

Housing Options bulletin

Summer
2011

Local Housing Allowance



From July 2011 the Local Housing Allowance Action Team will begin visiting households who are affected by the LHA changes and who are at risk of losing their accommodation.

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Local Housing Allowance Action Team (cont.)

A team of officers based within the housing needs service at the Housing Aid Centre will be working to assist residents of Islington who are at risk of homelessness as a result of the changes in Local Housing Allowance (LHA):

- 'Non-dependant' deductions from Housing Benefit and Council Tax Benefit
- Housing Benefit allowance for a room for a carer.

The first actual cuts in benefit will not start until January 2012 as claimants will have 9 months delay from the anniversary of their claim starting. Letters have started to go out to claimants advising them of the changes.

Residents can make an appointment with the team from through Contact Islington – 020 7527 2000. Households contacting Housing Benefits will also be able to make appointments with the team.

From July 2011 the team will begin visiting households who are affected by the LHA changes and who are at risk of losing their accommodation. The team will try and prevent homelessness where possible through a range of measures including:

- Advice on welfare benefits and income maximisation. below
- Negotiating with landlords and tenants to reduce rent levels.
- Advice on housing options.
- Assistance and support in finding private rented accommodation within or outside of Islington.
- Advice on schools and other services.

To make an appointment with the team
contact the Contact Islington on **0207 527 2000**





Islington void properties in 2010/11

The table below shows the type of properties allocated and the average number of points the properties have been allocated for, between April 2010 and March 2011.

Property Type	Data	Bedsit	1 Bed	2 Bed	3 Bed	4 Bed or bigger	Grand Total
Flat Conversion	Average Points	136	221	296	203	223	222
	Total Lets	7	59	10	3	2	81
Flat Estate	Average Points	148	184	219	198	267	193
	Total Lets	42	357	168	56	8	26
House Estate	Average Points	0	0	286	282	329	298
	Total Lets	0	0	7	11	8	26
House Street	Average Points	0	0	370	296	338	317
	Total Lets	0	0	1	10	8	19
Maisonette Conversion	Average Points	0	276	302	278	250	284
	Total Lets	0	8	18	8	6	40
Maisonette Estate	Average Points	0	187	227	226	292	225
	Total Lets	0	19	77	61	7	164
Mobility Unit	Average Points	0	238	155	304	270	245
	Total Lets	0	10	1	1	4	16
Wheelchair Unit	Average Points	0	282	303	0	320	292
	Total Lets	0	4	1	0	1	6
Average Points		146	193	232	227	292	211
Total Lets		49	457	283	150	44	983

For more Information

contact the Cora Nicholls on **0207 527 4175** or on cora.nicholls@islington.gov.uk



Housing Management Quality Review

Islington Council has announced a wide-ranging review to determine how council housing should be managed in the future.

The key aim of the review is to help the council plan ahead given:

- the Decent Homes programme is now complete
- the 2014 expiry date of our contract with ALMO, Homes for Islington (HFI), who have managed our council housing since 2004
- the need to make the most of the new flexibility and investment opportunities available now council house funding has changed

The review will consider value for money and the ability of different management options to deliver key outcomes, such as tackling antisocial behaviour and building new homes.

The council wants to make sure that it chooses a model that best meets the needs of its tenants and leaseholders. So a Residents' Panel has been established to help manage the process and an Independent Tenant Adviser (ITA), Liz Michael from Open Communities Ltd, has been appointed to ensure that residents and stakeholders have every opportunity to engage.

Consultation with residents, partners and stakeholders is expected to run throughout the summer with a report of findings to follow towards the end of the year.

The outcome of the review could mean changes to how council homes are managed, or who manages them, but it will not affect tenants' secure tenancies and we will not be looking at stock transfer to a housing association or the establishment of private finance initiatives.

Updates will be posted online at
www.islington.gov.uk/housingreview

For further information
contact the Review Team at
housing.review@islington.gov.uk





Affordable Housing in Islington

Building new affordable homes is one of the council's key priorities.

The borough works in partnership with Registered Providers to build new homes for both social rent and shared ownership. The social rented properties are allocated to residents on the Islington Housing Waiting List or overcrowded families. The Shared Ownership properties are allocated through the online First Steps Service. Priority is given to existing Islington residents earning £25 - £40k per year.

Islington also delivers new housing through its own development programme in conjunction with Homes for Islington (HFI). In 2010-11 Islington built 13 new family sized homes and has a further 54 in the pipeline, which are all due to complete this financial year. All of the new homes will be for social rent.

Islington's affordable housing programme performance in 2010-11 was lower than expected. This is mainly a result of the recession in 2008 and the consequent delays this caused for developments starting on site. However, the indicative development programme for 2010-11 suggests that over 900 new homes will be built in Islington over the next year.

Example of a New Development

1-20 Mildmay Avenue is a new development that was delivered in partnership with Islington and Shoreditch Housing Association. In total the scheme provided 45 affordable units, 31 of which were for social rent.

As well as providing new homes for families, 11 of the one bed flats were allocated to people with learning disabilities, which were nominated by the Islington Learning Disabilities Partnership (ILDLP). All of the service users are expected to have moved by June 2011. Centre 404 is the support provider for this scheme and operates from a flat within the development.

For more information on Shared Ownership properties in Islington or the First Steps service
please contact Fiona Kilminster on
0207 527 4290 or on
Fiona.Kilminster@islington.gov.uk



USEFUL CONTACTS



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Islington Benefits Office

T 0207 527 4990

E benefits.service@islington.gov.uk

W www.islington.gov.uk/housing

Private Sector Partnerships

Ian Tagg

T 0207 527 6078

E landlord.enquiries@islington.gov.uk

W www.islington.gov.uk/housing

Housing Aid Centre

The service is run by Islington Council and can offer face-to-face, telephone, internet support and advice about finding a home.

The Housing Aid Centre is open:
Monday, Tuesday, Thursday, Friday **9am - 4pm**
Wednesday **12pm - 4pm**

38 Devonian Road
London, N1 8UY

T 0207 527 2000

F 020 7527 6307

M 0800 073 0536

E advice.housing@islington.gov.uk

W www.islington.gov.uk/housing

Homes For Islington

HFI Direct to report repairs

T 0800 694 3344

Holland Walk Area Housing Office

T 020 7527 7480

Upper Street Area Housing Office

T 020 7527 5300

Lyon Street Area Housing Office

T 020 7527 6880

Central Street Area Housing Office

T 0800 694 3344

W www.islington.gov.uk/housing

We would like our partner agencies to contribute with articles.

The article only needs to be about 100 to 150 words. It could be a general overview of an organisation, or highlighting a service which would be of interest to other agencies in Islington.

If you are interested in writing an article, please contact Karen Lucas on 020 7527 6310 or email karen.lucas@islington.gov.uk

Contributing to the



bulletin

UPC MING EVENTS



Islington Housing Services Review- Drop-in Sessions

Monday 25 July, 5pm – 7pm

Andover Community Centre, Corker Walk, N7 7RY

Tuesday 26 July, 5pm – 7pm

Hilldrop Community Centre, Hilldrop Road, London, N7 0JE

Thursday 28 July, 6pm – 8pm

Hornsey Lane Community Centre, Hazelville Road, N19 3YJ

Monday 1 August, 5pm – 7pm

Betty Brunker Hall, Lever St, EC1

Tuesday 2 August, 5pm – 7pm

Margery St Community Centre, Margery Street Estate, Lloyd Baker Street

London, WC1X 0PH

Thursday 4 August, 5pm – 7pm

Jean Stokes Community Centre, Coatbridge House, Carnoustie Drive, Bemerton Estate, N1 0DX

Saturday 6 August, 1pm – 3pm

Walter Sickert Community Centre, Canonbury Crescent, N1 2FB

Islington Homelessness Forum

The multi agency forum was re-launched a year ago, and since then it has been providing a strategic overview of homelessness issues and services in Islington.

It aims to ensure better partnership working, improve the quality of services for homeless people, and provide opportunities to prevent homelessness.

For more information about the Forum, its objectives, members, meetings and activities, please visit the Islington Homelessness Forum web pages on

For more information please visit

www.islington.gov.uk/Housing/housingadvice/homelessness/ihforum

or contact Hitesh Tailor on **0207 527 4438** or

on hitesh.tailor@islington.gov.uk

For more information

please contact Open Communities on **0800 073 1051** or on enquiries@opencommunities.org

or the Housing Review Team on **020 7527 8699** or on housing.review@islington.gov.uk

