

Item No.	Classification: Open	Date: 14 June 2022	Decision maker: Cabinet Member for Council Homes and Homelessness
Report title:		Local Lettings scheme – Rich Estates (Willow Walk and Tannery Way) (Peabody)	
Ward(s) or groups affected:		South Bermondsey	
From:		Strategic Director of Housing and Modernisation	

RECOMMENDATIONS

1. That the cabinet member for council homes and homelessness approve the local lettings scheme for the new homes at Rich Estates where 50% of the properties will be allocated to existing council tenants within the local area and residents of the local Peabody-owned homes who are registered on the council's waiting list.
2. That the cabinet member for council homes and homelessness approve the local lettings criteria for Willow Walk and Tannery Way as shown below:
 - i. The local area is defined as tenants on the immediate estate where the development is located:
 - Setchell Estate
 - Astley Estate
 - Rennie estate
 - Lynton Road estate
 - Longfield Estate
 - Jacob Island House (Peabody Housing Trust)
 - Nearby surrounding properties.
 - ii. Only rent arrears of less than four weeks or £50 if claiming housing benefit at point of application and point of offer will be permitted.
 - iii. Households can only move upon successful completion of pre-tenancy inspection and interview as per section 5.26 of the council's published allocation scheme.
 - iv. Only households assessed in a housing need (bands 1-3) will be allocated a property through the local lettings scheme. Households will be prioritised

in existing priority bands and priority starts in accordance with our published allocations scheme.

- v. Requests for additional bedrooms above the assessed need will not be considered unless on medical grounds confirmed by Housing Solutions medical assessment. Equally households will not be permitted to move into the new homes if the property is below their assessed bed need therefore creating a situation of overcrowding.

BACKGROUND INFORMATION

3. The London Borough of Southwark has an agreement with private registered providers housing associations who manage properties in Southwark to provide a percentage of those properties to be let to people on Southwark's Housing Register. Housing associations will inform the council's Housing Allocations team of any vacant homes in order for the council to provide a nomination of a suitable household to be allocated the available home.
4. The development of new homes at Willow Walk and Tannery Way has been completed by Peabody and as part of the agreement, Southwark have 100% nomination rights to these new homes.
5. This development has a total of 42 homes comprising of different property sizes and has been established in consultation with the local residents within the area.
6. All 42 properties will be managed by Peabody. The 12 homes on Willow Walk are listed as affordable rent while the 30 homes on Tannery are listed as social rents. The homes located at Willow Walk are anticipated to be available in July 2022, while the homes at Tannery Way will be available in late summer/early autumn 2022.
7. Southwark's Housing Allocations Scheme sets out the criteria in which properties will be allocated. The scheme permits Southwark the ability to implement local lettings schemes in order to meet the housing needs of tenants within the area.
8. Demand for social housing within the borough continues to outstrip supply where there are over 16,800 households registered on the housing register. Figures from 1 April 2021 – 31 March 2022 show the council received and processed over 7,000 applications while only able to allocate 810 homes through either a nominations to housing associations or Southwark council properties.

9. One of the aims of the housing allocations scheme is to enable local tenants in housing need to continue to remain within their communities and not be required to re-locate outside of the area to find suitable accommodation.

KEY ISSUES FOR CONSIDERATION

10. All lettings for the new build schemes located at Willow Walk and Tannery Way will comply fully with Southwark Council's Housing Allocations scheme.
11. In consideration of paragraph 5.24 of the Southwark Housing Allocations policy, households with rent arrears will have reduced priority if there are housing related debts such as current or former rent arrears and will not be eligible to successfully obtain a property through the local lettings scheme.
12. It is proposed that 50% of the initial lettings of the new homes will be allocated to Southwark Council tenants and existing Peabody Residents currently living in the local area.
13. These lettings will be delivered to maximise the housing solutions to the local community and to deliver the Fairer Future promises, homes for all.
14. The local lettings area covers the following properties/buildings:
 - Jacobs Island House
 - Grange Road
 - Dover Flats
 - Artesian House
 - Waleran Flats
 - Vauban Estate
 - Setchell Estate
 - Curtis Way
 - Setchell Way
 - Hazel Way
 - Astley Estate
 - Clare House
 - Rivet House
 - Stafford House
 - Fitzroy House
 - Rennie Estate
 - Dodd House
 - Barry House
 - Trevithick House
 - Beamish House
 - Landmann House

- Fitzmaurice House
- Barlow House
- Donkin House

15. The new homes will consist of the following social rented properties:

Willow Walk			
Bed Size	Total number	Accessible	Adaptable
2b/4p	1	0	0
3b/4p	2	2	0
3b/5p	2	1	0
3b/6p	1	0	0
4b/5p	1	1	0
4b/6p (duplex)	1	0	0
4b/7p (duplex)	4	1	0
TOTAL	12	5	0

Tannery Way			
	No	Accessible	Adaptable
1 bed	7	3	
2 bed	18	6	6
3 bed	5	0	
Total	30	9	6

16. Therefore, it is anticipated a maximum of 21 properties will be allocated to existing residents living within the area identified within section 15 of this report.

17. As at the 30 April 2022, 111 households located within the local lettings area have been assessed as having a housing need and are listed in a priority band 1, 2 or 3. The priority listed households are broken up below:

Priority category	1-bed need	2-bed need	3-bed need	4-bed need	Total count
Under occupiers	1	2	0	0	3
Management transfers	1	1	0	0	2
Overcrowded households	12	27	28	10	77
Statutory overcrowded households	0	0	0	0	0

Medical/welfare needs	1	3	3	3	10
Accessible housing requirement	0	3	1	1	5
Good tenant Award	0	0	1	1	2
Homeless households	1	5	5	1	12
Total	16	41	38	16	111

18. The above table shows a mixture of households compositions including 1, 2, 3 and 4-bedroom households. Therefore it is anticipated these households will benefit from the new development within the local area. This includes the ability to provide sufficient accessible properties for the local residents in housing need.
19. The data above also includes 23 sub households residing in tenanted properties resulting in overcrowding within the properties.
20. It is envisaged there is sufficient demand to warrant priority given to residents within the defined local area. An increase in the local lettings area for the new homes will generate unnecessary demand and likely to raise expectations above what can be delivered as part of this local lettings scheme.
21. Letters will also be sent to qualifying residents on the register to inform them of the upcoming development. This will include details of the available homes, qualification criteria listed under section 3 above and dates the properties will be available on the Homesearch bidding website.
22. The homes will be advertised in advance of the completion of the new homes. The first 50% of homes from each block will be advertised to the local residents, while the remaining 50% will be advertised once we have given the full opportunity for the local residents to register their interest.
23. The information listed on the website will promote the features of the new build homes and ensure the full listing of the local lettings scheme is available for the households listed on the Homesearch bidding scheme.

Policy framework implications

24. There are no key policy implications or amendments required.

Community, equalities (including socio-economic) and health impacts

25. Awarding priority to existing tenants within the estate recognises the fact that the development of new homes may cause disruption and on some occasions lack of amenities.
26. The groups that are affected, and deemed able to apply for the homes as “local” tenants are the tenants within the immediate estate where the property has been developed.
27. The allocation of these homes will be conducted in accordance with the council’s published allocation scheme, which is already subject to its own community impact assessment.
28. An Equalities Impact Assessment was carried out on the 31 March 2022. Based on the initial analysis of the assessment, an Equality Analysis post completion of the local lettings will take place to analyse who has benefitted from the scheme.
29. The EIA found no adverse impact on any of the protected characteristics as a result of the implementation of a local lettings scheme for the new Peabody development at Willow Walk and Tannery Way.
30. This scheme follows the successful local lettings of new developments such as Pelier Street, East Dulwich Estate, Nunhead, Clifton estate and Masterman.

Climate change implications

31. There are no climate change implications as a result of this local lettings scheme.

Consultation

32. This local lettings scheme has been developed in consultation with the local ward members and Peabody.
33. The contents of this report have been shared with the TRA who confirmed they are in support of the local lettings scheme and the defined area.

SUPPLEMENTARY ADVICE FROM OTHER OFFICERS

Director of Law and Governance

34. In accordance with the requirement under Part 6 of the Housing Act 1996 to have a scheme for determining priorities and procedures in the allocation of its housing, the council has in place a main housing allocations scheme. The

scheme gives effect to the statutory requirement to give reasonable preference to certain groups of housing applicants.

35. Generally, the council must not allocate council housing (or nominate an applicant to a housing provider with whom it has a nominations agreement) except in accordance with its main allocation scheme.
36. However, under s166A(6) of the 1996 Housing Act, the council may depart from its main allocation scheme where it puts in place a local lettings policy which prioritises particular groups of applicants for particular properties, provided the cumulative effect of such schemes does not displace the system of reasonable preference set out in the main allocation scheme.
37. Paragraph 7.10.2 of the council's current main allocation scheme incorporates a local lettings policy which provides for 50% of all allocations for 'the new London Borough of Southwark 1,000 properties initiative (to be) allocated to existing tenants local to the redevelopment/new build scheme'.
38. The report confirms that the proposed scheme is in line with the local lettings policy incorporated in the main allocation scheme.

Consultation

39. Paragraph 7.10.4 of the council's main scheme further provides that 'Local Lettings policies will be reviewed on a regular basis and equality impact assessments undertaken with consultation undertaken with customers and communities before a Local Lettings Plan is agreed'.
40. The law requires that consultation must be undertaken when proposals are at a formative stage and include sufficient reasons for the proposal and time for interested parties to respond. The cabinet member is required to take into account the outcome of the consultation when making a decision on the recommendations and is referred to the consultation section of this report.

Public sector equality duty (PSED)

41. The Equality Act 2010 requires the council, when taking decisions, to have due regard to the need to:
 - (a) eliminate discrimination, harassment, victimisation or other prohibited conduct;
 - (b) advance equality of opportunity between persons who share a relevant protected characteristic and those who do not share it;
 - (c) foster good relations between those who share a relevant characteristic and those that do not share it.

42. The relevant protected characteristics are age, disability, gender reassignment, pregnancy and maternity, race, religion or belief, sex, sexual orientation. The duty also applies to marriage and civil partnership, but only in relation to (a) above.
43. When taking decisions on the exercise of council functions conscious thought must be given to the PSED, including having regard to any equality impact assessment carried out, in particular, where any possible disproportionate effects on groups sharing protected characteristics are identified, the mitigation proposed. The cabinet member is referred to the community impact section of this report.

BACKGROUND DOCUMENTS

Background Papers	Held At	Contact
None		

APPENDICES

No.	Title
None	

AUDIT TRAIL

Lead Officer	Cheryl Russell, Director of Resident Services	
Report Author	Ricky Bellot, Head of Housing Supply	
Version	Final	
Dated	13 June 2022	
Key Decision?	No	
CONSULTATION WITH OTHER OFFICERS / DIRECTORATES / CABINET MEMBER		
Officer Title	Comments Sought	Comments included
Director of Law and Governance	Yes	Yes
Strategic Director of Finance and Governance	No	No
Cabinet Member	Yes	Yes
Date final report sent to Constitutional Team	13 June 2022	