


<p align="center">London Borough of Hammersmith & Fulham</p> <p align="center">CABINET</p> <p align="center">5 MARCH 2018</p>	
<p>LOCAL LETTINGS PLAN – EDITH SUMMERSKILL HOUSE & FORMER NORTH FULHAM HOUSING SITE</p>	
<p>Report of the Cabinet Member for Housing – Councillor Lisa Homan</p>	
<p>Open Report</p>	
<p>Classification: For decision Key Decision: Yes</p>	
<p>Consultation: Borough wide consultation with residents was undertaken.</p>	
<p>Wards Affected: Fulham Broadway</p>	
<p>Accountable Director: Jo Rowlands, Lead Director of Regeneration, Planning & Housing Services</p>	
<p>Report Author: Gerry Crowley</p>	<p>Contact Details: Tel: 020 753 6994 Gerry.Crowley@lbhf.gov.uk</p>

1. EXECUTIVE SUMMARY

- 1.1. The Cabinet Member for Housing on 5 January 2018 authorised the Interim Director of Housing Services to consult on a draft Local Lettings Plan for both Edith Summerskill House and the former North Fulham Housing Office site. The purpose of the Local Lettings Plan is to determine how new affordable homes constructed on both sites will be allocated to eligible residents.
- 1.2. The attached local lettings plan has been prepared to assist in the letting of new affordable homes at both Edith Summerskill House and the former North Fulham housing office site.

2. RECOMMENDATIONS

- 2.1 That the Local Lettings Plan for Edith Summerskill House and the former North Fulham housing office, annexed to this report at Appendix 1, be approved.

3. REASONS FOR RECOMMENDATIONS

- 3.1 The Council wants local people to have greater flexibility to move to larger or smaller accommodation in their locality, thereby using existing accommodation more effectively.
- 3.2 Public consultation has enabled positive feedback from local residents largely in agreement with the Council's plan to prioritise the lettings plan for newly developed homes.

4. PROPOSAL AND ISSUES

- 4.1. The current approach will be replicated as part of an overall policy relating to similar developments in the future.
- 4.2. Future developments currently include Jepson House, Spring Vale and Emlyn Gardens.

5. OPTIONS AND ANALYSIS OF OPTIONS

- 5.1. The first aim of this Local Lettings Plan is to support the local community by facilitating as many moves across the Clem Atlee estate.
- 5.2. To use this opportunity to improve housing conditions across the immediate and wider areas by prioritising those households experiencing overcrowding.
- 5.3. To make more efficient use of existing accommodation on the Clem Atlee estate by giving first refusal to existing under occupying households currently living on the Clem Atlee estate. This will reduce the number of under occupying households and release the resulting larger properties to be used for families, thereby further relieving overcrowding.

6. CONSULTATION

- 6.1 The Local Lettings Plan has been the subject of a borough wide consultation process. The consultation was carried out to ensure all residents particularly those living on the Clem Atlee Estate were given the opportunity to comment on the draft Plan. A summary of the responses received to the consultation is attached as Appendix 2. (To follow once the consultation ends).

7. EQUALITY IMPLICATIONS

- 7.1. There are no equality implications at this stage of the process as applicants will need to satisfy the criteria for the Council's Scheme of Allocation. Further considerations will be addressed once public consultation has been concluded.
- 7.2. Implications verified by Peter Smith, Head of Policy and Strategy, Tel. 020 8753 2206.

8. LEGAL IMPLICATIONS

- 8.1. It is noted that consultation is occurring consistently with the necessary principals including ensuring it is occurring at an early stage so that the results of any consultation can be worked into any proposal moving forward.
- 8.2. It is highlighted already within this report and in the appendix that the local lettings policy will need to comply with s166A of the Housing Act 1996 and be consistent with the council's allocation scheme.
- 8.3. It is noted also that further consideration of legal implications will be required once public consultation has been concluded.
- 8.4. Implications verified by: Angus Everett, Principal Housing Litigation Lawyer, Tel. 020 8753 2724.

9. FINANCIAL IMPLICATIONS

- 9.1 The costs of the consultation will be funded from existing budgets.
- 9.2 Implications verified by Kath Corbett, Director for Finance, Tel. 0208 753 3031.

10. COMMERCIAL IMPLICATIONS

- 10.1 This report is undertaking consultation with regards how future development units are going to be allocated to families on a priority basis. This will allow a sensible approach to allocation to be decided with resident buy in. In this case there are little commercial implications in terms of undertaking the consultation.

However, there must be due commercial consideration in the development of assets to provide new accommodation over and above what already exists on the site.

- 10.2 Implications verified by: Simon Davis, Head of Commercial Management, Tel. 0208 753 7181.

11. IT IMPLICATIONS

- 11.1 There are no direct technical implications for the council as the organisations will be using their own IT systems, platforms, hardware and software, and will not interact directly with the council's IT infrastructure. However, there may be information implications. IT advise that the mandatory privacy impact assessments are undertaken by the department to accurately assess whether information sharing agreements and privacy notices need to be implemented or revised given that information may be shared for a different purpose of identifying under occupancy. This will ensure compliance with current data

protection legislation and the GDPR (General Data Protection Regulation).

11.2 Implications verified by: Veronica Barella, interim Chief Information Officer, Tel. 020 8753 2927.

12. BUSINESS IMPLICATIONS

12.1 There are no business implications in relation to the Local Lettings Plan. Local business, employment and skills opportunities have been included in the overall Edith Summerskill House Development.

12.2 Implications verified by Albena Karameros, Economic Development Team, Tel. 020 7938 8583.

13. RISK MANAGEMENT

13.1 The recommendations contribute positively to the management of service risk, ensuring we continue to deliver excellent services to meet the local needs and expectations of the people resident in the borough, risk number 12 of the Corporate Risk Register.

13.2 Implications verified by Michael Sloniowski, Risk Manager, Tel. 020 8753 2587.

LIST OF APPENDICES

Appendix 1 – Copy of Local Lettings Plan for Edith Summerskill House & former North Fulham housing office site.

Appendix 2 – Summary of responses to borough wide consultation. – **To follow once the consultation ends.**