

BROADWATER FARM LOCAL LETTINGS PLAN

1 The need for a Local Lettings Plan

- 1.1 The Broadwater Farm Emergency Rehousing Policy offers two different Rights to Return to all tenants in Tangmere and Northolt who have been required to move due to emergency repairs.

a. The Right to Return to a vacant property on the estate.

Returning tenants will only have one offer of a vacant property. Returning tenants who refuse this offer will lose their Right to Return to a vacant property. Acceptance or refusal of a vacant property will not affect the tenants Right to Return to a newly built property.

b. The Right to Return to a newly built property built on the former sites.

Tenants will only have one offer of a newly built property and refusal of this will be deemed to have ended both Rights to Return.

- 1.2 To honour these commitments, this Local Lettings Plan sets out the priorities for vacant homes on the Broadwater Farm estate.

2 Application of this policy

- 2.1 This lettings plan will come into force following approval by the Cabinet and remain in place until there are no remaining tenants with either Right to Return.

- 2.2 This policy does not apply to lets where a property is unavailable due to successions or legal reasons.

3 Priority for vacant properties on Broadwater Farm

Each vacant property on the estate will be offered to households in the following order of priority.

1 Secure tenants who remain in Northolt or Tangmere and need to be rehoused using a Direct Let

- a. Tenants from these blocks who are vulnerable
- b. Tenants from these blocks with a local connection
- c. All other tenants from these blocks

2 Secure tenants who left Tangmere or Northolt after 26 June 2018 and still have a Right to Return to a vacant property.

- d. Tenants retaining a Right to Return to a vacant property and who have a Housing Need for this size property.

Within any grouping described above, priority will be given to those with the earliest Broadwater Farm tenancy start date.

In the event of tenants otherwise having equal priority the property will be offered to the tenant with the earliest start date to their tenancy on the estate. In the event of there being no such tenant, then:

- e. Households as determined by the Housing Allocations Policy

4 Priority for newly built properties built on the site of Tangmere and/or Northolt

- 4.1 Lets to newly built replacement properties will be allocated on the same basis as described above.

5 Definitions

- 5.1 Housing Needs and suitability of properties will be determined by the Housing Allocations Policy in force at the time. Tenants will have the right to appeal if they believe that the property is not suitable.
- 5.2 The start date for those who succeeded to their tenancy will be the start date of the original tenancy so long as the tenancy was also in the same property.
- 5.3 Previous tenants will retain the Rights to Remain until one or more of the following has occurred;

For the Right to Return to a vacant property

- The tenant, or their successor, has received an offer of a suitable vacant property on the Broadwater Farm Estate

For both Rights of Return

- The tenant, or their successor, has received an offer of a suitable newly built property on the Broadwater Farm Estate
- The tenant no longer holds a social tenancy.

Any offers to return will be made on the basis of their Housing Need at the time of the offer regardless of the size of their original home on Broadwater Farm or their home at the time of the offer.

- 5.4 Vulnerable tenants is taken to mean tenants (or members of their household) who are vulnerable, at high risk to themselves or the property, or who have specialist needs such as mobility requirements.

5.5 Local connection is taken to mean where a tenant or member of their household is attending a local school, or have support services only available in the local area (“local” and “locally” meaning within N17/N22), or those who are working locally.

6 Discretion

6.1 This policy cannot cover every eventuality and the Council reserves the right to make offers outside of this lettings plan in exceptional circumstances.