

Horace Jones House - Local Lettings Policy

Introduction

1. Horace Jones House is a development of 43 new affordable homes provided by the City of London Corporation (the City). The development is on a site within the London Borough of Southwark next to Tower Bridge and close to the Mayor of London's City Hall.
2. The scheme consists of:
 - 14 one-bedroom flats
 - 15 two-bedroom flats
 - 14 three-bedroom flats.
3. These new homes are delivered as part of the City's wider strategic commitment to increase the supply of homes which began with the delivery of 24 social rented homes within the Square Mile in 2013. The units at Horace Jones House will be offered at intermediate rent levels. The letting of these homes will be subject to a Local Lettings Policy (LLP).

Purpose of the Local Lettings Policy

4. This LLP sets how these properties will be let and which households will be prioritised.

Objectives of the Local Lettings Policy

5. The LLP for Horace Jones House will deliver a number of policy objectives:
 - to diversify the City's stock of 2,000 social rented homes through the provision of homes at an intermediate rent – increasing the choice available to, and opportunities for, those on medium incomes
 - to give priority to existing social tenants in the City of London, and in the City's housing estates in other boroughs in order to meet their aspirations and housing needs, and generate additional lettings within our stock for others in housing need
 - to create a sustainable community by ensuring stable lettings that minimise stock turnover and management costs
 - to meet housing need and encourage better management of our stock by giving priority to overcrowded and under occupying households.

Lettings arrangements

6. Homes at Horace Jones House for which the City of London have nomination rights will be let to those who currently live in the City of London (or one of the City's estates outside of the Square Mile) and have done so for a minimum of twelve months, or have been employed in the City of London for a minimum of twelve months.

7. Households nominated by the London Borough of Southwark will be either existing tenants of that local authority, or other applicants who qualify for the housing register or waiting list of that authority.
8. Applicants must be able to demonstrate their ability to meet the intermediate rent levels charged for these homes. A financial assessment will be undertaken.
9. Existing tenants will be permitted to transfer to a property of the same size as their existing homes, and those transferring from a studio flat will be considered for a 1 bedroom flat, unless in either case their need requires a larger property.
10. Priority will be given to existing social tenants. Within this group, those who are overcrowded, under occupying or who have a severe medical need will be prioritised in line with the approach and definitions of the City's Housing Allocations Scheme.
11. In the event of several households meeting these criteria and where households have the same level need, households will then be prioritised in priority date order from when they joined the Housing Register.
12. Thereafter other applicants and tenants of the London Borough of Southwark will be prioritised based on their level of housing needs and their date of application to the Housing Register.
13. For new applicants to the Housing Register wishing to be nominated to Horace Jones House, maximum level of household income will apply. For applicants whose requirement is for a two or three bedroom property, applicants should have a household income of no more than £60,000 per annum. For applicants whose requirement is for a one bedroom property, the maximum household income permissible is £45,000.
14. Applications from existing social tenants will be excluded where there is a history of rent arrears, antisocial behaviour or other significant breaches of tenancy conditions.

Tenancy type

15. Where homes in Horace Jones House are allocated to existing social tenants (whether a tenant of the City or of another social landlord) who already hold a lifetime tenancy, a lifetime secure tenancy will be granted.
16. A five-year fixed-term tenancy will be offered to:
 - I. transferring social tenants who already hold a fixed-term tenancy or a one-year introductory tenancy
 - II. new applicants who are not existing social tenants.
17. For new applicants, a fixed term tenancy will be offered subject to completion of a one year introductory tenancy.
18. A lifetime tenancy will always be offered to older people, adults with learning difficulties, adults with permanent support needs and households containing someone with long-term support or care needs.

19. Where a fixed-term tenancy is granted and reaches its end, a further term will normally be granted if there are no significant changes of circumstance. Exceptions to this may include:
- where the tenant has breached the terms of their tenancy and has failed to reach or maintain an agreement to remedy this breach
 - where there is no further need for purpose-built wheelchair-accessible accommodation or for accommodation to which substantial adaptations have been carried out.

Duration

20. This local lettings policy will be valid for three years from the date of its approval. At which point it must either be renewed or replaced, or the allocation of homes will be governed by the City's Allocation Policy.