

LWE Lettings Briefing
Housing & Property Scrutiny 18th March 2019, Lead Member Update

We are committed to the residents of the Lancaster West Estate and surrounding areas and have committed to the refurbishment of the entire estate. We have agreed to work with a team of architects and designers of the residents' choosing and to new kitchens/bathrooms for all households, with each individual household deciding how their individual flats will be treated.

The Lancaster West Residents' Association Committee have made a formal request that the Bomore Road/Walmer Road block of flats should be included in the Local Lettings Policy and managed by the Lancaster West Neighbourhood Team. All units should be let at social rent with lifetime tenancies, with first refusal going to former residents of Grenfell Tower and Grenfell Walk who have not yet moved into **permanent homes** and wish to return to the estate. The Lancaster West Residents' Association Committee have alluded to a possible compromise to include Allom, Barlow and Notting Wood in the initial lettings. They have however stated that no decision should be made by the Council until local residents have been consulted.

While we support the residents of Lancaster West, we also need to remember other residents for whom we have a responsibility to and whose needs we must try to meet in the best way possible. This includes families in temporary accommodation (over half of which are living elsewhere in Greater London) and others on our Housing Register who are in need of a more suitable home.

Including Bomore Road within the LLP will not necessarily provide equivalent opportunities for those on the main Housing Register. Tenants of the Walkways, Treadgold House and Bramley House at the time of the tragedy can apply for Wider Grenfell Priority. There is no deadline for applying for this priority. 900 points (more, if the family lack two bedrooms and / or have a medical need to move) is a high priority with which to express an interest in the new homes at Bomore Road. Of course, any residents on the Lancaster West Estate or from Bramley House who are successful in expressing an interest in Bomore Road will vacate a property that will then be let through the LLP. Making homes in Bomore Road available to residents on the Housing Register will also offer the chance for families in urgent need of rehousing the chance to move to a more suitable home. Former residents of Grenfell Tower and Grenfell Walk who are yet to accept a new home will have the appropriate number of points to have first refusal on Bomore. They remain our priority, and we are working with each family very closely, and we will support them to move to Bomore Road if that is what they wish to do.

Vacancies arising on the Estate will be prioritised first to tenants of the Estate. This will be 56 properties becoming available for letting through the LLP in the short to medium term. Rehousing families in need, including those who are overcrowded and offering some adult family members the opportunity to move to a home of their own, will limit the number of homes that subsequently become available to other families in need.

Due to the urgent need for 4 bed properties, and disabled access properties and the lack of such housing within our stock, for both the general housing register and for Grenfell related households we need to explore ways to meet this need. One option would be to encourage existing residents to relinquish their current larger property or disabled access property and move into potentially a smaller or more appropriate new build property.

Another maybe to 'buy back' ex local authority stock, of 4 bed properties, this maybe an option worth exploring once we have rehoused all families affected by Grenfell.

General needs identifies' households with no mobility need where we have undertaken a medical assessment. `Blanks' have not requested an assessment (or one has not been undertaken) so they are assumed to be general needs too.

This list below excludes the GT CATA duplicate applications and is split by duty accepted (statutory homeless in temporary accommodation) and non-homeless, this is the whole register.

Duty Accepted	CATC-Level Access-Wide Corr and Doors	3	3	4	0	1	0	0	11
	CATE+- Minimal Steps(upto 6)	22	3	12	7	6	1	0	51
	CATE-Step Free	22	4	2	2	1	2	0	33
	CATF-General Needs	45	2	94	57	19	6	0	223
	(blank)	452	13	984	360	64	6	3	1882
Duty Accepted Total		547	26	1097	426	91	15	3	2205
Non Duty Accepted	CATA-Wheelchair Accessible Throughout	1	0	1	2	2	0	0	6
	CATC-Level Access-Wide Corr and Doors	9	14	11	10	3	0	0	47
	CATE+- Minimal Steps(upto 6)	51	36	42	11	0	0	0	140
	CATE-Step Free	46	37	29	9	5	1	0	127
	CATF-General Needs	42	27	38	39	17	2	0	165
(blank)	349	107	149	99	27	2	0	733	
Non Duty Accepted Total		498	221	270	170	54	5	0	1218
Grand Total		1045	247	1367	596	145	20	3	3423