

Local Lettings Plan

for Lancaster West Estate
and Bramley House

January 2019 (revised May 2024)

**Housing
Needs**



THE ROYAL BOROUGH OF
KENSINGTON
AND CHELSEA

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This policy was updated in May 2024 to bring it in line with the priorities and points in the Council's new Housing Allocation Scheme.

Who qualifies for the Local Lettings Plan?

Members of the community who live on the Lancaster West Estate or in Bramley House, and were resident at the time of the Grenfell Tower tragedy, who are

- i. Council tenants with a secure tenancy, living at home
- or**
- ii. Council tenants with a secure tenancy who are living away from home, would like to return home, but unable to do so because their home is very unsuitable
- or**
- iii. residents who given a home to rent on the Estate or in Bramley House by the Council (under 1996 Housing Act section 188 or 193) and do not hold a secure tenancy
- or**
- iv. household members of Council tenants who:
 - are aged 18 or over, and
 - are a son, daughter, parent, grandparent, or grandchild of the tenant, or otherwise have an exceptional need to live as part of the household, and
 - live with the tenant as their main and principal home

and where:

- the home they live in is overcrowded and the family needs a four-bedroom property or larger (more than one household member may be rehoused until the remaining family are no longer overcrowded or no longer require a four bedroom property or larger),
- or**
- they live in a home with three or more bedrooms, and the tenant is willing to move to a smaller home if their household members are rehoused to a studio or one-bedroom property through the Local Lettings Plan.

Residents must also meet the criteria for at least one of the priority categories set out below in order to qualify for the Local Lettings Plan.

What properties will become available through the Local Lettings Plan?

Council properties for rent on the Lancaster West Estate or in Bramley House that become available for let (as a 'true void').

If a Council property becomes available because the existing tenant has moved to another home through the Local Lettings Plan, the property can be made available to let through the Local Lettings Plan.

If an available property is not let to a qualifying resident after a reasonable period of time, it will be made available to residents on the Council's main Housing Register.

How long will the Local Lettings Plan last?

The Local Lettings Plan will run for two years following its implementation.

A review of the Local Lettings Plan will begin no later than 18 months after its implementation, to determine whether the Plan should end, be amended, or be renewed. The Plan may be subsequently reviewed, as applicable. The Council will engage fully with the residents of the Lancaster West Estate and Bramley House when conducting reviews.

How will qualifying residents be prioritised under the Local Lettings Plan?

The following priority categories and points levels will be used when letting properties under the Local Lettings Plan to qualifying residents of the Lancaster West Estate and Bramley House. No other priority categories will be used.

The first eight categories (in yellow) currently exist under the Council's main Housing Allocation Scheme. The six further categories (in green) are additional priorities provided within this Local Lettings Plan.

The Local Lettings Plan falls within the Council's Allocation Scheme, the main process for allocating social housing. Therefore, residents who would qualify for rehousing under the main Allocation Scheme will be given the highest priority under the Local Lettings Plan. However, additional priorities are included to help resolve housing need on the Lancaster West Estate and in Bramley House, and to help residents who might not qualify for the main Housing Register.

A detailed explanation for the priority bands will be provided in a frequently asked questions leaflet.

Points award	Priority category
2000	Very urgent need, being exceptional priority and emergency medical need
1900	Serious risk to welfare
1000 to 1300	Downsizing from an under-occupied home
1000	Freeing up an accessible home
900	High medical need
700	Adopting or fostering a child
200	Lacking two or more bedrooms in the current home
100	Moving from a temporary home provided by the Council
1000	Freeing up a larger home
80	Medical need
50	Lacking one bedroom in the current home
20	Household members of Council tenants living in a home lacking two bedrooms or more
10	Household member of Council tenants living in a home lacking one bedroom
5	Moving closer to family

Combining priorities for rehousing

Qualifying residents may be awarded points for more than one category; for example, having a high medical need and lacking two or more bedrooms **except** for the following categories.

- Residents awarded exceptional priority, emergency medical or serious risk to welfare can only be awarded these categories – they cannot be combined with any other category
- Lacking two or more bedrooms cannot be combined with lacking one bedroom (either for tenants, or for household members)
- Moving from a temporary home cannot be combined with overcrowding points, downsizing or freeing up an accessible home, and family members cannot be rehoused separately.

Combining medical points

Medical points can be awarded for each member of a household that is assessed as needing to move on health grounds. Therefore, one household member might be assessed as qualifying for 900 high medical points, and another as qualifying for 80 low medical points, bringing the total points to 980.

What happens if two or more households have the same priority?

Where two or more households with the same rehousing points are interested in the same property, the property will be offered first to the household with the greatest length of residence on the Lancaster West Estate or in Bramley House.

The start date for this length of residency is known as the ‘priority date’.

Moving to a smaller home and rehousing family members to their own home

Tenants with spare bedrooms

Tenants who have spare bedrooms in their home – sometimes called ‘under-occupiers’ - can apply to move to a smaller home. This is voluntary, they cannot be made to downsize to a home with fewer bedrooms. This will free up the larger home for a family that needs it.

When an under-occupying tenant moves to a smaller home and they have family members living with them, we may agree to rehouse a member, or members, of the family to their own separate homes at the same time. The members of the family must be 18 or over and living with the tenant as their main home. This is sometimes called a ‘split household’.

The total number of bedrooms in the new homes occupied by the tenant and their family member or members must be less than the number of bedrooms in the home they moved out from.

In most cases, the tenant will have to move to the smaller home before family members will be offered their own homes. The family members will not be able to stay in the old home while they wait to be rehoused.

The number of points awarded depends on the number of bedrooms the tenant is giving back. We work this out by counting the difference between the number of bedrooms in the home the tenant is moving out from, and the number of bedrooms in the home or homes the tenant and their family members are moving in to.

Under-occupying tenants downsizing to a smaller home may qualify for a financial incentive when they move.

1000 downsizing points	giving back 1 bedroom
1100 downsizing points	giving back 2 bedrooms
1200 downsizing points	giving back 3 bedrooms
1300 downsizing points	giving back 4 or more bedrooms
1000 downsizing points	family member moving to their own separate home

Moving to smaller homes from a three-bed or larger

A tenant living with their family in a home with three or more bedrooms can apply to move to a smaller home, with family members aged 18 or over, living with the tenant as their main home, moving to their own separate homes. This will free up the larger home for a family that needs it.

The total number of bedrooms in the new homes occupied by the tenant and their family member or members must not be greater than the number of bedrooms in the home they moved out from.

In most cases, the tenant will have to move to the smaller home before family members will be offered their own homes. The family members will not be able to stay in the old home while they wait to be rehoused.

The tenant, and family members moving to their own separate home, will be awarded 1000 points.

Family members moving out of an overcrowded home

Where a tenant and their family are living in a home with three or more bedrooms, but are overcrowded and need a home that has four or more beds, family members aged 18 or over living with the tenant as their main home can apply to move to their own home. More than one adult family member can move, until the tenant's home is no longer overcrowded.

If you are currently overcrowded and need a house with four or more bedrooms, you must choose whether to apply as a family or apply to have adult family members move to their own home. You cannot do both.

Where households are allowed to split to help overcrowding, none of the resulting split households will be allowed to under occupy their home. This means, for example, that if your household needs a four-bedroom home or larger, adult members of your family might be rehoused to their own home. However, neither you or the adult members of your family will be allowed spare bedrooms in their homes.

If the tenant and the family are lacking two or more bedrooms in their current home, adult family members wishing to move to their own home will be awarded 20 points.

If the tenant and the family are lacking one bedroom in their current home, the adult family member wishing to move to their own home will be awarded 10 points.

How will accessible properties be allocated?

Properties that are suitable for residents with mobility problems will be prioritised to residents who need them. This means that an accessible property will be offered to a resident with mobility problems before it is offered to someone with no mobility needs, even if the resident with mobility problems has less points.

Allocating properties outside of the Local Lettings Plan

Sometimes, available properties on the Lancaster West Estate or in Bramley House may be allocated outside of this Local Lettings Plan. This may happen in the following circumstances:

- where it is offered to a former resident of Grenfell Tower or Grenfell Walk who has expressed an interest in the property
- where it is an accessible property and it has not been chosen by a resident of the Lancaster West Estate or Bramley House who needs that type of property, it can be offered to someone on the Council's main Housing Register who needs an accessible property
- where it is offered to someone on the Housing Register who has been awarded exceptional priority, emergency medical priority, or serious risk of harm priority
- where it is required for an urgent decant or transfer of an existing Council tenant
- where it is required to meet exceptional circumstances.

How will suitable bedroom sizes be decided?

The size of home each resident and their household needs will be assessed as set out below:

		Studio	One bed	Two bed	Three bed	Four or more beds
One person		X	X			
Couple		X	X			
Two adults not living as a couple				X		
One adult or a couple plus	One child or other adult			X		
	Two children of the same sex aged 20 or under			X		
	Two children of opposite sexes aged 9 or under			X		
	Two children of opposite sexes, one or both aged 10 or over				X	
	Three children				X	
	Four or more children				X	X

Will the homes let under the Local Lettings Plan be on a lifetime tenancy?

Residents rehoused to a new home under the Local Lettings Plan will be granted a periodic (lifetime) secure tenancy.

What rent will residents pay for a home let under the Local Lettings Plan?

Residents will pay the rent and the service charges applicable to the new property when they move to a new home. The rent will not be capped at the rent they paid for their previous home.

Residents who have spare bedrooms in their current home, who move to a smaller home, will not pay more rent for their new home. When they move they will pay the lower of:

- the rent applicable to their new home
- the same level of rent they paid for their previous home.

If a resident moves, will the right to succeed their tenancy be affected?

If a resident moves to a new home under the Local Lettings Plan, their new tenancy will have at least the same succession rights as their current tenancy.

If there has been no succession to their current tenancy, their new tenancy will have exactly the same rights to succession as they have at the moment.

If the tenancy for the home they live in has already been succeeded to they will be given new succession rights when they move to a new home under the Local Lettings Plan. However, only a husband, wife, or civil partner will be able to succeed to the tenancy.

