

Wider Grenfell Rehousing policy

For tenants of Barandon Walk,
Hurstway Walk, Testerton Walk,
Treadgold House and
Bramley House

Revised August 2024



THE ROYAL BOROUGH OF
KENSINGTON
AND CHELSEA

1. Introduction

This special dispensation rehousing policy was adopted pursuant to paragraph 1.11 of the Council's Housing Allocation Scheme, February 2017 revision.

This summary has been revised to bring in into line with the Council's new Housing Allocation Scheme, introduced in July 2024.

A brief explanation of the Wider Grenfell Rehousing Policy is found at Section 16 of the 2023 Housing Allocation Scheme, which can be found at this link: [Housing Allocation Scheme 2023](#). Although the Wider Grenfell Rehousing Policy falls under the main Housing Allocation Scheme, it has certain rules differ from our main Scheme. This policy explains those rules.

The Grenfell Tower fire that occurred on 14 June 2017 was a humanitarian disaster on an unprecedented scale within the borough. The loss of life and harrowing events of the tragedy as well as its aftermath have devastated an entire community. The Council recognises that the tragedy deeply affected an entire community and especially residents who live in close proximity to the Tower. Listening to and supporting the residents of North Kensington, the Council also recognises that residents and families of Barandon, Hurstway and Testerton Walks (the Walkways), Bramley House and Treadgold House were particularly affected.

This rehousing policy forms part of the Council's commitment to the residents of the Wider Grenfell area following the tragedy at Grenfell Tower, to help the community heal and to rebuild their lives.

The policy sits alongside the Council's commitment to invest in the community, to refurbish residents' homes and environment, and to work with the community to ensure it remains desirable and revitalised place to live, albeit with one with such tragic memories of those who lost their lives.

The policy explains how the Council will prioritise tenants of the Walkways, Bramley House and Treadgold House for rehousing in long-term accommodation where they feel unable to remain in their current home. It sets out the Council's priorities and procedures to be followed in allocating housing accommodation to this group.

The Director of Housing has the delegated authority in exceptional circumstances to amend or waive this policy.

2. Who qualifies for Wider Grenfell Priority?

Priority under this policy, known as 'Wider Grenfell Priority', will be awarded to tenants who were living at the Walkways or in Bramley House or Treadgold House as their main home prior to the fire and who fall within one of the following groups:

- Council introductory or secure tenants; or
- Tenants of temporary accommodation provided by Kensington and Chelsea Council following a homelessness application where the Council has a 'full rehousing duty' towards them (the main housing duty under Part 7 of the Housing Act 1996 section 193).

The Council will support private tenants and lodgers with advice and assistance to find an alternative private rented tenancy.

3. Points and priority

Tenants who qualify for Wider Grenfell Priority will be awarded 900 points on the Housing Register.

This is a high priority status equal to the 'supporting health and independence' priority status.

The award of Wider Grenfell Priority may be combined with either or both of the following main priority categories provided in the 2023 Housing Allocation Scheme, where applicable.

- i. Supporting health and independence (900 points): section 15 of the Housing Allocation Scheme

Where a tenant applies on health grounds (their own or a member of their household), usually, it will have to be shown that the health problems existed before the tragedy and that rehousing to another property will play a critical role in addressing those health problems. Nevertheless, the Council will consider the circumstances of tenants who are experiencing substantial mental or physical health problems following the tragedy where the granting of supporting health and independence in addition to Wider Grenfell Priority might be appropriate.

- ii. Overcrowding priority (200 points): section 19 of the Housing Allocation Scheme.

Tenants will be awarded overcrowding priority if they are lacking two or more bedrooms in their current home according to the Council's definition of bedroom need (see section 4.2 of the Wider Grenfell Rehousing Policy).

Tenants who qualify for Wider Grenfell Rehousing Policy will also be awarded *waiting points* to reflect the length of time they have waited to be rehoused to a better home. 10 waiting points will be awarded each year on the date that the tenant joined our Housing Register. The first 10 points will be awarded 12-months after the date of application. Waiting points will be added on top of the main points award.

Therefore, within the Wider Grenfell Rehousing Policy, a higher priority will be awarded to tenants with a greater need for rehousing, and the longer a tenant has waited on the Register, the more points they will have.

Where two or more tenants with the same priority for rehousing have expressed an interest in the same vacant property, the property will be offered first to the tenant with the greatest length of residence in the Walkways, Bramley House or Treadgold House. The start date for this length of residency is known as the 'priority date'.

No time restriction will be placed on making an application for Wider Grenfell Priority.

4. Household needs

4.1 Needs assessments

All households will be assisted to complete an accurate housing needs assessment and agree a personal rehousing plan which will be kept up to date. Officers will also assist households to update any changes in circumstances which affect the accommodation they require.

Tenants applying for Wider Grenfell Rehousing priority will be asked to provide equality and diversity information. We ask households to assist in this process in order to help to deliver the Council's commitment to equality of opportunity when applying this policy.

4.2 Bed size recommendations

The size of property each tenant with Wider Grenfell Priority and their household needs will be assessed as set out below.

We will offer properties of the same bedroom size as the one where the household was living, or if the household is overcrowded, they will be offered a larger property that meets the needs of their household on the following basis:

Bedroom calculation

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

5. The allocations process

5.1 Expressions of interest in advertised properties

As soon as a tenant is on the Council's Housing Register, they can start to express interest, or 'bid', on available homes that meets their needs.

Tenants will use the Council's online Choice Based Letting scheme, Home Connections, to express an interest in properties. Home Connections can be found at this link: <https://rbkc.homeconnections.org.uk/>

5.2 Assisted choice

Tenants awarded Wider Grenfell Priority who are not able or do not have immediate access to be able to express an interest or may simply otherwise be missing out on making suitable expressions will be offered assisted choice. The Council will engage closely with tenants to ensure the assessment of their needs is up to date, accurate and agreed in writing. We will discuss their housing preferences and identify and remove barriers to finding suitable homes.

5.3 Converting temporary accommodation into long-term accommodation

Sometimes it will be possible to convert temporary accommodation owned and managed by a social landlord into long-term social housing, where the household wishes to remain living in that property. If this is possible, the accommodation may be allocated to the tenant with Wider Grenfell Priority currently occupying it.

5.4 Entitlement to three reasonable offers

A tenant awarded Wider Grenfell Priority will have the right to receive three suitable offers from the Housing Register. The offer will be triggered by a successful expression of interest or a suitable match made under assisted choice.

5.5 Declining offers – Reduction of priority, and the right to review

If a tenant declines three offers of a suitable home their waiting points will be reset to zero, and their priority date will be changed to the date of the last suitable offer.

If a tenant believes that one or more of the offers of a home were **not** suitable, they can challenge, or 'seek a review', of the Council's decision to reset their waiting points and to change their priority date.

The review will be carried out by a senior officer not involved in the offer process. If the request for a review is upheld, the decision will be reversed and one or more of the offers will not count as one or more of the tenant's three offers.

An explanation of how to ask for a review is provided at section 31 of our main Housing Allocation Scheme which can be found at this link: [Housing Allocation Scheme 2023](#).

6. Tenancy terms and conditions

6.1 Tenure

Homes advertised and offered on the Housing Register will be from both the Council and housing associations.

The Council will let properties to tenants rehoused with Wider Grenfell Priority on lifetime secure tenancies.

Housing associations will let properties on Assured Tenancies under the Housing Act 1988.

Where the tenant is rehoused to a housing association property, the new landlord's tenancy terms will apply. However, if the housing association is offering a fixed-term tenancy (for example, five years) the Council will ask the housing association to grant a tenancy of at least the same length as that held by the tenant previously.

6.2 Succession

Residents with a Council secure tenancy rehoused to an alternative Council property with Wider Grenfell Priority will retain at least the same succession rights held at the point of being rehoused.

Residents who are changing landlords will be provided with details of their new landlord's succession policy at the point of sign up to their new tenancy. The Council will seek to procure the grant of succession rights equivalent to those given under this policy to secure tenants.

6.3 Rent and service charges

Tenants rehoused to a property owned by the Council will pay the rent and the service charges applicable to the new property.

Where tenants are rehoused to a property owned by a housing association, the new landlord's rent and service charges policies will apply.

7. Allocation of vacant properties in the Walkways, Treadgold House and Bramley House

Where vacant Council properties arise in the Walkways, Treadgold House and Bramley House, it is the Council's intention that they will first be made available to Lancaster West Estate residents who are registered for rehousing through the Local Lettings Plan for Lancaster West and Bramley House.

8. Equality and diversity

In adopting this policy, the Council has had due regard to the need to:

- (a) eliminate discrimination, harassment, victimisation and any other conduct that is prohibited by or under the Equality Act 2010
- (b) advance equality of opportunity between persons who share a relevant protected characteristic and persons who do not share it
- (c) foster good relations between persons who share a relevant protected characteristic and persons who do not share it.

The Council will continue to monitor the effect of this policy on the above needs and in particular will review this policy after it has been in force for a period of at least three months. Further reviews will be carried out as necessary and appropriate.

The Council will continually monitor, review and improve the delivery of this policy with the aim of ensuring that it meets the community's needs in the best way that it possibly can.