

<b>Item No.</b>	<b>Classification</b> : Open	<b>Date:</b> 16 June 2021	<b>Meeting Name:</b> Cabinet member for Council Homes and Homelessness
<b>Report title:</b>		Local Letting scheme – Aylesbury Plot 18: Over 55's Homes	
<b>Ward(s) or groups affected:</b>		Faraday	
<b>From:</b>		Strategic Director of Housing and Modernisation	

## RECOMMENDATIONS

That the Cabinet Member for Council Homes and Homelessness;

1. Note the available properties scheduled for development on plot 18 specifically listed for residents over 55.
2. Agrees the contents of this report and the criteria listed for allocation of the local over 55 homes
3. Agree 100% of letting for the Over 55's homes to be listed for existing and former local tenants of the Aylesbury estate.
4. Agree the pre allocation criteria for the homes located on plot 18 including the following order of priority.
  - i. Tenants located within the local area, situated within phase 4 of the Aylesbury regeneration.
  - ii. Applicants listed within the active regeneration sites, phase 2 and phase 3.
  - iii. Residents whom expressed a right to return following rehousing from the First development site, phase 2 and phase 3.
  - iv. Accepted Homeless households residing within temporary accommodation located within the Aylesbury estate.
5. Note the pre allocation operational procedures applied by the Housing Allocations team.

## BACKGROUND INFORMATION

6. The council continue the ongoing regeneration programme of the Aylesbury Estate providing high quality homes and greater living spaces. Developing the intended outcome of greater community cohesion and to retain as many residents from the estate as possible providing opportunities for residents to fulfil their potential.
7. The first new homes were developed in 2012 enabling tenants from the Aylesbury estate to be successfully re housed.
8. More recently in July 2019, residents were able to successfully move to the new homes on Manor Place.
9. Following the confirmation of the Compulsory purchase order of the First Development site (FDS) in November 2018 and subsequent vacant possession achieved in March 2019, the intended programme of the regeneration of the Aylesbury estate will progress with the development of the new homes on the FDS and surrounding identified plots.
10. Southwark Council working in partnership with Notting Hill Genesis Housing Association, confirmed the development of 23 social homes on plot 18 within the Aylesbury footprint. These new homes will be listed for existing Aylesbury tenants on active regeneration phase as well as the non active phase 4 of the Aylesbury Estate. Returning Tenants from the FDS will also be able to access the new homes. It is anticipated these homes will be available in March 2022.
11. The cabinet report of the 12 March 2019 identified phase 4 will be listed for pre allocation of the plot 18.
12. Southwark council has a portfolio of older persons dwellings listed for residents aged 55 and over. These properties are generally smaller and easier to maintain. They however differ from sheltered accommodation as they do not have staff present or an alarm system. Therefore suitable for residents whom can reside independently.
13. The development of these homes has been agreed to enable long standing residents of a particular age group the ability to remain in the local area but in a development with less density. This development will enable residents the ability to enjoy quiet living in the separated secluded development.
14. It is now proposed that the pre-allocation of Plot 18 is completed to include existing and former residents of the Aylesbury Estate affected as part of the re development programme.

## **KEY ISSUES FOR CONSIDERATION**

### **Plot 18 – Over 55's**

15. Plot 18 is situated in the central norther section of the Aylesbury Estate. Council funded community facilities comprising a new library, new Health Centre, new Early Years facility and new public square. Also as part of the scheme NHG is delivering, in addition to the 23 Over55s homes, 99 public sale homes, and retail faculties including a pharmacy and a café.
16. The development of new homes on plot 18 will include the specific development of over 55 homes. This includes a varying range of properties as shown within the breakdown below.

Table 1

Date available	1 bed	2 bed	Total
March 2022	5	18	23

### **Phase 4a-c**

17. As of the 1 May 2021 there were 727 tenants resident across phase 4 of the regeneration programme, this includes currently 30 residents listed for sheltered accommodation currently registered on the Homesearch bidding scheme.
18. Swithark’s Housing Allocations scheme permits the ability to produce a Local Lettings policy, as part of a multi-agency approach with existing local communities and in partnership with Private Registered Provider landlords to take account of social factors.

### **Phase 2 and 3**

19. The regeneration programme currently has two active phases including phase 2 and phase 3.
20. As at the 1 May 2021 phase 2 includes 57 tenants and 100 tenants on phase 3. Such residents have been assessed in line with the allocations scheme and placed in band 1 on the Homesearch bidding scheme. Residents are able to access the online bidding website in order to bid for all available properties that come available during the weekly bidding cycle.
21. The number of available lettings during the 2020/2021 financial year saw a 15% decrease. It is anticipated there will be a further decrease in lettings in the financial year 2021/2022 leave fewer properties available for phase 2 and 3 tenants to bid upon.
22. The records show there are potentially 17 households whom are over 55 and would fit therefore meet the criteria for the development.

### **Right to return**

23. The Former tenants whom moved from the First development site as a result of the regeneration programme were given the option to request a

right to return to the new development site. As of September 2019 the Aylesbury team had recorded 57 households whom exercised a right to return.

### Homeless households residing in temporary accommodation

24. Due to the high demand on temporary accommodation in the borough, vacant properties within active decant phases are used as temporary accommodation.
25. As at the 1 June 2020, 431 estate properties were used as temporary accommodation on the Aylesbury estate. Many of these residents have been in temporary accommodation for a number of years and have built up strong links to the local area and have become part of the local community.
26. Should there be any homes remaining within the Plot 18 development at the point of sign up, the remaining properties will be allocated to residents in temporary accommodation located on the Aylesbury Estate.

### Pre allocation process

27. The pre allocation of properties from Plot 18 will take place in October 2020 several Months in advance of the predicted completion date of the first set of the new homes delivered on the first development site.
28. The pre allocations of the new homes will be completed in line with the priority order as listed within table 2 below:

Table 2

Priority	Pre allocation priority group	Pre allocation process	Shortlisting criteria
1	Phase 4	Homesearch bidding website	Length of time on estate
2	Phase 2 and phase 3	Homesearch bidding website	Allocations scheme Priority banding/star criteria/length of time on estate
3	Former residents from the FDS whom expressed a RTR	Direct pre allocation	Length of time away from the site will be given priority
4	Accepted Homeless households on the Aylesbury estate	Direct pre allocation	Length of time on the estate

29. With the exception of priority 6 and 7 listed in table 2, all households under occupying accommodation will be permitted to be allocated a property 1 above their assessed bedroom need.
30. All household members must be over 55 at the point of sign up.
31. All allocations will consider medical needs and welfare recommendations, i.e. floor level, number of internal steps, adaptations, etc.
32. The Residents will be given a minimum of 4 weeks notice of the initial bidding cycle where the properties will be advertised. This will include specific details of the properties that will become available i.e. number of rooms floor level, accessibility, etc.
33. In advance of the property adverts, community engagement will commence to ensure all residents of phase 4a-c are made aware of the new build properties and have had the ability to register and be assessed in line with the allocations scheme.
34. Should the list above be exhausted and no households are identified for the available homes, the remaining homes will be allocated through the general Homeseach bidding scheme to the remainder of households on the housing register.

### **Tenant engagement post pre allocation**

35. Residents pre allocated a new home will form part of the design process and will be able to exercise the element of choice to some key features of the design.
36. This process will empower residents to engage with the future development within the area. It will also provide sense of security to residents to provide assurance of their future re housing. Enabling the ability to plan future for the future including future schooling, employment, community activities, etc.
37. Pre allocated residents will have the ability to choose the following property features from the Nottingham Housing Group palette :
  - Kitchen worktop
  - Kitchen unit doors
  - Kitchen Tiles
  - Carpets and hard flooring
38. Should a tenant wish not to take up the property or move in advance of the development of the new over 55's homes on Plot 18. No penalty will be applied. The Housing Allocations team will move onto any reserves on for the allocated properties however reserve pre allocated households may not be able to select property features depending on the progression of the new homes.

39. Where a household's circumstances change following the pre allocation, the housing needs will be re assessed and where possible pre allocated a vacant property. If there are no available properties, the Housing Allocations team will keep the household's details on file for a potential allocation pending a property becoming available.
40. Should a household's circumstances change during the process and they require a larger or smaller property, the allocations team will place the households details on reserve pending the availability of an alternative property size on plot 18 as shown in table 1 above.
41. Should an applicant change their mind and opt not to take up the pre allocated property, the property will be re allocated from the shortlisting criteria previous generated from the above process.
42. Applicants whom are pre allocated a property will not have their bidding account suspended and they will be able to engage with the bidding process and bid for the relevant suitable property. The pre allocated property will be re allocated to another resident identified from the shortlists generated previously from the above process in section 28.

### **Equalities Impact Assessment**

43. When considering the recommendations in this report, the cabinet member must have due regard to the continuing public sector equality duty contained within section 149 of the Equality Act 2010. That is the need to eliminate discrimination, harassment, victimisation or other prohibited conduct; advance equality of opportunity between persons who share a relevant protected characteristic and those who do not and foster good relations between those who share a relevant characteristic and those that do not share it. The relevant protected characteristics are age, disability, gender reassignment, pregnancy and maternity, race, religion or belief, sex, sexual orientation.
44. On the 14 July 2019 Southwark Council commissioned the consultancy firm Mott MacDonald to complete an equalities impact assessment exploring the individual needs of the existing tenants of the Estate. The assessment considered:
  - whether relocation improves or worsens the living conditions of social tenants moving
  - the severity of the change, where applicable;
  - the presence and distribution of people likely to be affected; and where possible
  - the resilience of those who are affected.
45. Following a briefing with Southwark Staff on the specifics of the proposed development and relocation of residents, Mott MacDonald commenced into a comprehensive assessment. Firstly completing a desk based assessment to understand potential lettings. Further exercises was

conducted which included stakeholder engagement to gather social and demographic profiles of the local residents.

46. The final Equalities Impact assessment has been considered carefully in the creation of this local lettings scheme. While the outcome of the assessment reported some potential risks across the groups (adverse impact on mental health and wellbeing due to relocation), the assessment had a number of positives outcomes.

### **Consultation with stakeholders**

47. Resident services directorate completed a door knocking exercise and received direct feedback from the local residents. Feedback included the desire to be part of the consultation of the development process and to have individual needs met.
48. Full endorsement of the proposed intended pre allocation process has been received from the Tenants Forum following full communications presented at the meeting on the 10 March 2020.

### **Policy implications**

49. The Council has the ability to draw up a local lettings policy in accordance with section 7.10 of its published allocations scheme, which is framed within the context of the Localism Act 2011.
50. The recommendations will remain in place pending any review of the Allocations Scheme.
51. The contents of this report has been proposed in good faith with the assumption of the ability to meet the general housing needs through our existing Housing Allocations scheme. However it must be noted that should there be an emergency which places a huge demand on the housing need within the borough, we can seek a review of this Local lettings scheme.

### **Legal implications**

52. There are no legal implications in the implementation of the Local lettings scheme.

### **Finance implications**

53. There are no financial implications in the implementation of the lettings scheme.

### **Community impact statement**

54. The recommendations set out in this report will have a positive impact on the Aylesbury community by giving existing secure tenants the opportunity to opt to move to a social rent home in their neighbourhood. The pre-allocation of properties 6 months prior to completion will also enable Notting Hill Genesis and the Council to target activities at this group of future residents.
55. The recommendations set out in this report will have a positive impact on the Aylesbury community by giving existing secure tenants the opportunity to opt to move to a social rent home in their neighbourhood. The pre-allocation of properties two years prior to completion will also enable the Council to target activities at this group of future tenants.

### Resource implications

56. The operational process will be conducted using the joint staffing resources within the Housing Solutions and Resident Service departments.

### SUPPLEMENTARY ADVICE FROM OTHER OFFICERS

#### Director of Law and Governance

57. Please refer to paragraph 52.

#### Strategic Director of Finance and Governance

58. Please refer to paragraph 53.

### BACKGROUND DOCUMENTS

Background Papers	Held At	Contact
Aylesbury Regeneration Programme Moving Forward	Cabinet	Neil Kirby Tel: 020 7525 1878
<a href="https://moderngov.southwark.gov.uk/documents/s81088/Report%20Aylesbury%200Regeneration%20Programme%20Moving%20Forward.pdf">https://moderngov.southwark.gov.uk/documents/s81088/Report%20Aylesbury%200Regeneration%20Programme%20Moving%20Forward.pdf</a>		
London Borough of Southwark Allocation Scheme 2013	Housing Solutions 25 Bournemouth Road	Ricky Bellot Tel: 0207 525 4048
<a href="https://moderngov.southwark.gov.uk/documents/s41248/Appendix%202%20Housing%20Allocations%20scheme.pdf">https://moderngov.southwark.gov.uk/documents/s41248/Appendix%202%20Housing%20Allocations%20scheme.pdf</a>		

### APPENDICES

No.	Title
None	



## AUDIT TRAIL

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<b>Report Author</b>	Ricky Bellot – Interim Head of Housing Supply	
<b>Version</b>	Final	
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<b>CONSULTATION WITH OTHER OFFICERS / DIRECTORATES / CABINET MEMBER</b>		
<b>Officer Title</b>	<b>Comments Sought</b>	<b>Comments Included</b>
Director of Law and Governance	Yes	Yes
Strategic Director of Finance and Governance	Yes	Yes
<b>Cabinet Member</b>	Yes	Yes
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