

Royal Borough of Kensington and Chelsea

Local Lettings Plan for Silchester Estate

1.0 Purpose of the Local Lettings Plan

- 1.1 This local lettings policy has been prepared to assist in the letting of 45 properties for social rent at Silchester Estate which will be built by Peabody on the former garage site on the estate.
- 1.2 The development will take place in two phases, with the 37 properties in phase one due to become available during 2012/13 and the 8 properties in phase two due to become available in 2013/14.
- 1.3 The purpose of the local lettings plan is to set out how these properties will be let and which households will be prioritised for certain lettings on the estate.

2.0 Objectives of the Local Lettings Plan

- 2.1 The Local Lettings Plan for Silchester Estate has three key objectives:

Objective 1	To ensure the delivery of the second phase of the development is able to proceed on time by prioritising the move of affected tenants from 1 – 27 Shalfleet Drive (odds). The first aim of this Local Lettings Plan is to ensure these moves are possible and to support the local community by facilitating as many moves on the estate as possible. Therefore the seven one bed units developed in phase one will be let to decanting tenants from 1-27 Shalfleet Drive (odds).
Objective 2	To use the opportunity of the new development to improve housing conditions across the existing part of the Silchester Estate by allowing severely overcrowded households (meaning lacking two bedrooms or more) currently residing on the estate the opportunity to move to a portion of the new properties with two or more bedrooms. This will prevent the development of two communities (one on the newly built part of the estate and one in the existing estate) and therefore help ensure the two parts of the estate integrate. Tackling overcrowding is also a key aim of the Housing Allocation Scheme.
Objective 3	To make more efficient use of existing accommodation on the estate by giving first refusal of a portion of future studio, one and two bed voids on the Silchester Estate to existing under occupying households currently living on the Silchester estate. This will reduce the number of under occupying households and allow the resulting larger void properties to be used by a household in need, thereby further relieving overcrowding. Addressing under occupying in our social housing stock is also a key aim of our Housing Allocation Scheme.

3.0 Affected tenants in 1 – 27 Shalfleet Drive (odds)

- 3.1 There are seven tenants currently living in 1 – 27 Shalfleet Drive (odds) who require decanting. All these properties are one beds.
- 3.2 The first phase of the new development will have seven ground floor properties which have been identified for decant purposes.
- 3.3 The current tenants of 1-27 Shalfleet Drive (odds) who have expressed the desire to remain on the estate will be given first refusal of these properties

4.0 Overcrowded households living on the existing Silchester Estate

- 4.1 In phase one of the development, the remaining 30 new properties will be three, four and five bedroom properties.
- 4.2 Overcrowded households (living on the existing Silchester Estate who are registered on the Common Housing Register as being severely overcrowded (meaning they lack two or more bedrooms) will be prioritised for no more than 50 percent of lettings to the three bedroom properties and no more than 50 percent of the lettings to four bedroom properties built in phase one.
- 4.3 Lettings to the three bedroom properties in the phase two of the development will be to prioritised for overcrowded households (living on the existing Silchester Estate who are registered on the Common Housing Register as being severely overcrowded meaning they lack two or more bedrooms).
- 4.4 In the event there are not enough households which are severely overcrowded living on the Silchester Estate, these units will be available to all let through choice based lettings.
- 4.5 Households must be registered on the Common Housing Register for 2 years and have been identified as being severely overcrowded. In the event of several households meeting this criteria and where households have the same level of points, households will then be prioritised in priority date order from when they joined the Common Housing Register, as set out in our Housing Allocations Scheme.

5.0 Under occupying households currently living on Silchester Estate

- 5.1 To achieve our third objective, letting of the all one and two bedroom units developed in phase two of the regeneration will be prioritised to under occupying households which currently live on the existing Silchester Estate. In addition, up to 50 percent of the voids on the estate of one and two bedroom properties will be let to under occupying households on the estate. The units must be the correct size for the household as assessed through the Housing Allocation Scheme.

- 5.2 In the event there are not enough households which are under occupying living on the Silchester Estate, these units will be available to all let through choice based lettings.
- 5.3 Households must be registered on the Common Housing Register for 2 years and have been identified as being under occupying. In the event of several households meeting this criteria and where households have the same level of points, households will then be prioritised in priority date order from when they joined the Common Housing Register, as set out in our Housing Allocations Scheme.

6.0 Properties covered by the Local Lettings Plan

- 6.1 The tables below detail the units which will be developed as part of the regeneration of the Silchester Estate and which of the three objectives set out in this Local Lettings Plan these units aim to fulfil.
- 6.2 All wheelchair accessible units that are developed as part of the regeneration of Silchester estate will not be part of this Local Lettings Plan. These units will be let through the Common Housing Register to ensure these properties are let to households requiring accessible units.

Phase One

Number of bedrooms	Objective of the Local Lettings Plan	Number of new homes
1 bed	One	7
2 bed	N/A	0
3 bed	Two	17
4 bed	Two	10
5 bed	Two	3
Totals		37

Phase Two

Number of bedrooms	Objective of the Local Lettings Plan	Number of new homes
1 bed	Three	2
2 bed	Three	2
3 bed	Two	4
4 bed	N/A	0
5 bed	N/A	0
Totals		8

8.0 The Lettings Process

- 8.1 Households will need to be registered on the Common Housing Register. For those residents being decanted from 1 -27 Shalfleet Drive (odds), this will be done as part of the housing needs survey process.
- 8.2 Priority for rehousing will be done through the current Housing Allocations Scheme. Priority will be identified firstly through the point levels awarded, and in cases where two or more households have the same point levels, priority date order will be used. The size of property needed will also be determined by the Housing Allocation Scheme (and the Decant Policy for those who have to be moved from 1 – 27 Shalfleet Drive odds).
- 8.3 Any properties left void on 1 – 27 Shalfleet Drive (odds) will be let on a short term, temporary basis and will not be offered to those registered on the Common Housing Register.
- 8.4 Sequential lettings**
For the purpose of this lettings plan, the definition of a qualifying local connection (and therefore be subject to this local lettings plan) will mean an applicant must fulfil at least one of the following criteria, with (i), being the highest priority and (ii), the lowest.
- i) a household who needs to move from the properties on 1 – 27 Shalfleet Drive (odds) which need to be demolished as part of the development; and
 - ii) a household currently living on Silchester Estate which is overcrowded by two bedrooms or more or is under occupied.

8.5 Future lettings

All of the first nominations to the new properties will be made available to the Council. Subsequent lettings will be available to the Council in line with our nomination agreement with Peabody which states that 75% of family sized accommodation and 50% of one bed and studio flats will be allocated to Council nominees.

Future lettings to these properties will be done through the choice based lettings process and our Housing Allocations Scheme. This lettings plan will only be in force for the first lettings of the properties in the new development and voids which become available on the estate during the development of the new units.