

Local Lettings Plan

Norland, Stebbing and Poynter Houses, Edward Woods Estate W11

1. This plan sets out how the Council wants to put in place a plan for allocating the 12 new rooftop apartments.

The Council is responsible for letting homes to households who need housing either from its Housing Register (people needing affordable rented housing) or its Home Buy Register Scheme (people who wish to access low cost home ownership or homes available at a sub market rent).

These new rooftop apartments will soon be ready for occupation and have 2 bedrooms, each of which can accommodate 3 people. The design of the homes are not considered suitable for households with very young children, older people and those who are disabled, because of access issues, principally because the new homes have to be accessed by stairs from the top lifted floor of each of the blocks.

Allowing for the design and location of the new homes, the Council intends that the homes should be allocated in an innovative way, using a Local Lettings Plan. In Section 2 we describe the approach we are proposing to adopt. In Section 6, is the timeline for approval and adoption of the Local Lettings Plan.

2. Local Lettings Plan - Proposed Criteria

The Council intends to let these homes for rent with no homes sold at discount or on the open market.

Due to the design of these homes the Council is proposing that priority is given to households as follows:

- homes are allocated to teachers who are eligible for inclusion in the Council's Home Buy Register, which includes applicants who are seeking homes available at a sub market rent level.
- Any remaining homes are allocated to households who qualify for inclusion from the Housing Register.

Our policies on the Council's Home Buy Allocation Scheme and Housing Allocation Scheme include more detail but summaries of both of these documents can be found on the internet: www.lbhf.gov.uk/edwardwoodslocallettingsplan

The allocation of homes to teachers from the Home Buy Register will be guided by the following principles:-

- Applicants will be prioritised on the basis of the lowest household income having the highest priority.

- Applicants will need to provide evidence from their employer that they are employed at a HF primary or secondary state school. Length of service may be taken into account but discretion maybe applied where there has been a break in service (e.g., for maternity/paternity leave, previously worked in other borough(s)). Where the Council is aware of a teacher (or teachers) who currently live and work outside the Borough, but who wishes to take up a firm offer of employment at a HF state school, then the Council may use its discretion to offer a tenancy to such an applicant. This means the usual residency / employment criteria (i.e., twelve months in Hammersmith & Fulham will not be applied).
- Where a teacher's application includes a household member who is also registered on the Home Buy Register, officers will consider giving enhanced priority to such an application, in consultation with the Cabinet Member for Housing.
- The Home Buy Allocation Scheme application criteria require that applicants should have lived or worked in the borough for at least 12 months.

On the issue of tenancies:

- The council's intention in the first instance is to issue a two year fixed term tenancy, preceded by a one year introductory tenancy. Tenancies that are granted following the expiry of the tenancy will be granted in line with the policies set out in the Council's Tenancy Strategy and associated policies in place at the time. Renewal of a tenancy will include a requirement that the original applicant has remained employed as a teacher and has successfully met the terms of their tenancy (e.g., paid their rent on time).

On the issue of the layout and design:

- Due to the unique layout and location of these properties, 1-1 discussions with applicants will need to be undertaken to ensure that the homes are suitable for the proposed household members.

In the event that an insufficient number of teachers can be allocated to the homes available, officers in consultation with the Cabinet Member for Housing, will review what other categories of 'key workers' may be considered.

4. Legal Considerations

Local authorities are required to have a Housing Allocation Scheme which sets out the rules by which available affordable housing for rent is allocated in the Borough. A guiding principle to the current Scheme is that a successful applicant will need to have met at least one of the Government's 'reasonable preference' criteria, which is a legally defined test of housing need.

The Council's current Housing Allocation Scheme (December 2012) allows it from time to time to consult and adopt Local Lettings Plans to vary the rules that it has adopted. Local Lettings Plans allow the Council to set aside homes on a particular

estate, or certain types of properties across the stock, for applicants who meet a certain criteria.

The Housing Allocation Scheme is likely to be the subject of a review during 2015, however the Council does expect to retain discretion to adopt Local Lettings Plans following consultation in circumstances as described in the current Scheme.

5. Equality Considerations

The Council will monitor the equality impacts of this Local Lettings Plan and ensure that its statutory responsibilities set out in the 2010 Equalities Act are met.

6. Timeline for Consultation and Adoption of Local Lettings Plan

The Council is obliged to consult with those who are likely to be affected by the implementation of this Local Lettings Plan. To meet this obligation, the Council is consulting with residents – i.e., tenants and other occupiers– in Norland, Stebbing and Poynter Houses

The consultation period for this Local Lettings Plan runs ends at 5pm on Wednesday 18 March 2015.

Please submit your comments to housingconsultation@lbhf.gov.uk . You can also write to us at:

Edward Woods Local Lettings Plan Consultation
Housing & Regeneration Directorate
First Floor, 145 King St,
London W6 9XY

Ring us on us on 0208 753 69if you would like to ask us any questions or explain how this Local Lettings Plan is going to work in practice.

Each submission will be carefully considered on its merits and the draft Local Lettings Plan may be revised. The final document will be agreed by the Cabinet Member for Housing.

The Council expects to start letting the homes after the Local Lettings Plan is adopted and this will be from Spring 2015 onwards when the homes are expected to be available for occupation.

This Local Lettings Plan shall apply for no less than five years which means that any empty homes that arise during that period, the policies set out in this document shall apply.