be some allowances for people close to reaching the original criteria of 6 years
- Only that it appears to be a Good Proposal & Wish u Luck with all you Aim to Achieve..Just hope you never get that " One In A Million " tenant Who has a Complaint that Noone Understands??
- I think each case should be looked at independently not just as to who fits in each box. As A family of 6 living in a 2 bed flat with medical needs it feels like we are getting overlooked.
- Currently sleeping on a
- Bring back age restrictions on some properties.
- More should be available for mental health not just care places but actually flats
- to take into account that I work and I have a lot since I've been in the zona
- There are many many people living alone in 3 bedroom houses and this poor use of social housing. This section should be continuously assessed in order to free up more housing options to people who are struggling in overcrowded situations
- Hopefully proposal is acceptable by deciding panels and properties are not overpriced.

- I feel that the 36000 jump to £50000 should be 36000 - 60000 as there are a lot of working people crying out for houses especially with more than 1 child and also are willing to pay rent and bills on time due to working

So please bear this in mind

- Household threshold of 50k is too high. A family on such income and with savings can easily afford rent privately or buy a flat.
- There is a lack of affordable housing for people in need in Havering. A Scheme that reduces the number of people that will eventually secure affordable housing doesn't help those in the community who are living in poor conditions. We need to develop more options as a more sustainable longer term strategy.
- Do not flood the housing market with sub standard, high density developments. Listen to your residents
- Please help us
- We would love to move to a bigger home as we are overcrowded as your standards but we had gone over by £800 leaving us stuck and not knowing what to do I pay £115 a month this would bring me under but is not taking in to account raising it would help the average price to rent in havering for a 3/4 bedroom is £1550 to £1800 a month we could not pay this and save up to buy our home which is our plan one day.
- I disagree with prioritising the Armed Forces
- Yes I think people in situations like myself there should be help to house them. I was told that I could go on the list because I am over 60 and have health conditions and that I would be helped but when I complete the on line forms it will not allow me because I own 5% which is not like I own my home. I have repairs that need doing that I cannot afford I have no proper heating my kitchen is not big enough to get a fridge in and I also need a downstairs toilet as I have copd and struggle with the stairs but I can't get housed
- I'm pleased with this Allocation Scheme proposal. I hope this will eventually benefit people who have been waiting for very long time on the register but not successfully got a permanent offer.
- People who rent should be allowed to join the housing register. It is more difficult for renters to save a deposit with high rents. We shouldn't be penalised for renting because there is no other option as housing through the Council is impossible.

- I think it is important to allocate housing to those who have lived in the area for a long time and therefore have family and friends close by . This then allows people to live in a closer, happier community.
- In previous conversations it was mentioned that you would agree that residents who move into the YMCA to receive their supported accommodation would not lose their Havering Status as a result of this - please can you let me know if this is the case?
- give tenants who got evacuation from their temporary accommodation from council because they turned down an offer, another chance to rehousing.
- I would again say please please look at all cases case by case and take circumstances into consideration. I feel that it is very unfair that people are penalised forever for situations that they found themselves in the past
- These updated criteria needs to replace the old criteria as there has been a lot of inflation and changes since it was first introduced and is a bit outdated so there needs to be some new criteria like the plans suggested.
- Yes please take look at the family with over crane citations first we need a help. Thanks.
- I do feel that the Local authority should feel comfortable is presenting their expectations from other providers. if local landlords wish to continue to receive state funds to support their rents, then they should be supporting the local challenge and make the appropriate changes to support the local mission

## Do you have any further comments or suggestions?

- I would just like to reiterate that the room standard needs to be revised as a matter of urgency. Legal requirements for room standards have not been revised for a long time, and, in line with modern standards, having teenage boys sharing with girls under 10 is outrageous.  
These girls will be more heavily exposed to pubescent boys exploring all manner of new things that are not acceptable for a little girl to hear or see.
- Build more homes and flats for young people, offer council mortgages or shared ownership schemes
- PUT YOUR COMMUNITY FIRST NOT PEOPLE WHO HAVE BEEN HERE LESS TIME THAN THOSE THAT HAVE LIVED IN BOROUGH SINCE BIRTH OR HAVE BEEN ON HOUSING REGISTER FOR A LONG TIME SORT YOUR OWN OUT FIRST STOP LETTING US DOWN
- Personally , my 6 continuous years living in the Borough will be met in May..... I am in desperate need of joining the council housing waiting list for various reasons including medical grounds . I have already been declined a housing application despite working for years for this community , due to not meeting the 6 year criteria.....so to up the criteria to 10 years in April would mean I would loose out by a couple of weeks ! I believe that if the criteria is to be changed , then genuine residents like myself that are so close to meeting the original criteria should still be allowed to apply under the original criteria. If not , then this change will be a massive unfair blow to myself , and anyone in the same position as me .
- I suggest the council should tell people to do a home swap
- key worker housing schemes
- support to secure affordable housing/help to buy
- It is good that savings threshold is being raised to £30000 but I suggest that people earning over 50,000 should also be eligible for social housing where they meet the Residency requirements and want to remain in the Borough.
- Changes to the allocation needs to be made to prioritise those who have been resident in Havering longest and those in greatest need and therefore deserving this accommodation. This will make the allocation fairer and will support the neediest residents.
- I agree to the changes. However, it will be unfair for people who have lived in the borough for 9 and half years to be affected with the changes after contributing to the community and the love I have for Havering. I think 8 or 9

years of living in havering should stay on the register while the rest can be rejected

- Priority on council houses are being manipulated by them. Every Thursday night at 12:00 am, when the properties became available, the site don't work ....until 2 or 3 am, so when I get back I am already on 40 or 50 place bid. Coincidence? .... don't think so
- I think it would be better to go back to allocating people with homes as bidding just gets people hopes up and it isn't fair
- I agree, even though my borough is barking and dagenham there needs to be more affordable social housing as I'm being told my borough has no properties! Making me stuck in a situation that is impossible to live properly and I am 30 years old
- I have been in a private flat for 6 years in June. By you changing it I will have to remain for a further 4 years. I cannot afford this and this is not fair for people like me. I'm a single parent & a teacher, my wages barely cover my rent and I'm always struggling. Please think of us
- I applied in September of 2020 having lived in my current property for just over 6 years. Will my current application be affected now that that the residency for havering applicants will be changed to 10 years?
- My son and daughter live in havering one in the rip off disgusting YMCA yhe other in a badly managed social housing flat. Great flat poorly looked after by management, who waste council money on poor workmanship.
- Where's the shops that were promised with new build at Taybury court on Briar Road.
- Clamp down on sub-letting.

If you have tenants who are able to work but choose not to (preferring benefits) they should be the ones made to move out of the area, not those who have local work and would lose their jobs if they were reallocated.

- Make sure this scheme is monitored effectively. I am convinced that there are already many people who have moved into this Borough and have been given priority over long standing residents.  
My children had zero chance of being housed by this council
- Havering already has highest waiting time of 6 years just to join in council housing list. Making it 10 years will be too much for people like who is thrown out from Newham to havering because of homelessness.

Also household income should stay in 36000 max. If people earn more than 36000 i am sure they can afford private rental or buy a property.

- As you would have gathered, I think these changes are the opposite of what we should be doing. Our focus should be on building truly affordable housing, plus making sure all private developments include a significant number of affordable homes, not just a token amount.
- So far a great work, just the priorities are a bit confusing.
- It would be interesting to see more about the different categories for bidding.
- Everyone's circumstances are different. This new proposal will affect many lives and the council must treat people as an individual and not a whole. Each person should be contacted about their own personal concerns and statuses.
- Look after the people of Havering with the stock, stop giving houses to other boroughs and use them for those in need in the borough.
- I think it would be very good idea to let pregnant people be eligible for a 2 bed. So if someone is pregnant they can go on the list for the amount of rooms they would require once the baby is born. It then gives them a head start as far too many family's are overcrowded especially in tiny 1 bed flats for far too long
- I'm pleased with this Allocation Scheme proposal. I hope this will eventually benefit people who have been waiting for very long time on the register but not successfully got a permanent offer.
- Citizens Advice Havering congratulates the Council for not using bed and breakfast accommodation and for having an ambitious house building strategy that will result in 3,500 new homes in the next ten years of which 50% will be affordable. With more new housing stock in the pipeline Citizens Advice Havering believes it should not be necessary to increase the continuous residency requirement to 10 years. This is far longer than many other London Boroughs
- Thank you for all you do in these very challenging times
- As stated more priority for care givers who cannot work when in actual fact being a carer is a FULL TIME JOB.
- No - just sell the homes to owners - and NOT to "Buy-to-Let" landlords, who would simply rent these out to the same families that get no return or ownership for their rent payments!!

- Just Thankyou..
- Listen to us look at us and hear us we are living in your decisions but would you live in them? Walk in our shoes for a while would you enjoy living like us struggling to show our kids a good life and struggling to keep a roof over our heads most of us can't decorate or take our kids out for a day let alone a holiday due to the bills we pay living is a very high cost and covid has made it worse and harder some don't even have jobs any more be considering of us
- Working as a Teaching Assistant in a mainstream primary for 9 years hasn't helped me yet to secure a permanent home. This really needs addressing.
- Increasing the residency requirements from 6 to 10 years is not a good idea. It should be lowered instead to say 3 years or lower! Residents in genuine housing need will have to wait for 10 years to be eligible for social housing?? This is preposterous! I think it is a shameful proposition.
- I would like to know what the government is doing to help DV people fleeing domestic violence and wanting to have a new start. Should this social housing scheme not be purposely built to help people in need ?
- To realise not everyone can contribute to the community through no fault of their own. Also to offer a cash incentive for people living in properties bigger than they need to down size. Sometime s people won't move purely because they can't afford to redecorate or moving costs
- More options for housing rather than more restrictions to reduce the number able to apply for housing. There are many families whose lives will be negatively impacted by this Scheme. Another generation of children living in poverty and in overcrowded conditions is not addressed by restricting who can apply.
- On the application form please state clearly what each question means and what needs to be included as when it comes to income and savings it can be a bit of a grey area on what is meant by savings and income.
- that I am a single mother and that I work but I can't afford to pay all the rent to the agency
- Help those who work not those who don't first..
- We would love to move to a bigger home as we are overcrowded as your standards but we had gone over by £800 leaving us stuck and not knowing what to do I pay £115 a month this would bring me under but is not talking in to a count raising it would help the average price to rent in Havering for a 3/4

bedroom is £1550 to £1800 a month we could not pay this and save up to buy our home which is our plan one day.

- I think I should be considered for housing as I believe I am in need.
- Six years is enough no one should get any home who have been in the borough less than 6 years ten is too long circumstances change lives change thorough not fault this excludes too many
- Consider long term residents that may have not required social housing in the past
- Priority should be to English residents!!!!!!!!!!!!!!!!!!!!!!!!!!!!!!
- I agree with it, it needs to be expanding to existing tenants as well as new tenants. It would be great to have the opportunity to have the option to pick the best level band accommodation.

### Email response from Kim Merry, CEO of Hope 4 Havering, received 5 April 2021:

#### **1. 10 years continuous residency**

In my experience some of the homeless people we meet have to sofa surf or stay with people from outside the borough as they are not in a position to choose when they have no means. Also they maybe offered housing in another area such as Harlow or Southend because the rent in our borough is unaffordable whilst having all their original roots and family within the Havering Borough. This Scheme puts the most vulnerable at risk rather than helping them.

#### **2. 10 years residency exemption**

I wanted to query what would happen to a vulnerable refugee family before the 5 years in the borough do they not qualify for help or housing at all? I can't see how a traveller family who has their roots in Havering can be penalised by staying for periods in other areas if this is their home town. I like the fact that people are rewarded for contributing to their community but wonder whether the people themselves know that this is a criteria or whether they have the capacity in each of their circumstances to either work or volunteer.



### **3. The income threshold is too high**

I can not understand how people who can fully support themselves with incomes upto £50k need the help of social housing. It would appear to me that this Scheme is helping those who have rather than those who have little. I would think the general public would find this both surprising and unfair if this was known widely. I am shocked personally to think that those earning those kind of amounts are qualifying for special support.

### **4. The Amount in Savings limit is too high**

I am concerned that this scheme is very much benefitting the people who have rather than those who don't. I was extremely surprised to see that people with I would consider a large amount of savings would benefit from social housing. I thought social housing was meant to benefit those who couldn't help themselves.

I do understand that there is a fine balance between helping people move forward and enabling those who are stuck but don't wish to change and that there is a stick and carrot approach to this Scheme. But if these changes to the Scheme appear to not support those most vulnerable and therefore does not have my support. By increasing the savings and income surely the numbers who could be potentially housed increase rather than decrease? The Scheme would suggest to me that some kind of social segregation is being implied both by not providing enough affordable properties and making the possibility in the future even more remote. As more local authorities bring other people into our borough by paying larger incentives than Havering the case for housing for people indigenous to Havering becomes more and more an unattainable dream than a reality.

## APPENDIX 2:

### Equality and Health Impact Assessment (EqHIA)

#### Question 15: Gender

There were 126 responses to **this part** of the question:

	Total	Percent
Man	24	18.60%
Woman	94	72.87%
Gender Neutral / Agender	2	1.55%
Trans Woman	1	0.78%
Trans Man	0	0.00%
Non-Binary	0	0.00%
Other	5	3.88%
Not Answered	3	2.33%

#### Question 16: Relationship Status

There were 124 responses to this part of the question:

	Total	Percent
Single	62	48.06%
Married	43	33.33%
Civil Partnership	1	0.78%
Co-habiting	4	3.10%
Widowed	4	3.10%
Prefer not to say	5	3.88%
Other	5	3.88%
Not Answered	5	3.88%

#### Relationship other

There were 3 responses to this part of the question.

### Question 17: Age

#### Age

There were 125 responses to this part of the question:

	<b>Total</b>	<b>Percent</b>
<b>Under 18</b>	0	0.00%
<b>18-24</b>	4	3.10%
<b>25-34</b>	40	31.01%
<b>35-44</b>	31	24.03%
<b>45-54</b>	23	17.83%
<b>55-64</b>	13	10.08%
<b>65-74</b>	6	4.65%
<b>75-84</b>	1	0.78%
<b>85+</b>	0	0.00%
<b>Prefer not to say</b>	7	5.43%
<b>Not Answered</b>	4	3.10%

### Question 18: Sexual Orientation

There were 122 responses to this part of the question:

	<b>Total</b>	<b>Percent</b>
<b>Bisexual</b>	8	6.20%
<b>Gay</b>	3	2.33%
<b>Hetrosexual (straight)</b>	89	68.99%
<b>Lesbian / Gay Woman</b>	2	1.55%
<b>Prefer not to say</b>	16	12.40%
<b>Other</b>	4	3.10%
<b>Not Answered</b>	7	5.43%

#### Other Sexual Orientation

There were 2 responses to this part of the question.

#### Question 19: Faith, Religion or Belief

There were 123 responses to this part of the question.

	<b>Total</b>	<b>Percent</b>
<b>Christian</b>	55	42.64%
<b>Muslim</b>	12	9.30%
<b>Jewish</b>	0	0.00%
<b>Hindu</b>	1	0.78%
<b>Buddhist</b>	0	0.00%
<b>Sikh</b>	1	0.78%
<b>No Religion</b>	35	27.13%
<b>Prefer not to say</b>	15	11.63%
<b>Other</b>	4	3.10%
<b>Not Answered</b>	6	4.65%

#### Other Religion

There was 1 response to this part of the question.

#### Question 20: Are you pregnant or have you given birth in the last 26 weeks?

There were 122 responses to this part of the question:

	<b>Total</b>	<b>Percent</b>
<b>Yes</b>	13	10.08%
<b>No</b>	101	78.29%
<b>Prefer not to say</b>	8	6.20%
<b>Not Answered</b>	7	5.43%

**21: Do you have unpaid responsibility for a child as a parent / guardian etc.?**

There were 124 responses to this part of the question:

	<b>Total</b>	<b>Percent</b>
<b>Yes</b>	37	28.68%
<b>No</b>	73	56.59%
<b>Prefer not to say</b>	14	10.85%
<b>Not Answered</b>	5	3.88%

**Full or Part time childcare**

There were 40 responses to this part of the question:

	<b>Total</b>	<b>Percent</b>
<b>Full-time</b>	33	25.58%
<b>Part-time</b>	7	5.43%
<b>Not Answered</b>	89	68.99%

**Age of child/children**

There were 57 responses to this part of the question:

	<b>Total</b>	<b>Percent</b>
<b>Aged 0 to 4 (preschool)</b>	32	24.81%
<b>Aged 5 to 10 (primary)</b>	33	25.58%
<b>Aged 11 to 18 (secondary)</b>	27	20.93%
<b>Not Answered</b>	72	55.81%

## 22: Are you a British / United Kingdom citizen or national?

There were 125 responses to this part of the question:

	Total	Percent
Yes	101	78.29%
No	15	11.63%
Prefer not to say	9	6.98%
Not Answered	4	3.10%

## Citizenship and Nationality

There were 17 responses to this part of the question:

	Total	Percent
EU National	9	6.98%
EEA National	0	0.00%
Indefinite Leave to remain/enter	4	3.10%
Refugee	1	0.78%
Asylum Seeker	0	0.00%
Other	3	2.33%
Not Answered	112	86.82%

## Other Nationality

There were 5 responses to this part of the question.

## 23: Ethnic origin is not about nationality, place of birth or citizenship. It is about the group to which you perceive you belong.

## White

There were 82 responses to this part of the question:

	Total	Percent
White - British	67	51.94%
White - Irish	2	1.55%
White - Gypsy or Irish Traveller	0	0.00%
White - European	10	7.75%
Other - White background	3	2.33%
Not Answered	47	36.43%

### **Mixed/multiple groups**

There were 8 responses to this part of the question:

	<b>Total</b>	<b>Percent</b>
<b>Mixed/multiple groups - White and Black Caribbean</b>	1	0.78%
<b>Mixed/multiple groups - White and Black African</b>	4	3.10%
<b>Mixed/multiple groups - White and Asian</b>	2	1.55%
<b>Mixed/multiple groups - Other mixed background</b>	1	0.78%
<b>Not Answered</b>	121	93.80%

### **Asian/Asian British**

There were 12 responses to this part of the question:

<b>Option</b>	<b>Total</b>	<b>Percent</b>
<b>Asian/Asian British - Indian</b>	1	0.78%
<b>Asian/Asian British - Pakistani</b>	3	2.33%
<b>Asian/Asian British - Bangladeshi</b>	4	3.10%
<b>Asian/Asian British - Chinese</b>	0	0.00%
<b>Asian/Asian British - Other Asian background</b>	4	3.10%
<b>Not Answered</b>	117	90.70%

### **Black/Black British**

There were 11 responses to this part of the question:

<b>Option</b>	<b>Total</b>	<b>Percent</b>
<b>Black/Black British - African</b>	4	3.10%
<b>Black/Black British - Caribbean</b>	4	3.10%
<b>Black/Black British - Any other</b>	3	2.33%
<b>Black/African/Caribbean background</b>		
<b>Not Answered</b>	118	91.47%

### **Other ethnic group**

There were 4 responses to this part of the question:

	<b>Total</b>	<b>Percent</b>
<b>Other ethnic group - Arab</b>	1	0.78%
<b>Other ethnic group - Prefer not to say</b>	1	0.78%
<b>Other ethnic group - Other ethnic group</b>	2	1.55%
<b>Not Answered</b>	125	96.90%

**Prefer not to say ethnicity**

There were 16 responses to this part of the question:

	<b>Total</b>	<b>Percent</b>
<b>Yes</b>	16	12.40%
<b>No</b>	113	87.60%

**24: Do you consider yourself to have a disability, impairment or health condition?****Disability**

There were 124 responses to this part of the question:

	<b>Total</b>	<b>Percent</b>
<b>Yes</b>	31	24.03%
<b>No</b>	78	60.47%
<b>Prefer not to say</b>	15	11.63%
<b>Not Answered</b>	5	3.88%

**Impairment**

There were 35 responses to this part of the question:

	<b>Total</b>	<b>Percent</b>
<b>Sensory - e.g. mild deafness; partially sighted; blindness</b>	1	0.78%
<b>Physical - e.g. wheelchair user</b>	4	3.10%
<b>Mental Illness - e.g. bi-polar disorder; schizophrenia; depression</b>	22	17.05%
<b>Development or Educational - e.g. autistic spectrum disorders (ASD); dyslexia and dyspraxia</b>	3	2.33%
<b>Learning Disability / Condition - e.g. Down's syndrome; Cerebral palsy</b>	0	0.00%
<b>Long-term Illness / Health Condition - e.g. cancer, HIV, diabetes, chronic heart disease, stroke</b>	11	8.53%
<b>Other</b>	8	6.20%
<b>Not Answered</b>	94	72.87%