

Appendix 3 – Re-Housing Strategy & Local Lettings Plan

REGENTS PARK ESTATE NORTH – RE-HOUSING STRATEGY FOR COUNCIL TENANTS

Introduction

Since the Cabinet approval of the HS2 Settlement Agreement in January 2023 secure tenants in Coniston, Cartmel and Langdale have been able to access a voluntary offer of rehousing as set out in the Appendix 2 (Re-housing Offer) and Appendix 4 (the Local Lettings Policy) to the Cabinet Report (SC 2023/08)

The Council is now pursuing a redevelopment option for these blocks that will require them to be vacant and ready for demolition in line with the development programme when finalised.

This intent to redevelop means that the Voluntary Re-housing Offer and related Local Lettings Plan (LLP) need to be updated, as set out in this strategy. The three secure tenants in Stanhope Parade will also now be covered by this strategy and the updated LLP. Therefore, this policy applies to 16 households in total.

Both the Re-housing Strategy and Local Lettings Plan should be read alongside the Council's current Housing Allocations Scheme.

Communication

The council is committed to providing clear and timely information to affected tenants to enable them to plan for moves and understand the process. Due to the voluntary arrangements already in place, there is a dedicated re-housing team on site to facilitate moves and provide updates.

Suitable Alternative Accommodation

The Council will ensure that secure tenants are offered suitable alternative accommodation in line with tenants' housing need.

In recognition of the redevelopment context, tenants who are under-occupying can be allocated alternative accommodation with one extra bedroom over their housing need, if that is their preference.

In addition, the Council will give consideration to "split household" requests where a large household would like to move to two properties.

Housing Needs Assessment

All households will receive a Housing Needs Assessment in line with the Council's Housing Allocation Scheme. Further detail of the arrangements for allocation of suitable alternative property is set out in the Local Lettings Plan.

Help with moving

Tenants will all benefit from a dedicated member of the re-housing team to assist at all points of the process. For instance, they may be able to help with access to choice based letting or accessing benefits and change of address issues. The team aims to make the move as smooth as possible and those considered to be vulnerable tenants will be given additional support to move if required. The team will also arrange for removals if required.

Homeloss and disturbance

All eligible households will receive a Homeloss and disturbance payments in line with the Compensation Code. At the time of writing, the homeloss payment is £8100 per household but this is reviewed annually in September. Details for the administration of these payments are set out in the LLP.

Offers

Secure tenants in CCL and Stanhope Parade will have priority in accessing available affordable homes in the borough and more particularly on the Regents Park Estate, to allow them to remain living nearby. The detail of arrangements is set out in the LLP.

Tenants will have additional points on redevelopment grounds and may also benefit from direct offers where appropriate.

As there is now an imperative that the blocks are fully vacated there will be a limit on the number of suitable offers a tenant can refuse. Details are set out in the LLP.

Right to Return

Although all remaining secure tenants have to move in the short term to allow for demolition, they will now have the 'right to return' to one of the new social rented homes on the site once they have been built. This means that tenants can choose to move permanently or to move temporarily and move back later. It should be noted that it could be upwards of 4 years before new affordable homes are available to occupy.

Rents

Residents moving to alternative accommodation pay the rent relevant to that property. Should tenants use their 'right to return' the rents for the new homes being built will be the target social rent appropriate for that property.

Phasing

The new development will be built in phases, but at the time of writing the order of those phases is not yet known. Therefore, although it is the Council's policy to try to achieve a one move decant where possible, it is too early to be sure that the delivery of the project will allow for that. Further clarity on this is expected as the design process progresses and this will be captured in future updates to this strategy.

Use of Powers

The Council is committed to accommodating tenants' needs and preferences where possible and will always strive to reach agreement with tenants on a move that they are happy with.

To ensure that the Council can bring forward its redevelopment plans it will look to use the relevant clauses in the tenancy agreement where appropriate or apply to use its Compulsory Purchase powers if necessary, to ensure that tenants vacate the blocks.

Leasehold property

The council will need to purchase all of the leasehold flats in the blocks and will ensure that there is a fair deal for all leaseholders affected by the regeneration. Resident leaseholders will be offered affordable options to purchase an alternative property to stay living locally and the details of this are set out in the Possession Strategy.

Review

This strategy will be reviewed on a regular basis as the redevelopment proposals progress and as part of the overarching Regeneration Strategy, which will be approved by Cabinet at the appropriate time.

End

Cartmel, Coniston, Langdale, Stanhope Parade Local Lettings Plan (LLP)

Introduction

The Council's housing allocations scheme ("the scheme") sets out how the Council arranges for available social housing in the borough to be allocated, in accordance with the Housing Act 1996 Part VI. The scheme is based on a choice-based lettings method, where available homes are advertised and qualifying applicants make bids for these homes using points as a form of competitive currency. In certain circumstances prescribed in the scheme the Council may decide not to advertise an available home but may allocate it directly to a qualifying applicant.

The Council may also decide to apply a "local lettings policy" (LLP) to a particular area or development. The Director of Housing can set up local lettings plans to help the Council deliver on its priorities, tackle social issues and create sustainable neighbourhoods. To do this, the Council may give priority to different groups of applicants who may not have priority in the wider allocation scheme, give additional priority to certain groups of applicants that are already owed some priority or vary how the Council assesses bedroom need.

Where local lettings policies have been implemented, they will be reviewed regularly to make sure that the Council continues to give priority in our allocations to the groups the law says we must give priority to.

This Local Letting Plan (LLP) applies to residents of Cartmel, Coniston, Langdale, and Stanhope Parade. Its purpose is to provide sufficient flexibility to enable the timely relocation of residents from their existing homes when necessary. The newly built homes are prioritised for rehousing these residents in the first instance, with any remaining allocations determined by the identified local housing needs.

HS2 (High Speed 2)

On 27 January 2023, the Council entered into an agreement with HS2 whereby the Council committed to securing vacant possession (VP) of Cartmel, Coniston and Langdale blocks (CCL) in Regents Park Estate. Following an Options Appraisal, the Council has decided that redevelopment is the preferred approach for these blocks as well as Stanhope Parade, and the Children's Centre site.

The commitments below set out several key principles applicable to secure tenants;

- You will be offered an alternative home at social rent, either in the new development or in the surrounding the local area.
- You will retain your right to buy entitlement
- The size of your new home will be determined by a housing needs assessment
- You will have one single move into your new home
- All new homes will be energy efficient and will meet the current Mayor's guidelines for quality and size.
- If you're currently living in a home that's larger than your assessed housing need, you'll be offered support and an incentive to move to a property that better matches your circumstances. You'll also have the option to choose a home with one extra bedroom beyond your assessed need—so long as you're not affected by the bedroom tax.
- If you have a medical need, you will be offered a home that is suitable for your health requirements. A dedicated rehousing officer will support you throughout the process to ensure your needs are met.

1. Eligibility

In response to the significant disruption experienced by residents of CCL blocks and the Cabinet decision to redevelop the Stanhope Parade block, the Council is introducing a Local Lettings Plan (LLP) for all tenants in these blocks who will need to be rehoused.

Eligibility of Household Members

Household members will be recognised as part of the eligible tenant's household if they meet any of the following criteria:

- They are secure or joint tenants of the Council.
- They are cohabiting partners or spouses of the secure tenant, living together in a settled relationship for at least 12 months prior to the issuance of the Initial Demolition Notice.
- They are non-dependent children who have continuously lived as part of the household since the start of the tenancy, or who have lived with the household since birth.
- They are live-in carers providing full-time care to the eligible tenant, with proof of Carer's Allowance required.

The Council will consider any exceptions of the above, but this will be subject to the approval of the Head of Allocations, Lettings and Private Housing.

The following household members will be excluded from being rehoused:

- Unauthorised occupants including friends, lodgers and sub-tenants living with the tenant.
- Squatters.
- Any household member who has moved in and caused overcrowding.
- Children of the tenant whose main, principal home is elsewhere.
- Any other person the Council deems ineligible.

Changes to Household Composition

If your household changes - or is expected to change, such as through pregnancy - please let the Council know as soon as reasonably possible. This helps us to ensure your housing needs are accurately assessed and supported. We may ask for evidence to confirm any changes.

2. LLP Implementation

The Council is introducing a Local Lettings Plan (LLP) for all tenants in these blocks who express a need to relocate. The LLP will cover all secure tenants in Cartmel, Coniston, Langdale and Stanhope Parade and it will be implemented as follows:

1. Any Secure Tenant of Cartmel, Coniston, Langdale and Stanhope Parade who applies to the council's housing register after the Cabinet Decision being published will be covered.
2. Any secure tenant covered by the LLP who is verified as qualifying for the housing register will be awarded a minimum of 1030 points plus any other points they are entitled to under the housing allocations scheme.
3. Secure tenants awarded these LLP points will be able to bid for homes according to the bedroom standard in the housing allocations scheme (this is not a "like-for-like" scheme) before the construction of the newly built homes.
4. Secure tenants who are under occupying will be able to bid and be made a direct offer of homes on a housing need plus one bedroom basis.

5. Larger households who require 4-bedroom homes or higher can approach the council to see if the household can be split in order to facilitate a move quicker.
6. Secure tenants with LLP points bidding on homes in Regent's Park Ward will be prioritised above other applicants, regardless of overall points. Their bids will be shortlisted separately and ranked by LLP points. This priority will be clearly shown in property adverts. Outside the ward, this priority does not apply, but the minimum of 1,000 points ensures bids remain competitive.
7. Where more than one secure tenant with LLP points bids on an available home in the Regent's Park Ward and their points are the same, the tenant with the longest tenancy will be offered the new home.
8. Secure tenants covered by this LLP who have been bidding unsuccessfully for over six months may request a direct offer. At the Council's discretion, a suitable direct offer will be made based on assessed housing need, and preferred areas. Due to high need for a limited supply of housing it may not always be possible to make the offer in the area the secure tenant wants, in which case the offer will be as near as is possible from the options available.

3. Offers of Accommodation Eligibility

A dedicated rehousing officer will carry out 1-2-1 meetings with secure tenants to help understand their housing needs and whether or not they would like to register an interest to return to a new build property within the redevelopment area.

As part of this process the following information will be gathered:

- Proof of tenancy
- Household composition
- Bed size requirement
- Property location preferences
- Any medical, social, mobility factors that should be considered
- Preference of when they would like to move (i.e. as soon as possible, within the next year or two years+)
- Equalities information for monitoring purposes

The information will be shared with the Council's housing teams and the development partner (if applicable) to help understand what the secure tenant housing needs are.

Where the tenant is already on the housing register their application will be updated with the relevant points.

4. Making an Offer of Accommodation

Tenants will be entitled to two direct offers of accommodation. Once a suitable property is identified the Council will contact the tenant (usually by telephone) to give details of the property being offered and make an arrangement for the tenant to view the property. This will then be followed by a formal offer letter.

Under Occupation

All residents who wish to remain or return to Cartmel, Coniston, Langdale and Stanhope Parade will be offered a home based on their assessed need, however under the current Camden Housing Allocations Policy secure tenants who wish to downsize to a smaller property will be able to retain spare rooms. In addition to statutory payments, secure tenants who wish to downsize will be eligible for a downsizing payment from the Camden's Tenant's Option Fund.

Splitting Households

In exceptional circumstances—such as relieving severe overcrowding or enabling essential rehousing for redevelopment to progress—Camden may consider offering separate accommodation to adult children living within the home. This will be applicable to an adult son or daughter of the secure tenant, who have lived with the tenant for at least 12 months before the Cabinet decision to redevelop the blocks.

Tenants needing larger homes

For households needing more than four bedrooms, the Council will explore alternative housing options on a case-by-case basis due to the limited availability of larger council homes. This may include offering separate accommodation for adult children where appropriate.

Sheltered Housing

Eligible council tenants who wish to move into a Sheltered housing scheme within the borough will be given the opportunity to do so. A dedicated rehousing officer will support residents throughout the viewing and moving process.

Eligibility for Sheltered Housing

To apply, tenants must meet the following criteria as set out in the Council's Housing Allocations Policy.

- Aged 65 or over
- Aged 55–59 and receiving Personal Independence Payment (PIP)
- Single or joint applicants without dependent children
- In need of the support services provided by the scheme

Support Needs

You must have age-related support needs that cannot be met in your current home or in general needs housing. These may include:

- Frailty
- Physical or mental health issues
- Multiple health conditions
- Sensory impairments
- Loneliness or isolation
- Safety or security concerns
- Low-level care needs if aged 75 or over

Exceptional Circumstances

Tenants under 65 with significant medical, support, or age-related needs—such as those registered as disabled—may be considered on a case-by-case basis. If assessed as eligible, secure tenants may also receive additional priority points.

5. Refusals and Reviews of Offers of Accommodation

Tenants may request a review of any accommodation offer—whether accepted or refused. A Reviews Officer will assess the reasons and decide if the offer was reasonable.

- If deemed unreasonable, the offer won't count, and the secure tenant will still be entitled to two further offers.
- If deemed reasonable, it will count as the first offer, leaving one remaining.

If both suitable direct offers are refused, the Council may begin early possession proceedings to secure the property for demolition.

Given the long timescales and rehousing waiting times, the Council will reassess each tenant's housing needs before making an offer to ensure it remains appropriate. This includes working with relevant services such as Adult Social Care to confirm any changes in circumstances.

Secure tenants will be offered a new home in line with Camden's Housing Allocations Policy. They will have at least six months to bid for properties through the Council's Choice Based Lettings scheme, starting from the Cabinet's decision to redevelop the blocks. This bidding period will end 12 months prior demolition. Secure tenants will be able to continue to bid once the 12-month period has begun, up to the point they will receive a direct offer of accommodation.

6. Right of Return

Secure Tenants will be offered the chance to return to a new home in the development, subject to a housing needs assessment. Offers will reflect their current housing and accessibility needs.

To exercise their right of return, secure tenants must register their intent 12 months before completion. Homes will be allocated based on assessed needs and length of residence, with preferences considered where possible. Formal offers will include property details and any moving costs; residents will have 28 days to accept. The Council will support the move with practical and financial assistance.

7. Rents

Secure tenants will be offered a target rent in line with Camden's relet policy. Tenants who choose to exercise their right to return will be allocated a home with rent levels set in accordance with current Government guidelines at the time of returning to the redevelopment area.

8. Bedroom Entitlement

The size and type of property that a secure tenant can have will depend on the size of their household. Below sets out the Council's bedroom standards:

Camden's bedroom standard:

- One bedroom for you, and partner/spouse (*if any*)
- One bedroom for any additional adult couple
- One bedroom for any two additional people of the same sex
- One bedroom for any two additional people of the opposite sex aged nine and under
- One bedroom for any additional person.

9. Review

The LLP will be reviewed annually and updated where necessary.