

Local Lettings Plan for Noele Gordon House

1. Introduction

- 1.1. This Local Lettings Plan (“LLP”) forms part of the Council’s overall Housing Allocation Scheme and is introduced under Section 5, page 13 of the Council’s Housing Allocations Scheme, November 2022 (“the Scheme”).
- 1.2. It is made pursuant to the provisions of s.166A(6) Housing Act 1996 under which the Council’s Scheme may contain provision about the allocation of particular housing accommodation to persons of a particular description.
- 1.3. The LLP concerns the allocation of new affordable rent homes for over 55s in Noele Gordon House, to which the Council is able to nominate persons to be secure tenants. Through this LLP, the Council will manage these nominations and prioritise lettings to existing Council tenants who are downsizing from a Council property.
- 1.4. A key element of this LLP is that the new housing provision at Noele Gordon House is used to increase the availability of homes with two or more bedrooms for households on the housing register and in temporary accommodation.

2. Background and scope

- 2.1. The case has never been stronger for making best use of the Council’s limited housing stock. Over 37,000 households are on the housing register and over 6,100 households are living in temporary accommodation. However, we know that there are hundreds of households who are occupying homes that are larger than their needs.
- 2.2. Noele Gordon House is a development of 75 high quality -independent living council homes for over 55s which has a health centre on site. It comprises 55 x 1 beds and 20 x 2 beds, all of which will be let at London Affordable Rent. A key aim of the development is to provide an attractive new home for older Council tenants who wish to downsize from their current property.
- 2.3. 60 of the 75 properties in Noele Gordon House will be covered by this LLP, comprising 80% of the scheme.
- 2.4. Only tenants and household members aged 55 and over will be eligible to move into the scheme.
- 2.5. A number of the properties have been assessed as being suitable for wheelchair users in the A/B group. It is therefore proposed that households requiring an A/B adapted property who would free up a larger Council property, whether or not it is adapted, should also be prioritised. This group is expected to be small.
- 2.6. Wheelchair users who are not downsizing are also given priority over the housing register in order to provide them with an opportunity to access a new home in the new scheme, if the available properties meet their mobility and accessibility needs. This is in recognition of the fact that more homes in this scheme than in other schemes are wheelchair accessible, meaning that this creates an opportunity to make offers to this group.
- 2.7. The scheme is expected to be practically completed in May 2024.

3. Objectives

3.1. The LLP aims to achieve the following objectives:

- 3.1.1. Assist in the provision of a pioneering new housing offer for over 55s that provides an opportunity for independent living with the assurance of a telecare system and twice weekly on-site support;
- 3.1.2. Maximise the number of lettings in Noele Gordon House to existing Council tenants who are downsizing from their current accommodation;
- 3.1.3. Enable households who require a wheelchair accessible property to secure a property that meets their needs; and
- 3.1.4. Help to increase the amount of high quality affordable accommodation available for households on the housing register.

4. Prioritisation

- 4.1. Priority 1: households aged over 55 with an assessed need for wheelchair-accessible housing who are also downsizing from a Council property. Households within this category will be afforded priority based on the length of time that they have been in their existing Council property.
- 4.2. Priority 2: households aged 55 and over with a secure Council tenancy. Households within this category will be afforded priority based on the length of time that they have been in their existing Council property.
- 4.3. Priority 3: households aged 55 and over on the housing register with an assessed need for wheelchair-accessible housing. Households within this category will be afforded priority based on their priority on the housing register.
- 4.4. Priority 4: households aged 55 and over on the housing register. Households within this category will be afforded priority based on their priority on the housing register.
- 4.5. Priority 5: households where the lead applicant is aged 55 and the rest of the household is 18 or over on the housing register. Households within this category will be afforded priority based on their priority on the housing register.

5. Discretion

- 5.1. At all times, the Council retains a discretion to decide that any property otherwise covered by this LLP is required instead for a nomination to a person on the Housing Register awarded Group A Additional Preference (Emergency Rehousing) status under the Council's Scheme because they need to move urgently on harassment, medical or social/welfare grounds.

6. Duration and review

- 6.1. The LLP commences on 17th May 2024 and will be operational initially until 17th May 2025
- 6.2. The LLP will be reviewed at its midpoint in November 2024.

