



## Local Lettings Plan for Lancaster West Estate and Bramley House

Public Consultation Draft October 2018

### Who qualifies for the Local Lettings Plan?

Members of the community who live on the Lancaster West Estate or in Bramley House, and were resident at the time of the Grenfell Tower tragedy, who are

- i. Council tenants with a secure tenancy, living at home  
or
- ii. Council tenants with a secure tenancy who are living away from home, would like to return home, but unable to do so because their home is very unsuitable  
or
- iii. residents who have been given a home to rent on the Estate or in Bramley House by the Council, but do not hold a secure tenancy \*  
or
- iv. household members of Council tenants who:
  - are aged 18 or over
  - are a son, daughter, parent, grandparent, or grandchild of the tenant, or otherwise have an exceptional need to live as part of the household
  - live with the tenant as their main and principal home

and where:

- the home they live in is overcrowded and the family needs a four-bedroom property or larger, or
- they live in a home with three or more bedrooms, and are willing to move to a smaller home if their household member is rehoused to a studio or one-bedroom property through the Local Lettings Plan.

Residents must also meet the criteria for at least one of the priority categories set out below in order to qualify for the Local Lettings Plan. The above residents will be referred to as 'qualifying resident' within this Plan.

\* Residents and their households accommodated under 1996 Housing Act s.188 or s.193

## **What properties will become available through the Local Lettings Plan?**

Council properties for rent on the Lancaster West Estate or in Bramley House that become available for let (as a 'true void').

If a Council property becomes available because the existing tenant has moved to another home through the Local Lettings Plan, the property will be made available to let through the Local Lettings Plan.

If an available property is not let to a qualifying resident after a reasonable period of time, it will be made available to residents on the Council's Housing Register.

## **How long will the Local Lettings Plan last?**

The Local Lettings Plan will run for two years following its implementation.

A review of the Local Lettings Plan will begin no later than 18 months after its implementation, to determine whether the Plan should end, be amended, or be renewed. The Council will engage fully with the residents of the Lancaster West Estate and Bramley House when conducting this review.

## **How will qualifying residents be prioritised under the Local Lettings Plan?**

The following priority categories and points levels will be used when letting properties under the Local Lettings Plan to qualifying residents of the Lancaster West Estate and Bramley House. No other priority categories will be used.

The first six categories (in yellow) currently exist under the Council's main Housing Allocation Scheme. The five further categories (in green) are additional priorities provided within this Local Lettings Plan.

The Local Lettings Plan falls within the Council's Allocation Scheme, the main process for allocating social housing. Therefore, residents who would qualify for rehousing under the main Allocation Scheme will be given the highest priority under the Local Lettings Plan. However, additional priorities are included to help resolve housing need on the Lancaster West Estate and in Bramley House, and to help residents who might not qualify for the main Housing Register.

A detailed explanation for the priority bands will be provided in a frequently asked questions leaflet.

Points award	Priority category
2000	Very urgent need, being exceptional priority and emergency medical need
1900	Serious risk of harm
900	High medical need
700	Downsizing from an under-occupied home, or freeing up an accessible home
700	Adopting or fostering a child
200	Lacking two or more bedrooms in the current home
100	Moving from a temporary home provided by the Council
80	Medical need
50	Lacking one bedroom in the current home
20	Household members of Council tenants living in a home lacking two bedrooms or more
10	Household members of Council tenants living in a home lacking one bedroom
5	Moving closer to family

### *Combining priorities for rehousing*

Qualifying residents may be awarded points for more than one category; for example, having a high medical need and lacking two or more bedrooms **except** for the following categories.

- Qualifying residents awarded exceptional priority, emergency medical or serious risk of harm can only be awarded these categories – they cannot be combined with any other category
- Lacking two or more bedrooms cannot be combined with lacking one bedroom (either for tenants, or for household members)
- Moving from a temporary home cannot be combined with downsizing or freeing up an accessible home.

### *Combining medical points*

Medical points can be awarded for each member of a household that is assessed as needing to move on health grounds. Therefore, one household member might be assessed as qualifying for 900 high medical points, and another as qualifying for 80 low medical points, bringing the total points to 980.

### *What happens if two or more households have the same priority?*

Where two or more households with the same rehousing points are interested in the same property, the property will be offered first to the household with the greatest length of residence on the Lancaster West Estate or in Bramley House.

The start date for this length of residency is known as the 'priority date'.

### **How will accessible properties be allocated?**

Properties that are suitable for residents with mobility problems will be prioritised to residents who need them. This means that an accessible property will be offered to a resident with mobility problems before it is offered to someone with no mobility needs, even if the resident with mobility problems has less points.

### **Allocating properties outside of the Local Lettings Plan**

Sometimes, available properties on the Lancaster West Estate or in Bramley House may be allocated outside of this Local Lettings Plan. This may happen in the following circumstances:

- where it is offered to a former resident of Grenfell Tower or Grenfell Walk who has expressed an interest in the property
- where it is an accessible property, it has not been chosen by a qualifying resident of the Lancaster West Estate or Bramley House who needs that type of property, and it can be offered to someone on the Council's Housing Register who needs an accessible property

- where it is offered to someone on the Housing Register who has been awarded exceptional priority, emergency medical priority, or serious risk of harm priority
- where it is required for an urgent decant or transfer of an existing Council tenant.

### How will suitable bedroom sizes be decided?

The size of home each resident and their household needs will be assessed as set out below:

	One person	Couple	Two adults not living as a couple	One adult or a couple plus					
				One child or other adult	Two children of the same sex aged 20 or under	Two children of opposite sexes aged 9 or under	Two children of opposite sexes, one or both aged 10 or over	Three children	Four or more children
Studio	X	X							
One bed	X	X							
Two bed			X	X	X	X			
Three bed							X	X	X
Four or more bedrooms									X

### Will the homes let under the Local Lettings Plan be on a lifetime tenancy?

Residents rehoused to a new home under the Local Lettings Plan will be granted a periodic (lifetime) secure tenancy.

### What rent will residents pay for a home let under the Local Lettings Plan?

Residents will pay the rent and the service charges applicable to the new property when they move to a new home. The rent will not be capped at the rent they paid for their previous home.

Residents who have spare bedrooms in their current home, who move to a smaller home, will not pay more rent for their new home. When they move they will pay the lower of:

- the rent applicable to their new home
- the same level of rent they paid for their previous home.

**If a resident moves, will the right to succeed their tenancy be affected?**

If a resident moves to a new home under the Local Lettings Plan, their new tenancy will have at least the same succession rights as their current tenancy.

If there has been no succession to their current tenancy, their new tenancy will have exactly the same rights to succession as they have at the moment.

If the tenancy for the home they live in has already been succeeded to they will be given new succession rights when they move to a new home under the Local Lettings Plan. However, only a husband, wife, or civil partner will be able to succeed to the tenancy.

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