

Local Lettings Plan for

Edith Summerskill House & Fulham North Housing Office Site

1.0 Background

- 1.1 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).
- 1.2 Section 166A(6)(b) of the 1996 Housing Act enables housing authorities to allocate particular accommodation to people of a particular description, whether or not they fall within the reasonable preference categories, provided that overall the authority is able to demonstrate compliance with the requirements of s.166A(3). This is the statutory basis for 'local lettings policies' which may be used to achieve a wide variety of housing management and policy objectives.

2.0 Purpose of the Local Lettings Plan

- 2.1 This local lettings policy has been prepared to assist in the letting of new affordable homes at both Edith Summerskill House and the former North Fulham Housing Office. In partnership with Hammersmith & Fulham Council, Peabody Trust will develop Edith Summerskill House and Shepherds Bush Housing Group will develop the former North Fulham Housing Office.
- 2.2 Construction at Edith Summerskill House is due to begin in the summer of 2018 with completion expected in December 2020. The twenty-storey development is expected to deliver approximately 133 new affordable homes made up of 1 and 2 bedroom units of which 80% will be let at social rent level.
- 2.3 Work at the former Fulham North Office will commence April 2018 with completion due in August 2020. The five-storey development is expected to deliver 30 new affordable homes made up of four 1-bedroom and twenty six 2-bedroom units of which 60% will be let at social rent level.
- 2.4 The purpose of the local lettings plan is to set out how newly built properties on both sites will be let and which households will be prioritised for lettings on the estate.

3.0 Objectives of the Local Lettings Plan

- 3.1 The first aim of this Local Lettings Plan is to support the local community by facilitating as many moves across the Clem Atlee estate.
- 3.2 To use this opportunity to improve housing conditions across the immediate and wider areas by prioritising those households experiencing overcrowding.

APPENDIX 1

DRAFT

- 3.3 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.
- 4.0 **Criteria for Shortlisting**
- 4.1 All new homes will be allocated to households approved to join the Council's housing register for the purpose of re-housing. Applications will be subject to verification at point of offer.
- 4.2 Approved households will be grouped and prioritised in the following order:
- 4.2.1. First Priority: H&F residents on the housing register and currently residing in the immediate area ie. The Clem Atlee Estate.
- 4.2.2 Second Priority: H&F residents on the housing register and currently residing in the wider Fulham area, ie those residing within the SW6 postcode.
- 4.2.3 Third Priority: All other housing applicants on the housing register.
- 4.3 This approach will be adopted for the first lettings of the newly built homes.
- 4.4 In line with the terms of the Council's housing allocation scheme, successful households within each group will be prioritised on the basis of priority band and then time spent in that band.
- 5.0 **Tenancies**
- 5.1 As landlord for the new development, new tenancies will be issued by the respective registered provider, ie Peabody or Shepherds Bush Housing Group. Tenancies will be granted on a like for like basis for those tenants already in receipt of a social tenancy.
- 6.0 **Timeline of the Local Lettings Plan**
- 6.1 The Local Lettings Plan will be implemented 6 weeks in advance of the units becoming available.
- 7.0 **Consultation and Further Information**
- 7.1 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 will be consulting with local residents; local landlords; and other local interested parties. **The consultation period for this draft Local Lettings Plan is from 26 January 2018 to 23 February 2018.**

APPENDIX 1

DRAFT

7.2 For further information on this Local Lettings Plan Consultation Draft, contact Gerry Crowley at gerry.crowley@lbhf.gov.uk or on 0208 753 6994

8. Making Your Comments

8.1 If you would like to comment on this Local Lettings Plan Consultation Draft, either:

- Visit our consultation portal at www.lbhf.gov.uk/xxxx to make your comments online
- Email your comments to gerry.crowley@lbhf.gov.uk
- Send your written comments to:

Gerry Crowley
Clem Atlee Local Lettings Plan Consultation
Hammersmith & Fulham Council
1st Floor
145 King St
London W6 9XY

8.2 If you are unable to read or understand any part of this document, please contact one of the people identified in Section 7.2 above.

8.3 Submit your comments to us by 23 February 2018.