

Approved by Council's Cabinet July 2019

LOCAL LETTINGS PLAN
for
West Kentish Town Estate
(Haverstock)

1. Aims of the Local Lettings Plan

1.1 The aims of this Local Lettings Plan are to:

- ensure existing residents of West Kentish Town Estate (the Estate) are able to share the benefits of building new homes;
- encourage the continued development of a mixed, stable and sustainable community on the Estate.

2. Letting arrangements – eligible and priority groups for new homes

2.1 Council tenants of the Estate will have priority for lettings of new council rent homes developed at the Estate.

2.2 Council tenants, whose homes will be redeveloped, will have the option to bid for council properties elsewhere in the borough and will receive an award of additional points to enable bidding through the Choice Based Lettings system, in accordance with the Council's Housing Allocations Scheme (2018). If they move to another newly built home by Camden Council, then their move will be permanent; if they move to any other existing council home within the London Borough of Camden, then they will retain the option to return to a newly built home within the redeveloped Estate, but can only do so where there are council rent homes available that meet their assessed bed need (which may have changed since they first moved away).

3. Allocations Criteria

3.1. All tenants from the Estate will be required to complete an online housing application form and co-operate with the verification process.

3.2. Unless otherwise stipulated in this Local Lettings Plan, the assessed bed need will be calculated in accordance with the bed standard set out in the Council's Housing Allocations Scheme in place at the time of the programme. Please refer to Camden's website for the most recent Housing Allocations Scheme.

3.3. As all households on the Estate would be required to move as a consequence of regeneration, then in accordance with the Council's Housing Allocations Scheme 2018, council tenant households shall be entitled to bid for a home of the size they require (as defined by Camden's Housing Allocations Scheme 2018) with the following exceptions:

- households currently occupying bed-sit or studio accommodation will be entitled to bid for 1-bedroom properties;
- Council tenants under occupying larger homes than their assessed bed need will be able to downsize to a property one bedroom more than they need, regardless of age. However, if the Council is also housing their adult children with them in

their new home their adult children, in which case they will be offered housing based on their assessed bed need

- If the Council is housing adult children separately, then the council tenants will be offered housing based on their assessed bed need.
 - households who require a wheelchair accessible home, as confirmed through a medical assessment, will be allocated a wheelchair accessible home.
- 3.4. Tenants who downsize from a larger property may also be eligible for a payment from the Tenants Option Fund in accordance with the guidance in place at the time of the programme. Please refer to Camden's website for the most recent information on downsizing and Tenant Option Fund payments.
- 3.5. If an adult child is rehoused independently then you may not be eligible to receive a downsize payment. Please refer to Camden's website regarding downsizing payments.
- 3.6. Adult children who are opting to move out of the existing family home as part of this process will not be eligible for any newly built homes and will not have the option to return to the Estate.

4. New Lettings - Process

- 4.1 Housing needs assessments for all eligible council tenants will take place during the masterplanning process to ensure that the design of the new homes can accommodate the existing housing needs of council tenants. Where necessary this will include consideration of any medical factors that may have a bearing on the type of home allocated or a tenant can bid for.
- 4.2 Verification of eligibility will take place for each household prior to any allocations taking place.
- 4.3 The Council will work with Council tenants to match households to the new homes for each decant phase on a phase by phase basis. Where any individual property is over-subscribed, then priority will be given to the household that has been living on the Estate for the longest.
- 4.4 Decants of Council tenants from the Estate to new homes on the Estate will take place outside of the Choice Based Lettings system. These decants will take place on a phased basis with priority for new homes in any one phase given in the following order, based on the circumstances at that time of the households to which this Local Lettings Plan applies:
- 1) those living in the next phase of homes to be demolished;
 - 2) households that have agreed to move elsewhere on the Estate to an existing home to facilitate an earlier phase of development;
 - 3) households that the Council has required them to move away from the Estate to enable the phasing of redevelopment and who wish to return;
 - 4) households who need to move due to medical reasons and their home it is no longer reasonable to occupy or causing hardship
 - 5) other households in later development phases;
 - 6) households who have opted to move away from the Estate during construction work and wish to take up their option to return;
 - 7) homeless households living in temporary accommodation to be prioritised for 20% of any remaining new homes via Choice-based Lettings; and finally

8) any remaining homes to be advertised via the Choice Based Lettings system.

4.6 Wheelchair homes will be ring-fenced for those households living on the Estate who have a need for a wheelchair accessible home and direct allocation offers will be made. If there are more new wheelchair homes built than are required by residents on the Estate, then the remaining wheelchair homes will be advertised on the Choice Based Lettings system.

5. Void Management during Redevelopment

5.1 For the period of the development (from the point at which decanting commences until all existing homes have been demolished), vacancies arising within the Estate (both secure tenant and leasehold buy back properties) shall be ring-fenced in the first instance to assess whether they can be used to facilitate the redevelopment process. If they are not immediately needed to facilitate decanting, then these void homes will be considered for the following uses in order of priority:

- 1) temporary accommodation;
- 2) community engagement purposes, such as a quiet place away from construction works;
- 3) leasing to Camden Living to rent out on an assured shorthold tenancy at a discount rent and in first instance made available to private tenants on the Estate (if they are eligible);
- 4) leasing to Camden Living to rent out on an assured shorthold tenancy at market rent and in first instance made available to private tenants on the Estate; and
- 5) property guardians.

6. Other New Homes in the Gospel Oak Area

6.1 If the Council decides to build other new council rent homes in the Gospel Oak and Haverstock area at the same time as redevelopment of the Estate takes place then, council tenants on the Estate will be given priority for these other new homes in the local area alongside other local residents moving due to estate regeneration, before such homes are advertised more widely through the Choice Based Lettings system. Any council tenant moving to one of these other newly built homes in the local area would lose their option to return to the Estate.