

## **Local Lettings Policy**

### **For the 66 Homes at City of London Primary Academy Islington (CoLPAI)**

#### **Introduction**

1. A development of 66 new homes is being provided by the City of London Corporation (the "City Corporation") as part of the redevelopment of the former Richard Cloudesley School site on Golden Lane, EC1Y (the City of London Primary Academy Islington or "CoLPAI" scheme). The site is within the boundary of the London Borough of Islington ("Islington").
2. These new homes will be let under Secure (Housing Act 1985) tenancies, at social rent levels. The scheme consists of:
  - 35 one-bedroom flats
  - 26 two-bedroom flats
  - 5 three-bedroom flats.
3. The new homes are being delivered as part of the City Corporation's wider strategic commitment to increase the supply of homes for social rent. The letting of these homes will be subject to this 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 for allocation of a home in the new building.
5. The LLP allows the allocation of new homes to be managed outside the usual Choice Based Lettings process, via the use of direct offers to those on the Housing Register. This enables officers to allocate homes to those most in need and ensure best use of the new properties to meet the needs of housing applicants.

#### **Basis of the Local Lettings Policy**

6. The City Corporation operates a Housing Allocations Scheme pursuant to the Housing Act 1996, s.166A (1). This describes how the City Corporation will manage its Housing Register and the allocation of homes under its management.
7. Part 14 of the City Corporation's Housing Allocations Scheme provides that the City Corporation may operate Local Lettings Policies or plans in certain circumstances, with the aim of meeting various legitimate aims.

The legal basis for Local Lettings Policies is s.166A(6) of the Housing Act 1996 and s.21 of the Housing Act 1985.

### Objectives of the Local Lettings Policy

8. The LLP for CoLPAI will support several legitimate policy objectives:
- The homes at CoLPAI will increase the City's stock of social rented homes through the provision of homes increasing the choice available to, and opportunities for, those on low and medium incomes.
  - The scheme will give priority to existing social tenants in the City of London on the Golden Lane Estate, and on 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 the benefit of other households in housing need
  - The Policy will support the creation or maintenance of a sustainable community by ensuring stable lettings that benefit local residents living close to the CoLPAI development, enabling current households to benefit from the new homes
  - The LLP will enable the City Corporation to meet the housing needs of many households in priority need and encourage better management of our stock by giving priority to overcrowded and under occupying households.

### Local Lettings Policy for CoLPAI

9. There is an agreed 50/50 split in the number of homes to be let to applicants from the City of London and Islington.

Type of flat	No of Flats	City nomination	LBI nomination
One bedroom	35	26	9
Two bedroom	26	6	20
Three bedroom	5	1	4
Total number	66	33 (50%)	33 (50%)

10. 50% of properties will be subject to nominations by Islington. Households nominated by Islington will be either existing tenants of that local

authority, or other applicants who qualify for the housing register of that authority.

11. In the first instance homes at CoLPAI qualifying for a City nomination will be let to households that currently live in the City of London on the Golden Lane Estate and have done so for a minimum of twelve months.
12. If there are insufficient households for the available flats, Secure tenants on other City Corporation estates will be made an offer as described below.
13. Priority will be given to existing social tenants on the City Corporation's Housing Register. Within this group, those who are overcrowded, under occupying or who have a severe medical or welfare need will be prioritised in line with the approach and definitions of the City's Housing Allocations Scheme.
14. In the event of several households meeting these criteria and where households have the same level of need, households will then be prioritised in priority date order from when they joined the Housing Register.
15. Thereafter other applicants on the Housing Register will be prioritised based on their level of housing needs and their date of application to the Housing Register.
16. 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, per the provisions of the Housing Allocations Scheme.

### **Tenancy type**

17. Where homes in CoLPAI 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. For new tenants this will be subject to the completion of an Introductory period. For more details, please refer to our Introductory Tenancies Policy.

### **Duration**

18. This LLP will be valid for twelve 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.

### **Equalities**

19. This LLP has been assessed through an Equalities Impact Assessment.

## **Local Lettings Policy**

### **For the Three New Homes at Isleden House, N1**

#### **Introduction**

20. Three new homes are being provided by the City of London Corporation (the "City Corporation") at the existing Isleden House complex in Prebend Street, Islington. The three homes will all be 3-bed, family homes.
21. These new homes will be let under Secure (Housing Act 1985) tenancies, at social rent levels.
22. The new homes are being delivered as part of the City Corporation's wider strategic commitment to increase the supply of homes for social rent. The letting of these homes will be subject to this Local Lettings Policy ("LLP").

#### **Purpose of the Local Lettings Policy**

23. This LLP sets how these properties will be let and which households will be prioritised for allocation of a home in the new building.
24. The LLP allows the allocation of new homes to be managed outside the usual Choice Based Lettings process, via the use of direct offers to those on the Housing Register. This enables officers to allocate homes to those most in need and ensure best use of the new properties to meet the needs of housing applicants.

#### **Basis of the Local Lettings Policy**

25. The City Corporation operates a Housing Allocations Scheme pursuant to the Housing Act 1996, s.166A (1). This describes how the City Corporation will manage its Housing Register and the allocation of homes under its management.
26. Part 14 of the City Corporation's Housing Allocations Scheme provides that the City Corporation may operate Local Lettings Policies or plans in certain circumstances, with the aim of meeting various legitimate aims. The legal basis for Local Lettings Policies is s.166A(6) of the Housing Act 1996 and s.21 of the Housing Act 1985.

#### **Objectives of the Local Lettings Policy**

27. The LLP for Isleden House will support several legitimate policy objectives:

- The three new homes at will increase the City's stock of social rented homes through the provision of homes increasing the choice available to, and opportunities for, those on low and medium incomes.
- The scheme will give priority to existing social tenants living at Isleden House, in order to meet their aspirations and housing needs, and generate additional lettings within our stock for the benefit of other households in housing need
- The Policy will support the creation or maintenance of a sustainable community by ensuring stable lettings that benefit local residents living at Isleden House, enabling current residents to benefit from the new homes
- The LLP will enable the City Corporation to meet the housing needs of local households in priority need and encourage better management of our stock by giving priority to overcrowded and under occupying households.

### **Local Lettings Policy for Isleden House**

28. There is an agreed split in the number of homes to be let to applicants from the City of London and Islington; the City Corporation will nominate two households and the London Borough of Islington will nominate applicants for one property.
29. Households nominated by the City Corporation will be current Housing Register applicants living at Isleden House.
30. Households nominated by Islington will be either existing tenants of that local authority, or other applicants who qualify for the housing register of that authority.
31. In the first instance the homes at Isleden House qualifying for a City nomination will be let to households that currently live at Isleden House and have done so for a minimum of twelve months.
32. If there are insufficient households for the available flats, Secure tenants on other City Corporation estates will be made an offer as described below.
33. Priority will be given to existing social tenants on the City Corporation's Housing Register. Within this group, those who are overcrowded, under occupying or who have a severe medical or welfare need will be prioritised in line with the approach and definitions of the City's Housing Allocations Scheme.

34. In the event of several households meeting these criteria and where households have the same level of need, households will then be prioritised in priority date order from when they joined the Housing Register.
35. Thereafter other applicants on the Housing Register will be prioritised based on their level of housing needs and their date of application to the Housing Register.
36. 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, per the provisions of the Housing Allocations Scheme.

### **Tenancy type**

37. Where homes at Isleden 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. For new tenants this will be subject to the completion of an Introductory period. For more details, please refer to our Introductory Tenancies Policy.

### **Duration**

38. This LLP will be valid for twelve months 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.

### **Equalities**

39. This LLP has been assessed through an Equalities Impact Assessment.