

<b>Item No.</b>	<b>Classification:</b> Open	<b>Date:</b> 27 March 2023	<b>Decision maker:</b> Cabinet Member for Council Homes and Homelessness
<b>Report title:</b>		<b>Fenham Road Garages development (Clotelle Court) – Local lettings</b>	
<b>Ward(s) or groups affected:</b>		Peckham	
<b>From:</b>		Karen Shaw - Head of Housing Solutions	

## RECOMMENDATION

1. The Cabinet Member for Council Homes and Homelessness is asked to approve the local lettings scheme for 5 new homes at Clotelle Court, Fenham Road where 50% of the properties will be allocated to existing tenants within the local area.
2. To note the further criteria applied to residents of the local lettings scheme:
  - i. The local area is defined as tenants within the immediate area where the development is located on Fenham Road.
  - 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 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 additional rooms are sought on medical grounds that are confirmed by a medical assessment undertaken on behalf of Housing Solutions
  - 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 homes.

- 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, planning permission was granted to proceed with the development of new council homes located at Clotelle Court, Fenham Road.
- 4. The development at Clotelle Court includes 5 new homes scheduled for completion in Spring 2023.
- 5. This development has a total of 5 homes comprising of different property sizes and has been made in consultation with the local residents within the Estate.
- 6. All 5 properties will be listed as social housing tenancies.
- 7. Southwark Council's Housing Allocations Scheme sets out the criteria according to which properties will be allocated. The scheme also permits Southwark the ability to implement local lettings scheme 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 17,400 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 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 the ability to continue remain within their communities and not have 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 Clotelle Court will comply fully with Southwark Council's Housing Allocations scheme.
- 11. It is proposed that 50% of the initial lettings of the new homes will be allocated to Southwark Council tenants currently living within the local lettings area.

12. These lettings will be delivered to maximise the housing solutions to the local community and to deliver the Fairer Future promises, homes for all.

### **Policy implications**

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

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

#### **Community impact statement**

14. 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.
15. 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.
16. 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**

17. An equalities Impact assessment was carried out on the 30 January 2023. No adverse findings were made on assessment.
18. 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**

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

### **Climate change implications**

20. Clotelle Court was submitted to planning in June 2020 and no Climate change implications statement was produced.
21. The scheme has PV panels installed on the roofs as part of the energy strategy.

#### **Resource Implications**

22. Not applicable.

#### **Legal Implications**

23. See concurrent.

### **Financial Implications**

24. Not applicable.

### **Consultation**

25. The Communities service team, Residential Services team, New Homes Delivery team and the Housing Solutions service have been working in partnership with the local tenants, to design a Local Lettings scheme for the initial allocation of the new build schemes located on Clotelle Court.

26. These meetings have been conducted over a number of months and an agreement has been reached with the residents, tenants, and local elected members of the council for the geographical area for the Local Lettings area. The local lettings area covers Clotelle Court including the following properties/buildings:

Bewick Mews  
Elcot Avenue  
Fenham Road  
Geldart Road  
Kincaid Road  
Marmont Road  
Meeting House Lane  
Naylor Road  
Nutcroft Road  
Pennethorne Road

27. During individual consultation events held for the Fenham Road Garages Development (Clotelle Court), prior to the submission of planning, residents were advised of a local letting policy devised to meet the local demand.

28. Details of the proposed local lettings scheme have been shared with ward councillors who confirm that they support the proposal for a local lettings scheme.

29. The new homes sit on Fenham Road and will consist of the following social rented properties:

Property size	Number of units
1 bed (2 persons)	2
2 bed (3 persons)	1
2 bed (4 Persons)	2
<b>Total</b>	<b>5</b>

30. Therefore, it is anticipated 3 properties will be allocated to existing tenants of Southwark Council living within the area identified within section 14 of this report.

31. As at the 3<sup>rd</sup> January 2023, 28 households located within the local lettings area were registered on our Homeseach Bidding Scheme. 9 of those households have been assessed as having a housing need and are listed in a priority band. The priority listed households are broken up below:

Priority category	1 bed need	2 bed need	3 bed need	Total count
Under occupiers	1	0	1	2
Management transfers	1	1	0	2
Overcrowded households	0	2	0	2
Statutory overcrowded households	0	0	0	0
Medical needs	2	0	0	2
Accessible housing requirement	0	0	0	0
Sheltered housing	1	0	0	1
<b>Total</b>	<b>5</b>	<b>3</b>	<b>1</b>	<b>9</b>

32. The above table shows a mixture of households compositions including 1, 2, and 3 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 a housing need.

33. There are no sub households listed on the housing register within the identified 9 households on the Estates. Therefore it is expected they will free up properties that will be available to other residents on the housing list.
34. It is therefore envisaged there is sufficient demand to warrant priority given to tenants 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.
35. Letters will also 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.
36. The local Resident Services Officer will work with the Housing Solutions service to help identify additional households within the local lettings estates whom are in a housing need but not registered on the Homesearch bidding scheme. Such cases will be expedited to permit the ability to bid on the new homes.
37. The homes will be advertised in advance of the completion of the homes at Clotelle Court. The first 50% of homes will be advertised to the local tenants, while the remaining 50% will be advertised once we have given the full opportunity for the local tenants to register their interest.
38. 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.
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 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.

## **SUPPLEMENTARY ADVICE FROM OTHER OFFICERS**

### **Assistant Chief Executive – Governance and Assurance**

41. 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.
42. 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.
43. 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.
44. 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 1000 properties initiative (to be) allocated to existing tenants local to the redevelopment/new build scheme'.
45. The report 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**

46. No comments sought

## **Public Sector Equality Duty (PSED)**

47. 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.
48. 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.
49. 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
NA		

## APPENDICES

No.	Title
None	

## AUDIT TRAIL

Cabinet Member	Cllr Darren Merrill – 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	23/01/2023		
Key Decision?	Non Key		
CONSULTATION WITH OTHER OFFICERS / DIRECTORATES / CABINET MEMBER			
Officer Title	Comments Sought	Comments included	
Assistant Chief Executive – Governance and Assurance	Yes	Yes	
Strategic Director of Finance and Governance	No	No	
Cabinet Member	Yes	Yes	
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