

Item No.	Classification: Open	Date: 31 January 2023	Decision maker: Cabinet Member for Council Homes and Homelessness
Report title:		Local lettings – 18 to 19 Crimscott Street	
Ward(s) or groups affected:		London Bridge & West Bermondsey	
From:		Karen Shaw - Head of Housing Solutions	

RECOMMENDATION

That the Cabinet Member for Council Homes and Homelessness;

1. Approves the local lettings scheme for 13 new homes being purchased at 18-19 Crimscott Street where the properties will be allocated firstly to existing tenants who currently live at Marie Curie, before being advertised to all Southwark residents through the homesearch magazine.
2. Notes the further criteria applied to residents of the local lettings scheme:
 - i. The local area is defined as tenants in Marie Curie, Sceaux Gardens Estate, Camberwell, London SE5 7DG.
 - ii. Rent arrears of less than four weeks or £50 if claiming housing benefit at point of application and point of offer.
 - iii. Households can only move upon successful completion of a pre-tenancy inspection and interview as per section 5.26 of the councils 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 stars 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
 - vi. Households within the defined Local Lettings area will be permitted to move into new homes which are one room less than their assessed bed need for three or more bedroomed properties.
 - vii. Households within the defined local lettings area will not be permitted to move into new one or two bedroomed homes if the property is below their assessed bed need.

- viii. Households on the general register not in the defined local lettings area will not be permitted to move into any of the new homes if the property is below their assessed bed need.

BACKGROUND INFORMATION

3. In line with the council's target to produce 11,000 new homes by 2043, under powers delegated to the Director of Planning & Growth and Strategic Director of Housing and Modernisation by Cabinet in December 2020, the long leasehold interest in the 13 new properties at 18-19 Crimscott Street has been acquired.
4. The development at 18-19 Crimscott Street includes 13 new homes scheduled for completion in December 2022.
5. This development has a total of 13 homes comprising of 2, 3, and 4 bed properties.
6. All 13 properties will be listed as social housing tenancies.
7. Southwark's Housing Allocations Scheme sets out the criteria in which properties will be allocated. The scheme also permits Southwark the ability to implement local lettings schemes in order to meet the housing needs of tenants within the area.
8. Demand of social housing within the borough continues to outstrip supply where there are over 17,500 households registered on the housing register. Recent figures from 1 April 2021 – 31 March 2022 the council received and processed over 6,000 applications while only able to allocate 810 homes through either a nomination to housing associations or Southwark Council properties.

KEY ISSUES FOR CONSIDERATION

9. All lettings for the new build schemes located at 18-19 Crimscott Street will comply fully with Southwark Council's Housing Allocations Scheme.
10. It is proposed that the initial lettings of the new homes will be allocated to Southwark Council tenants currently living at Marie Curie on the Sceaux Gardens estate. As 10 of the 13 properties are three and four bedroom it will offer much sought after family sized units. These can be used to complete the rehousing of the Marie Curie tenants who had to move from their homes during 2023 to allow for the intrusive major works required to the block, which cannot be reasonably delivered with residents in the building.

11. Of the current Marie Curie tenants waiting to be rehoused there are 7 that require four bedroomed or larger homes.
12. The new homes are located at 18-19 Crimscott Street and will consist of the following social rented properties:

Property size	Number of social units
2 bed home	3
3 bed home	3 (3 wheelchair access unit)
4 bed home	7
Total	13

Consultation

13. The Marie Curie Resident Project Group has been meeting since before the decision was made to rehouse residents from the block due to the need for intrusive works to take place. Residents have been consulted at Marie Curie on the works and the need for residents to be rehoused before the works commence. One of the big issues discussed at each meeting of the Resident Project Group is the progress on rehousing and the lack of large family homes for Marie Curie residents to bid for is a regular concern that residents raise through this consultation. The proposals in this report will be welcomed by the Marie Curie Resident Project Group, as of the 22 remaining tenants awaiting rehousing, 2 require three bedroomed homes and 7 require four bedroomed or larger homes.
14. Letters will be sent to qualifying tenants on the register in advance to inform them of the upcoming development. This will include details of the available homes, qualification criteria listed under section 4 above and dates the properties will be available on the Homesearch bidding website.
15. The homes will be advertised in advance of the completion of the homes on 18-19 Crimscott Street. The homes will be advertised to the Marie Curie tenants first, and any remaining homes will be advertised once we have given the full opportunity for the Marie Curie tenants to register their interest.
16. 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.
17. 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'.

18. 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 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.
- 19.

Policy implications

20. There are no Key policy implications or amendments required.

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

Community impact statement

21. The allocation of these homes will be conducted in accordance with the councils published allocation scheme, which is already subject to its own community impact assessment.

Equalities (including socio-economic) impact statement

22. An Equalities Impact assessment was carried out on 11th January 2023. No adverse findings was found as part of the findings from the assessment.
23. This scheme follows the successful local lettings of new developments such as Pelier Street, East Dulwich Estate, Nunhead, Clifton estate, Masterman and Willow Walk

Health impact statement

24. There are no health impact implications as a result of this policy.

Resource Implications

25. There are no resource implications

Legal Implications

26. See below comments from the Director of Law and Governance

Climate change implications

27. 18-19 Crimscott Street was submitted to planning in February 2016 and a Sustainability and Energy Assessment was produced.

28. A raft of passive design and energy efficiency measures are targeted for this development including:

- Suitable glazing ratio and glass g-value to balance heat losses, heat gains and daylight ingress.
- Fabric insulation levels achieving improvements over the Building Regulations Part L (2013) requirements of 30-40%.
- Fabric air permeability will improve upon over the Building Regulations Part L (2013) requirements by 65%.
- Efficient space heating systems with zonal, programmable and thermostatic controls, with separate programmer for hot water.
- Energy efficient external lighting with daylight sensors and time clock control to minimise unnecessary use and reduce light pollution.
- Insulated pipework and ductwork (and air sealing to ductwork) to minimise losses and gains.
- Variable speed pumps and fans to minimise energy consumption for distribution of services.
- A demand controlled mixed mode ventilation system with opening panels integrated into the façade design to minimise fan power.
- The mixed mode ventilation approach allows no cooling to be installed reducing energy further.

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Public Sector Equality duty (PSED)

29. 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.

30. 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.

31. 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.

SUPPLEMENTARY ADVICE FROM OTHER OFFICERS

Director of Law and Governance

32. 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.
33. 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.
34. 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 the allocation of particular properties to particular groups of applicants, provided the cumulative effect of such schemes does not displace the system of delivering reasonable preference to applicants in the reasonable preference categories set out in the main allocation scheme.
35. The local lettings scheme in this report provides for properties at Crimscott Street to be allocated first to existing residents living in Marie Curie, Sceaux Gardens Estate. When considering the recommendation the Cabinet Member should satisfy themselves that there is justification for the proposed allocations and that overall the reasonable preference requirement is being met.
36. The report does not propose a major policy change and confirms that the proposed scheme is in line with the local lettings policy incorporated in the main allocation scheme.

Strategic Director of Finance and Governance

37. No comments sought.

BACKGROUND DOCUMENTS.

Background Papers	Held At	Contact
n/a		

APPENDICES

No.	Title
n/a	

AUDIT TRAIL

Cabinet Member	Cabinet member for council homes and homelessness	
Lead Officer	Karen Shaw - Head of Housing Solutions	
Report Author	Alex Herd – Housing Choice and Supply Manager	
Version	Final	
Dated	31/01/2023	
Key Decision?	Non Key	
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	31 January 2023	