

INDIVIDUAL CABINET MEMBER DECISION-MAKING

RECORD OF DECISION

PART A

DETAILS OF REPORT <i>(Officers to complete this section prior to issuing to cabinet member)</i>	
Title of report	<i>Tustin Estate Low Rise Redevelopment Programme Local Lettings Scheme</i>
Decision-maker	Cabinet Member for Council Homes and Homelessness
Earliest date when decision can be taken	13 th October 2022
Key decision – Yes/No?	No
Date published on forward plan	NA
Date sent to cabinet member	12 th September
Recommendation	<p>That the Cabinet Member for Council Homes and Homelessness:</p> <ol style="list-style-type: none"> 1. Approves the local lettings scheme for the allocations of the new council homes built as part of the Tustin Estate Low Rise Redevelopment Programme where 100% of the properties will be prioritised for existing council tenants and resident leaseholders on the Tustin Estate. 2. Approves the local lettings criteria for the new homes as set out below: <ol style="list-style-type: none"> i. Council tenants will be guaranteed a newly built council home on the Tustin Estate. ii. Resident leaseholders will be offered a newly built home on the Tustin Estate through outright ownership, shared equity, shared ownership or an equity loan. iii. The local area is defined as the Tustin Estate. First priority is given to council tenants of Hillbeck Close, Kentmere House, Heversham House, Bowness House and Manor Grove, and second priority is given to residents on the housing waiting list prior to 11 March 2020 or council tenants in Grasmere Point, Windermere Point and Ambleside Point who are living in overcrowded accommodation or are in housing need. iv. Council tenants and resident leaseholders will be

	<p>pre-allocated a home off-plan based on prioritisation of housing need, medical need and how long they have lived on the estate. Households will be prioritised in existing priority bands and priority stars in accordance with the council's published allocations scheme.</p> <p>v. Residents who currently live on the ground floor, have a private garden or both will be allocated home on a like for like basis.</p> <p>vi. If council tenants are currently in a larger property than their need, they will be eligible for a property with one more bedroom than their need, however they may downsize if they wish to do so. If residents are not currently in a home larger than their need, they will be not be eligible for a home with extra bedrooms. Residents will not be permitted to move into accommodation that creates overcrowded circumstances.</p> <p>vii. Residents aged 55 or over on completion of the new homes will be eligible for one of the Over 55s homes.</p> <p>viii. Council tenants and resident leaseholders may wish to move to a home in a later phase in which case they will be allocated a temporary new home in Phase 1, which will be chosen after other residents have chosen a permanent home in Phase 1.</p> <p>ix. Residents will need to register for rehousing but will not need to bid for the new homes. Residents will choose a home from a booklet and will be invited to attend an exhibition where the plans will be displayed.</p>

ORIGINATING AUTHOR'S DETAILS

(Officers to complete this section prior to issuing to cabinet member)

Lead officer (Name and job title)	Cheryl Russell, Director of Residents Services
Report author (Name and job title)	Susan du Toit, Project Manager Alex Herd, Housing Choice and Supply Manager
Contact Number	

PART B

(Cabinet member to complete this section)

DECISION(S)

I agree with the recommendations

REASONS FOR DECISION

I agree with the recommendations

**ALTERNATIVE OPTIONS
CONSIDERED**

As set out in the report

REPRESENTATIONS RECEIVED

N/A

ADDITIONAL ADVICE RECEIVED

N/A

ANY INTERESTS DECLARED

Note: If the decision-maker has a disclosable pecuniary interest in the matter the report must be referred to the full cabinet for decision.

Where a cabinet member may discharge a function alone and becomes aware of a disclosable pecuniary interest in a matter being dealt with or to be dealt with by her/him, the cabinet member must notify the monitoring officer of the interest within 28 days and must not take any steps or further steps in the matter.

If a member is unsure as to whether an interest is a disclosable pecuniary interest they should contact the governance team for advice.

DECLARATION

I approve/~~reject~~ the recommendations set out in the report.*

~~or~~

I ~~approved an alternative course of action set out in Part B.*~~

~~or~~

I ~~have referred this matter to the Full Cabinet for decision.*~~

(* ~~Please delete as appropriate~~)



Signed

Dated 20/10/22

Cabinet Member

Please return completed hard copy of the form to Ian Millichap, Constitutional Team, 160 Tooley Street, P O BOX 64529, London, SE1P 5LX – tel: 020 7525 7225 fax: 020 7525 7284.

Seeking advice

You should seek advice from the relevant officer on a number of occasions:

- (a) If you wish to consider alternative options
- (b) If you are considering rejecting the proposals

Otherwise it is at your discretion when you should seek further advice and you should do so when you consider it appropriate.