

**INDIVIDUAL CABINET MEMBER DECISION-MAKING**

**RECORD OF DECISION**

**PART A**

<b>DETAILS OF REPORT</b> <i>(Officers to complete this section prior to issuing to cabinet member)</i>	
<b>Title of report</b>	Commercial Way – Local lettings
<b>Decision-maker</b>	Cabinet Member for New Homes and Sustainable Development
<b>Earliest date when decision can be taken</b>	4 September
<b>Key decision – Yes/No?</b>	No
<b>Date published on forward plan</b>	Not applicable
<b>Date sent to cabinet member</b>	23 August 2023
<b>Recommendation</b>	<p>1. That the Cabinet Member for New Homes and Sustainable Development approve the local lettings scheme for the new homes at Commercial Way, London SE15, where 50% of the properties will be allocated to existing tenants within the local area.</p> <p>2. That the Cabinet Member note the further criteria that will be applied to residents of the local lettings scheme:</p> <ul style="list-style-type: none"> <li>i. The local area is defined as tenants living on the estates in the immediate vicinity of the development namely the North Peckham Estate, Bells Gardens Estate, Gloucester Grove Estate, Willowbrook Estate and Pennack Estate. The size of the area that forms part of the local lettings scheme takes account of the level of housing need in the locality.</li> <li>ii. Prospective tenants will be required to have less than four weeks' worth of rent arrears or £50 if claiming housing benefit at point of application and point of offer.</li> <li>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.</li> </ul>

	<ul style="list-style-type: none"> <li>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.</li> <li>v. Requests for additional bedrooms above the assessed need will not be considered unless on medical grounds confirmed by a Housing Solutions medical assessment.</li> <li>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.</li> <li>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.</li> <li>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.</li> </ul>
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**ORIGINATING AUTHOR'S DETAILS**

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

<b>Lead officer (Name and job title)</b>	Karen Shaw, Head of Housing Solutions
<b>Report author (Name and job title)</b>	Alex Herd, Housing Choice and Supply Manager
<b>Contact Number</b>	07711 779 485

**PART B**

*(Cabinet member to complete this section)*

**DECISION(S)**

As in report

**REASONS FOR DECISION**

As in report

**ALTERNATIVE OPTIONS CONSIDERED**

As in report

## REPRESENTATIONS RECEIVED

None

## ADDITIONAL ADVICE RECEIVED

None

## 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.*

None

## DECLARATION

I approve 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 7<sup>th</sup> September 2023

Cabinet Member for New Homes and Sustainable Development

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.