

BROADWATER FARM LOCAL LETTINGS PLAN

1 The need for a Local Lettings Plan

- 1.1 The Broadwater Farm Emergency Rehousing Policy offers a Right to Return to all tenants in Tangmere and Northolt who have been required to move due to emergency repairs. To honour this commitment, 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 remain in place until there are no remaining tenants with the 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

- 3.1 Each vacant property on the estate will be offered to households in the following order of priority. With the exception of those returning to their original home (priority a) With the exception of those returning to their original home (a), priority will be given to household with the earliest Broadwater Farm tenancy start date.

Where repairs have been completed on either Tangmere or Northolt

- a. The previous tenant of that particular property who retain a Right to Return, regardless of their Housing Needs.

Where there remain tenants who need to be rehoused

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

Where a decision is made to demolish either Tangmere or Northolt

- e. Tenants retaining a Right to Return and who have a Housing Need for this size property, with priority to those with the earliest Broadwater Farm tenancy start date.
- f. Households as determined by the Housing Allocations Policy

4 Definitions

- 4.1 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 unless they are the original tenant of that property.

- 4.2 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.
- 4.3 Previous tenants will retain the Right to Remain until one or more of the following has occurred;
- The tenant has informed the Council that they do not wish to return to their original home.
 - The tenant has received an offer to return to their original home. This offer will be made regardless of their Housing Need.
 - The tenant has received an offer of a suitable alternative property on the Broadwater Farm Estate. This offer will be made on the basis of their Housing Need at the time of the offer regardless of the size of their temporary original home.
 - The tenant's tenancy at their temporary home has been ended.
- 4.4 Vulnerable tenants and 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.
- 4.5 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.
- 4.6 Tenants who need to be rehoused are those who need to move prior to any repair works or demolition, and living in Tangmere and (where a decision has been made to rehouse the block) Northolt.

5 Discretion

- 5.1 This policy cannot cover every eventuality and the Council reserves the right to make offers outside of this letting exceptional circumstances.