

**APPENDIX E**

**LOCAL LETTINGS PLAN**  
**for**  
**Wendling Estate, St Stephen's Close and Bacton Phase 2**  
**(Gospel Oak)**

**1. Aims of the Local Lettings Plan**

1.1 The aims of this Local Lettings Plan are to:

- ensure that the historic lettings commitments for the Bacton Estate are upheld;
- ensure existing residents of Wendling Estate and St Stephen's Close (the Wendling Estate) are able to share the benefits of building new homes;
- encourage the continued development of a mixed, stable and sustainable community on the Wendling Estate; and
- enable the redevelopment of the Wendling Estate by providing an initial decant opportunity for residents into new homes built as part of Bacton Phase 2.

1.2 This Local Lettings Plan takes into account and then supersedes the existing Local Lettings Plan for the Bacton Estate (*12 June 2012*).

1.3 Any Council tenant choosing to move away from the Wendling Estate temporarily should note that Camden Housing Allocation Scheme (2018) could change in the future before the development is completed, and if there are any changes these may contradict the terms in this Local Lettings Plan. Where this happens, the future Allocations Scheme would take precedence.

**2. Letting arrangements – eligible and priority groups for new homes**

2.1 Council tenants who have been temporarily decanted from the Bacton Estate will be given priority for new council rent homes built as part of Bacton Phase 2.

2.2 A first phase of development will be identified for the Wendling Estate redevelopment. Council tenants living in this first phase of the existing Wendling Estate will have priority for the remaining council rent homes in Bacton Phase 2 development.

2.3 If there are any remaining council rent homes at Bacton Phase 2 after council tenants listed in 2.1 and 2.2 above have been accommodated, then other council tenants of the Wendling Estate and St Stephen's Close will take

priority. This would be before the new Bacton Phase 2 homes are made available to those on the housing register through the London Borough of Camden's Choice-based Lettings system.

**2.4 Council tenants of the Wendling Estate and St Stephen's Close will have priority for lettings of new council rent homes developed at the Wendling Estate.**

2.5 Council tenants, whose homes will be redeveloped, will have the option to bid for council properties elsewhere in the borough and will be awarded additional points to enable bidding through the Choice Based Lettings system, in accordance with the Council's Housing Allocations Scheme (2018). If they move to another newly built home by Camden Council (such as at Bacton Phase 2), then their move will be permanent; if they move to any other existing council home within the London Borough of Camden, then they will retain the option to return to a newly built home within the redeveloped Wendling Estate, but can only do so where there are council rent homes available that meet their assessed bed need (which may have changed since they first moved away).

**3. Allocations Criteria**

3.1. All tenants regardless of whether they are Bacton tenants returning to Phase 2 or tenants from the Wendling Estate and St Stephen's Close will be required to complete an online housing application form and co-operate with the verification process.

3.2. Unless otherwise stipulated in this Local Lettings Plan, the assessed bed need will be calculated in accordance with the bed standard set out in the Council's Housing Allocations Scheme in place at the time of the programme. Please refer to Camden's website for the most recent Housing Allocations Scheme.

3.3. As all households on the Wendling Estate and St Stephen's Close would be required to move as a consequence of regeneration, then in accordance with the Council's Housing Allocations Scheme 2018, council tenant households shall be entitled to bid for a home of the size they require (as defined by Camden's Housing Allocations Scheme 2018) with the following exceptions:

- households currently occupying bed-sit or studio accommodation will be entitled to bid for 1-bedroom properties;
- Council Tenants from larger properties will be able to downsize to a property one bedroom more than they need, regardless of age, unless the Council is also housing with them in their new home their adult children, in

which case they will be offered housing based on their assessed bed need; and

- households who require a wheelchair accessible home, as confirmed through a medical assessment, will be allocated a wheelchair accessible home.

- 3.4. Tenants who downsize from a larger property may also be eligible for a payment from the Tenants Option Fund in accordance with the guidance in place at the time of the programme. Please refer to Camden's website for the most recent information on downsizing and Tenant Option Fund payments.
- 3.5. If an adult child is rehoused independently then you may not be eligible to receive a downsize payment. Please refer to Camden's website regarding downsizing payments.
- 3.6. Adult children who are opting to move out of the existing family home as part of this process will not be eligible for any newly built homes and will not have the option to return to the Wendling Estate.

#### **4. New Lettings - Process**

- 4.1 A Housing needs assessment survey for all eligible council tenants will take place during the masterplanning process to ensure that the design of the new homes can accommodate the existing housing needs of council tenants. Where necessary this will include consideration of any medical factors that may have a bearing on the type of home allocated or a tenant can bid for.
- 4.2 Verification of eligibility will take place for each household prior to any allocations taking place.
- 4.3 Allocation of new homes in Bacton Phase 2 to those former Bacton Estate tenants wishing to return to the Bacton Estate will take place outside of the Choice Based Lettings system. They will be given first preference for the available council rent homes on Bacton Phase 2 based on their assessed bed need and the time they have lived on the estate. This will take place prior to any decanting from the Wendling Estate.
- 4.4 The Council will work with Council tenants to match households to the new homes for each decant phase on a phase by phase basis. Where any individual property is over-subscribed, then priority will be given to the household that has been living on the Wendling Estate for the longest.

4.5 Decants of Council tenants from the Wendling Estate and St Stephen's Close to Bacton Phase 2 and thereafter to new homes on the Wendling Estate will take place outside of the Choice Based Lettings system. These decants will take place on a phased basis with priority for new homes in any one phase given in the following order, based on the circumstances at that time of the households to which this Local Lettings Plan applies:

- 1) those living in the next phase of homes to be demolished;
- 2) households that have agreed to move elsewhere on the Wendling Estate to an existing home to facilitate an earlier phase of development;
- 3) households that the Council has required them to move away from the Wendling Estate to enable the phasing of redevelopment and who wish to return (excepting those that have moved into a Camden Council new build home elsewhere);
- 4) households who need to move due to medical reasons and their home it is no longer reasonable to occupy or causing hardship
- 5) other households in later development phases;
- 6) households who have opted to move away from the Wendling Estate during construction work and wish to take up their option to return (excepting those that have moved into a Camden Council new build home elsewhere);;
- 7) homeless households living in temporary accommodation to be prioritised for 20% of any residual new homes via Choice-based Lettings; and finally
- 8) advertised on the Choice Based Lettings system.

4.6 Wheelchair homes will be ring-fenced for those who are eligible for wheelchair housing and direct allocation offers will be made. If there are more new wheelchair homes built than are required by residents on the Wendling Estate, then the remaining wheelchair homes will be advertised on the Choice Based Lettings system.

## **5. Void Management during Redevelopment**

5.1 For the period of the development (from the point at which decanting commences until all existing homes have been demolished), vacancies arising within the Wendling Estate (both secure tenant and leasehold buy back properties) shall be ring-fenced in the first instance to assess whether they can be used to facilitate the redevelopment process. If they are not immediately needed to facilitate decanting, then these void homes will be considered for the following uses in order of priority:

- 1) temporary accommodation;

- 2) community engagement purposes, such as a quiet place away from construction works;
- 3) leasing to Camden Living to rent out on an assured shorthold tenancy at a discount rent and in first instance made available to private tenants on the Wendling Estate (if they are eligible);
- 4) leasing to Camden Living to rent out on an assured shorthold tenancy at market rent and in first instance made available to private tenants on the Wendling Estate; and
- 5) property guardians.

## **6. Other New Homes in the Gospel Oak Area**

- 6.1 If the Council decides to build other new council rent homes in the Gospel Oak and Haverstock area at the same time as redevelopment of the Wendling Estate takes place then, council tenants on the Wendling Estate will be given priority for these other new homes in the local area alongside other local residents moving due to estate regeneration, before such homes are advertised more widely through the Choice Based Lettings system. Any council tenant moving to one of these other newly built homes in the local area would lose their option to return to the Wendling Estate.