



HILLINGDON

LONDON

LOCAL LETTINGS POLICY FOR AVONDALE & HAYES TOWN CENTRE ESTATES

Purpose

1. The Council has a published Social Housing Allocation Policy which determines the priorities and defines the procedures to be followed in allocating council accommodation. This Local Lettings Policy is being published as a supplementary document to ensure a timely, fair and consistent approach to rehousing tenants affected by the regeneration proposals for Avondale and Hayes Town Centre Estates.
2. The Policy is intended to ensure that there is sufficient flexibility to facilitate the timely decant of residents from their homes as required and to provide priority for rehousing those residents.
3. This Policy should be read in conjunction with the Hillingdon Social Housing Allocation Policy.
4. The Local Lettings Policy has been developed taking into account the views of residents expressed during consultation regarding regeneration of the estates.

Eligibility

5. The Policy applies to the following type of residents on the Avondale and Hayes Town Centre Estates:
 - Secure council residents, including those with lifetime, fixed term or probationary tenancies
 - Registered provider assured tenants
 - Council temporary accommodation tenants living on the estate where a homelessness relief or main duty has been accepted to rehouse and/or they are on the housing register for over 12 months at the time of the Estate Regeneration Ballot
 - Private Tenants – living on the estate for over 12 months and who have been on the housing register for 1 year at the time of the Estate Regeneration Ballot and have been placed in Band A or Band B
6. All residents in the eligible groups will be awarded a Band A and in accordance with the Social Housing Allocation Policy, tenants permanently or temporarily decanted as a result of the regeneration programme will be given a higher priority than other Band A applicants in terms of their rehousing.
7. The banding will apply approximately six to nine months prior to the date by which decanting from the property is required. The exact dates will vary and will

be confirmed by the Council at the appropriate times. In exceptional circumstances an earlier banding or direct nomination may be made.

8. Council secure tenants and Registered Provider assured tenants can decide either to move to one of the new homes provided by the regeneration developments or to bid for an alternative social sector, Council or Registered Provider owned dwelling, via Locata. Residents will be fully supported with their move whether they are moving to a new home being built on the new development or have decided to move away.
9. Council secure tenants and Registered Provider assured tenants temporarily will have a right to return to the estate once new homes are complete.
10. Eligible council temporary accommodation tenants and private tenants will be able to bid for a social sector home elsewhere in the borough. They may be allocated a home in the new development, dependent on availability after the needs of secure council and registered provider assured tenants are met, but this is not guaranteed.
11. The number of bedrooms that the household will be entitled to are as set out in the Social Housing Allocation Policy, however the household members eligible can include non-dependent adult children.
12. The Council will use its discretion and will not rehouse any household member who has moved in and caused the household to be overcrowded for the purpose of attracting an allocation of a larger property or any other persons in its discretion the Council deems not eligible for housing. A person may be excluded where the Council is satisfied that they or a member of their household is guilty of fraudulent or otherwise unacceptable behaviour.
13. In exceptional circumstances direct nominations will be used to encourage sustainable communities and mitigate anti-social behaviour.

Housing preferences

14. The Council will take residents preferences into account where possible, such as allocations on lower floors or close to existing neighbours. However, needs, i.e. for ground floor dwellings, take precedence and the Council is not able to guarantee meeting all individual household preferences.

Split households

15. In some instances, the Council may consider providing two allocations for households that are willing to split in return for down trading in property size. For example, a household due to be decanted with an adult child may consider applying for a split into separate households to be allocated 2 x 1 bed flats. This will be considered on a case by case basis and will only be approved if it benefits the redevelopment by freeing up a family sized unit. An introductory tenancy is applicable for the new tenant if this takes place.

Under-occupying households

16. A household is considered as under-occupying when the accommodation has more rooms available than the household needs. For those under-occupiers affected by the regeneration proposals, the Council is prepared to allocate one

extra bedroom in addition to their need requirements, subject to this being affordable to the tenant. This would mean that a single person currently living in a 3 bedroom home would be entitled to a 2 bedroom property. However, a single person living in a 4 bedroom home would still only be entitled to a 2 bedroom home. This would be offered as an alternative to, not in addition to a downsizing incentive payment.

Priority for allocating new homes

17. As new homes are built under the regeneration programme and become available to let by the Council,
 - First priority for social rehousing will go to those decanted secure council tenants and assured registered provider tenants who have been temporarily rehoused.
 - Second priority will be to rehouse those secure council tenants and assured registered provider tenants in homes due in the next phase for demolition
 - Third priority will be to rehouse residents in later phases of the regeneration programme or to rehouse eligible private sector residents or temporary accommodation residents who have been temporarily rehoused.
 - Thereafter homes will be advertised on LOCATA the council's choice-based lettings waiting list.
18. Residents moving straight into one of the newly built homes from Phase 2 onwards will be made direct offers to a new home that meets their rehousing requirements. Where there is capacity residents will be offered a choice of new built homes in that phase.
19. Where two residents with similar need have indicated a preference for the same unit on the estate, secure council and assured registered provider tenants will be prioritised ahead of other eligible groups. Subsequently the length of residency at their original home will be used to determine the priority between them. The person with the longest residency being offered the property.
20. Secure tenants who need general need housing and who choose to return to the new site will be provided with suitable temporary housing if permanent accommodation is not available at the time that they need to vacate their current home.
21. Tenants being permanently decanted away from the Estate will be given a high priority on the Choice Based Lettings scheme. They may bid for suitable properties for a fixed period of 3-6 months depending on the scheme timeline. The date by which vacant possession is required will be made clear to the tenant at least 3 months in advance. If a tenant has not been successful in bidding for a new property within the fixed period set and vacant possession of the property is required, the Council will make one direct offer of a suitable home.

Tenancy type

22. Allocations to Council homes will be made on the same basis as the existing tenancy. Those tenants currently entitled to a lifetime tenancy will continue under a lifetime tenancy for a new home as part of the regeneration or elsewhere in the

council housing stock. Those currently on a fixed term or probationary tenancy will continue under a fixed term or probationary tenancy.

23. New permanent council tenants moving to one of the new homes will be offered a flexible fixed term tenancy with a 12-month introductory period followed by a 5-year tenancy.
24. The rents for new properties on the regeneration scheme will be a mixture of Social Rent and London Affordable Rent. Council secure tenants and assured registered provider tenants will be allocated a new property at formula social rent. Other eligible households may be allocated property at Social Rent or London Affordable Rent depending on availability due to the stage in the redevelopment programme.
25. Allocations made via Locata (choice based lettings) to other parts of the borough will be at the advertised rent level.
26. Any residents moving to a property owned by a Registered Provider will do so under the tenancy terms determined by that provider.

Future voids on the estates

27. As properties become void on the existing estate, the Council will use its discretion in using the void properties either as temporary accommodation for residents from earlier phases of the regeneration awaiting new homes or as temporary accommodation for homeless households.

Discretion

28. There may be some circumstances when the Council officers may exercise discretion in relation to this policy due to exceptional individuals' circumstances. This will be done in a fair manner by considering all relevant housing needs.

Rent and service charge arrears

29. The Council will deduct any rent or service charge arrears owing from Home Loss Payments. Consequently, the provisions in Section 8 of the Social Housing Allocation Policy, which can prevent an allocation to a household in arrears will not apply.

Appeals

30. Applicants have the right to ask for a review of any decisions made under this policy in accordance with the appeals section of the Social Housing Allocation Policy.