

LOCAL LETTINGS PLAN

- for Gallions 3B LAR, Ibis Hotel Silvertown,
Twelvetrees/Stephenson St and 7-11 Barking Road - (Nominations
to Registered Providers)

Introduction

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”).
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.
3. The LLP concerns the allocation of new social rent and affordable rent homes, built and delivered by Registered Providers at 4 schemes within the borough, to which the Council is able to nominate persons to be assured tenants. Through this LLP, the Council will manage these nominations and prioritise lettings to homeless households for whom the Council has accepted the main housing duty under section 193(2) of the Housing Act 1996 and who are currently placed in temporary accommodation.
4. A key element of this LLP is that the new housing provision at the 4 schemes is used to reduce the numbers of homeless households living in nightly paid temporary accommodation.

Background and scope

5. Newham now maintains the highest number of households in temporary accommodation in the country (7019 as at end of November 2024) and its provision places a significant financial burden on the Council. Of these, 3,808 were placed in nightly booked properties, the most expensive and insecure form of accommodation. The cost of maintaining households in emergency accommodation is a major budgetary pressure, with an overspend in the 2024/25 homelessness budget forecasting a significantly increased overspend of £29.5m.
6. Severe restrictions on the supply of private sector accommodation and rising accommodation costs are being experienced across London. As a result, the Council has become increasingly dependent on using expensive self-contained accommodation to house people in a homeless emergency. The cost of this accommodation is unsustainable for the Council in even the mid-term
7. Registered Providers comprise an important part of the affordable housing provision in Newham, and own around half of the affordable housing available in the Borough. There are two routes through which the Council may allocate such properties: through nomination rights to existing properties when they become void and through the planning process under which the Council secures nominations rights to the new

social rent and affordable rent homes built and delivered by Registered Providers. This LLP concerns the latter category of properties.

Social and affordable housing covered by this plan

8. It is estimated that around 229 social/affordable rented homes at three developments will be completed and available for nominations from the Council to Registered Providers by the end of 2025, as set out in the table below. Full details of the anticipated handover dates are set out in Appendix A. The Council receives 100% nominations to the first lettings of these properties (subject to any pan-London deductions).

RP	Scheme	Tenure	Total
Notting Hill Genesis	Gallions 3B LAR	London Affordable Rent	98
Central and Cecil	Ibis Hotel Silvertown	London Affordable Rent	32
Peabody	Twelvetrees/ Stephenson St (West Ham)	London Affordable Rent / Social Rent	99
Gateway Housing Association	7-11 Barking Road	Social Rent	12
Total			241

9. Under the LLP, nominations for properties will be prioritised to homeless households in temporary accommodation placements. The LLP covers all properties at Gallions 3B LAR, Ibis Hotel Silvertown, Twelvetrees/Stephenson St, and 7-11 Barking Road.

Exceptions to this LLP

10. Specialist accommodation such as wheelchair accessible or adaptable properties will be ring-fenced for households on the Housing Register who have a need for such a home.

Objectives of the LLP

11. The LLP aims to achieve the following objectives:

- Help to address the housing crisis in Newham.
- Increase the amount of high quality affordable accommodation available within the Borough for homeless households.
- Maximise the number of lettings made in a way which reduces the number of homeless households living in nightly paid temporary accommodation
- Contribute to alleviating the exponential budgetary pressures currently faced by the Council as a result in part from the use of commercial hotels and escalating prices.
- Assist the Council to comply with its legal obligations for housing families and pregnant women.

- Release of long term temporary accommodation so that it can be offered to those in nightly paid accommodation, therefore making best use of the Council's available stock

Who qualifies for the LLP

12. The LLP applies to homeless households in respect of whom the Council has accepted the main homelessness duty under s193(2) of the Housing Act 1996 and who are currently residing in temporary accommodation paid for by the Council. Applicants must also be eligible for assistance as set out in the Council's Scheme (Section 4, Who Can Register) and registered on the Council's Housing Register.

Prioritisation

13. When the Council is informed by a Registered Provider that a property is available for nomination, a qualifying household will be nominated by the Council applying the following priority order:

- **Priority 1:** households occupying commercial hotels/the most expensive temporary accommodation;
- **Priority 2:** households occupying shared accommodation where the Council is in breach of the Homelessness (Suitability of Accommodation) (England) Order 2003;
- **Priority 3:** households occupying private sector lettings in respect of which the Council has received notice from the accommodation provider that the property must be returned and the occupying household vacate;
- **Priority 4:** households placed in the Council's own accommodation (on nightly lettings or non-secure tenancies) where that property will be released for use by another homeless household;
- **Priority 5:** households in private sector accommodation used as temporary accommodation

14. Within each category, households will be afforded priority based on length of occupation in the temporary accommodation they currently occupy.

Discretion

15. 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.

16. The Council will monitor the effect of this LLP and ensure that it does not dominate the Scheme and overall, that reasonable preference

continues to be given to those persons in the statutory “reasonable preference” groups (see Section 5, p.6 of the Scheme).

Duration and review

17. The LLP commences on 3rd December 2024 and will be operational initially until 31st December 2025
18. The LLP will be reviewed at its midpoint in June 2025 and again in October 2025.

Equalities

19. An Equalities Impact Assessment has been conducted and concluded there are no negative equalities implications arising from this LLP.

Publication

This LLP will be published on the Council’s website.

Appendix A: Expected delivery date of properties

RP	Scheme	Tenure	Total	Jan 25	Feb 25	Mar 25	Apr 25	May 25	Jun 25	Jul 25	Aug 25	Sep 25
Notting Hill Genesis	Gallions 3B LAR	London Affordable Rent	98	60	38							
Central and Cecil / Aster Group	Ibis Hotel Silvertown	London Affordable Rent	32		2	8	8	5				9
Peabody	Twelvetrees/ Stephenson St (West Ham)	London Affordable Rent / Social Rent	99	45				54				
Gateway Housing Association	7-11 Barking Road	Social Rent	12		12							
Total			241	105	52	8	8	61	0	0	0	9