

Formal Consultation with Secure Tenants with homes in 1-8 Neville House, 1-64 Winterleys, 113-128 Carlton House and 1-71 Blake Court.



South Kilburn Regeneration Programme
October 2017

Table of Contents

Introduction and Background to the South Kilburn regeneration programme.	Page 3
Proposal 1: Statutory consultation in connection with seeking approval of the Secretary of State for use of Ground 10A of the Housing Act, 1985.	Page 4
Proposal 2: Consultation in connection with the Intention to make a Compulsory Purchase Order on properties currently occupied by Secure Tenants.	Page 8
Proposal 3: Consultation in connection with the Draft Allocation Policy for Secure Tenants with homes in 1-8 Neville House, 1-64 Winterleys, 113-128 Carlton House and 1-71 Blake Court of the South Kilburn regeneration programme.	Page 10
Draft Allocation Policy for Secure Tenants with homes in 1-8 Neville House, 1-64 Winterleys, 113-128 Carlton House and 1-71 Blake Court, South Kilburn.	Page 12
Contacts	Page 51



Introduction & Background to the South Kilburn Regeneration Programme

1. The regeneration programme is a fifteen year programme which aims to transfer South Kilburn into a sustainable and mixed neighbourhood and create a real sense of place and belonging. The programme will build approximately 2,400 new high quality homes of which 1,200 will be for existing South Kilburn secure tenants. In order to deliver these homes to a high standard the same number of market-rate private homes will also be built. The Council also hope that the regeneration will provide residents with improved open spaces, new shops, new health facilities and a new consolidated primary school.
2. The regeneration of South Kilburn is approximately half way through and is taking place in phases. The first Phase and Phase 2a of the South Kilburn regeneration programme is now complete. A total of 1,073 new homes have been delivered and 639 (60%) of these homes were made available for existing secure tenants of South Kilburn.
3. The next schemes to be delivered will be on the sites of the existing Chippenham Gardens, Gloucester House and Durham Court, Peel and Queens Park/Cullen House, which are split into two Phases 3a/3b. These four new developments will provide in total approximately 651 new high quality new homes, of which approximately 205 will be made available for existing secure tenants. 22 of the 52 new homes as part of the Chippenham Gardens redevelopment, will be made available for existing secure tenants of South Kilburn and are expected to complete by 2020; 102 of the 236 new homes as part of Gloucester and Durham redevelopment, will be made available for existing secure tenants of South Kilburn and are expected to complete between 2020-2021. 20 (*42) of the 226 new homes will be made available to existing secure tenants of South Kilburn as part of the Peel redevelopment expected to complete between 2019-2021 and 39 of the 137 new homes as part of the Queens Park/Cullen House redevelopment , will be made available for existing secure tenants of South Kilburn and expected to complete between 2019-2021. *(Please see Appendix 3 of the Draft Allocation Policy to see the 'Site Plans of new redevelopment schemes')*.
4. This booklet and enclosed letter are a notice of formal consultation, regarding three important proposals, to Secure Tenants currently living within 1-8 Neville House, 1-64 Winterleys, 113-128 Carlton House and 1-71 Blake Court, who will be required to move to enable the redevelopment of these sites. This will affect all Secure Tenants living in the following blocks:
 - **1-8 Neville House;**
 - **1-64 Winterleys;**
 - **113-128 Carlton House;**
 - **1-71 Blake Court.**
5. These blocks will be demolished and replaced with new high quality homes as part of the overall regeneration programme for South Kilburn.
6. This booklet aims to explain each of the three important proposals that the Council is formally consulting Secure Tenants about. If, after you have read this booklet and the enclosed letter, you are unsure about anything or you want advice or further information, you can contact the Estate Regeneration Team: the Independent Resident Advisor or the Citizens Advice Bureau. The contact details for these organisations are included on page 51 of the booklet.

Proposal 1:

Statutory consultation in connection with seeking approval of the Secretary of State for use of Ground 10A of the Housing Act, 1985.

1. The Council needs to re-house Secure Tenants living in homes within 1-8 Neville House, 1-64 Winterleys, 113-128 Carlton House and 1-71 Blake Court as part of the South Kilburn regeneration programme so that their current homes can be demolished and brought forward for development.
2. We hope that the Suitable Offer of alternative accommodation that the Council will make to Secure Tenants in accordance with its Allocation Policy for 1-8 Neville House, 1-64 Winterleys, 113-128 Carlton House and 1-71 Blake Court (a draft of which is attached to this booklet and on which we are also consulting you), will be acceptable to every Secure Tenant. However, there is a chance that this will not be possible in every case and that some Secure Tenants will not be prepared to move to the replacement home that the Council has offered to them. In order to ensure that the Council can undertake the proposed redevelopment of the 1-8 Neville House, 1-64 Winterleys, 113-128 Carlton House and 1-71 Blake Court, it needs to be able to recover possession of homes where Secure Tenants have refused to move. As set out in the draft Allocation Policy attached, one of the legal processes under which the Council proposes to seek possession of those homes is by court proceedings brought under Ground 10A of Schedule 2 of an Act of Parliament called the Housing Act 1985.
3. To be able to rely on Ground 10A, the Council must first apply to the Secretary of State (a government minister in the Department for Communities and Local Government) for formal approval of the proposed redevelopment of the 1-8 Neville House, 1-64 Winterleys, 113-128 Carlton House and 1-71 Blake Court for the purposes of Ground 10A. It is the Council's proposal to make such an application to the Secretary of State. Before an application can be made, however, the Council must consult with all Secure Tenants living in homes affected by the proposal. This is the purpose of this current consultation and we have set out below:
 - a) the main features of the proposed redevelopment of the 1-8 Neville House, 1-64 Winterleys, 113-128 Carlton House and 1-71 Blake Court ; and
 - b) the effect that receiving such approval would have on you in relation to court proceedings to recover possession brought under the Housing Act 1985.
4. As set out in the section headed "Introduction & Background to the South Kilburn regeneration programme" (see page 3), the regeneration of South Kilburn is taking place in phases and the Council is now focused on progressing with the redevelopment of 1-8 Neville House, 1-64 Winterleys, 113-128 Carlton House and 1-71 Blake Court . As part of this, Secure Tenants who are living in the blocks affected by the South Kilburn regeneration programme (1-8 Neville House, 1-64 Winterleys, 113-128 Carlton House and 1-71 Blake Court) will be required to move out of their current homes and into alternative accommodation offered by the Council in accordance with the Council's Allocation Policy for 1-8 Neville House, 1-64 Winterleys, 113-128 Carlton House and 1-71 Blake Court .

5. A copy of the Draft Allocation Policy for 1-8 Neville House, 1-64 Winterleys, 113-128 Carlton House and 1-71 Blake Court, on which the Council is also consulting you, is included in this booklet. Once all the properties in 1-8 Neville House, 1-64 Winterleys, 113-128 Carlton House and 1-71 Blake Court have been vacated, the Council intends to demolish 1-8 Neville House, 1-64 Winterleys, 113-128 Carlton House and 1-71 Blake Court House, so that these sites can be brought forward for redevelopment and replaced with new high quality homes as part of the overall regeneration programme for South Kilburn.
6. Your tenancy with the Council is called a Secure Tenancy. A Secure Tenancy gives you certain rights and responsibilities. One of your key rights is to a fair and transparent process should the Council wish to terminate (end) your tenancy and recover possession of your home. The Council can only evict a Secure Tenant in certain circumstances specified by law. As set out in the Draft Allocation Policy, one of the methods by which the Council proposes to secure possession from Secure Tenants living in 1-8 Neville House, 1-64 Winterleys, 113-128 Carlton House and 1-71 Blake Court is to use court proceedings under the Housing Act 1985.
7. If the Council uses court proceedings to recover possession under the Housing Act 1985, the Council can only evict a Secure Tenant in certain circumstances. These are referred to as 'grounds for possession' and are set out in Schedule 2 of the Housing Act 1985. The grounds for possession fall into two categories. The first category is where the Council can obtain possession if the Court considers that it is reasonable. The second category is where the Council can obtain possession if the Court considers that it is reasonable and the Council can demonstrate that suitable alternative accommodation will be available to the Secure Tenant when the order for possession takes effect.
8. To seek possession against a Secure Tenant, the Council must first serve a formal notice (called a notice of seeking possession) on the Secure Tenant specifying the ground or grounds for possession on which it wants to rely. The Council must then issue Court proceedings (which must also specify the ground or grounds for possession on which it wants to rely). There will then be a hearing in the county court at which the Council will have to set out its reasons for wanting to obtain possession and show how these fall within the ground or grounds for possession specified in the notice.
9. One of the grounds on which the Council can rely is Ground 10A. Ground 10A gives the Council the power to terminate a Secure Tenancy where the home is required for redevelopment. It is the only ground available to the Council where it needs to obtain possession in order to redevelop the premises. Ground 10A can only be used where a redevelopment scheme has been approved by the Secretary of State for this purpose. The Council's proposed application to the Secretary of State will seek this approval in relation to those homes that are located in 1-8 Neville House, 1-64 Winterleys, 113-128 Carlton House and 1-71 Blake Court.
10. If the Secretary of State approves the proposed redevelopment of 1-8 Neville House, 1-64 Winterleys, 113-128 Carlton House and 1-71 Blake Court for the purposes of Ground 10A, then Ground 10A becomes a further ground on which the Council can seek possession. Ground 10A falls into the second category of grounds for possession described in paragraph 6 above. This means that, provided that the Court is satisfied that Ground 10A applies, the Council can only obtain possession if the Court considers that it is reasonable and the Council can demonstrate that suitable alternative accommodation will be available to the Secure Tenant when the order for possession takes effect.

11. If the Secretary of State approves the proposed redevelopment of 1-8 Neville House, 1-64 Winterleys, 113-128 Carlton House and 1-71 Blake Court for the purposes of Ground 10A, it is likely that, Secure Tenants in 1-8 Neville House, 1-64 Winterleys, 113-128 Carlton House and 1-71 Blake Court will be served with a notice of seeking possession specifying Ground 10A and will be made one suitable offer of alternative accommodation in line with the Council's Allocation Policy for 1-8 Neville House, 1-64 Winterleys, 113-128 Carlton House and 1-71 Blake Court. Please refer to the Draft Allocation Policy for 1-8 Neville House, 1-64 Winterleys, 113-128 Carlton House and 1-71 Blake Court which is included in page 12 of this booklet and about which the Council is also consulting you. This sets out further details concerning the circumstances in which the Council proposes serving a notice of seeking possession specifying Ground 10A.
12. For some Secure Tenants, the suitable offer of alternative accommodation will mean the offer of a permanent new home within the South Kilburn Regeneration Programme and where it is possible to do so , in one of the following redevelopment sites:

Location	New Landlord	Total Number of New Homes	Number of Homes available to Secure Tenants	*Expected Completion Date
Gloucester House and Durham Court	Notting Hill Housing	236	102	2020/2021
Queens Park/Cullen House	TBC	137	39	2019/2021
Peel	TBC	226	(20) 42*	2019/2021
Chippenham Gardens	TBC	52	22	2020

**Please note that 22 of these homes have already been ring fenced to existing secure tenants.*

**Please note that these dates may be subject to change but the Estate Regeneration Team will keep you updated on progress.*

13. For other Secure Tenants, the suitable offer of alternative accommodation will mean:
- A permanent move within South Kilburn to a replacement home that is an existing Council property that is not due for demolition as part of the South Kilburn regeneration programme; **or**
 - A permanent move outside South Kilburn; **or**
 - A temporary move within South Kilburn until the home that the Secure Tenant is temporarily occupying becomes due for demolition as part of the South Kilburn regeneration programme at which time the Secure Tenant will be made a suitable offer of a new replacement home. Please refer to **section 7** of the Draft Allocation Policy (page 19 of this booklet), which sets out more information concerning the Council's proposal in this respect.

14. If, following the service of a notice of seeking possession and making of a suitable offer of alternative accommodation as set out in the Draft Allocation Policy for 1-8 Neville House, 1-64 Winterleys, 113-128 Carlton House and 1-71 Blake Court, a Secure Tenant in 1-8 Neville House, 1-64 Winterleys, 113-128 Carlton House and 1-71 Blake Court is not willing to vacate their current home, the Council will likely commence court proceedings relying on Ground 10A as set out in the draft Allocation Policy included in this booklet. The Council's proposal is to secure possession using court proceedings under the Housing Act 1985 until the Council has confirmation of a Compulsory Purchase Order (CPO) in respect of the homes concerned. After that point, and even if the Council are part way through court proceedings under the Housing Act 1985, the Council propose to proceed to secure possession by agreement or using the compulsory purchase powers derived from the confirmed CPO in place of the possession proceedings. The only circumstances in which the Council propose continuing to pursue court proceedings under the Housing Act 1985 following confirmation of a CPO, is if the Council consider that continuing to pursue those proceedings is likely to result in it recovering possession of the property more swiftly than using its compulsory purchase powers.

What do I need to do?

15. You do not need to do anything; we are consulting on our proposal to make an application to the Secretary of State for the proposed redevelopment of the 1-8 Neville House, 1-64 Winterleys, 113-128 Carlton House and 1-71 Blake Court of the South Kilburn regeneration programme.
16. If you are not happy with what is being proposed or you wish to make comments, please fill in the enclosed form or write them on your own paper, with your name and address, and return it to the Council at the following address:

Marie Frederick

Estate Regeneration Team

Community Resource Centre, William Dunbar House, Albert Road, South Kilburn, London, NW6 5DE.

The final date for comments to be received is 5pm on Monday 30 October 2017.

17. The Council must then consider any comments in advance of making the application and report the results of the consultation as part of the application to the Secretary of State.
18. The responses to the consultation will be considered and the intention is to report the outcome of the consultation responses to the Council's Cabinet for its consideration and if appropriate, the Cabinet may be asked to approve the submission of an application to the Secretary of State to rely on Ground 10A of Schedule 2 to the Housing Act 1985 to seek vacant possession of the properties at 1-8 Neville House, 1-64 Winterleys, 113-128 Carlton House and 1-71 Blake Court that are currently occupied by secure tenants.

Proposal 2:

Consultation in connection with the Intention to make a Compulsory Purchase Order on properties currently occupied by Secure Tenants.

1. The Council, along with all other councils, is required by Section 105 of the Housing Act 1985 to consult formally with tenants on certain changes in practice and/or policy. Consultation is required where tenants will be 'substantially affected' by a change in practice and/or policy in relation to the way that housing is managed.
2. The Council agreed allocation policies for previous phases of the South Kilburn regeneration programme which set out the Council's policy for seeking possession from Secure Tenants living in homes in previous phases of the South Kilburn regeneration programme (and which were/are being demolished as part of the South Kilburn regeneration programme).
3. The Council has developed a new Allocation Policy specifically for Secure Tenants living in 1-8 Neville House, 1-64 Winterleys, 113-128 Carlton House and 1-71 Blake Court of the South Kilburn regeneration programme. A copy of the draft Allocation Policy for 1-8 Neville House, 1-64 Winterleys, 113-128 Carlton House and 1-71 Blake Court about which the Council is also consulting Secure Tenants, is included in page 12 of this booklet. The draft Allocation Policy for 1-8 Neville House, 1-64 Winterleys, 113-128 Carlton House and 1-71 Blake Court sets out the Council's proposed policy for seeking possession from Secure Tenants living in homes in 1-8 Neville House, 1-64 Winterleys, 113-128 Carlton House and 1-71 Blake Court .
4. As this booklet explains on **page 3**, the Council needs to re-house Secure Tenants living in homes within 1-8 Neville House, 1-64 Winterleys, 113-128 Carlton House and 1-71 Blake Court so that their current homes can be demolished and brought forward for development. This is so the Council can continue to deliver new, high quality homes for existing secure tenants of South Kilburn. To be able to do this, the Council needs to know it can get timely possession of all homes occupied by Secure Tenants within 1-8 Neville House, 1-64 Winterleys, 113-128 Carlton House and 1-71 Blake Court of the South Kilburn regeneration programme. Timely and efficient possession of properties occupied by Secure Tenants cannot be guaranteed to secure the regeneration of 1-8 Neville House, 1-64 Winterleys, 113-128 Carlton House and 1-71 Blake Court in a timely and efficient manner by the use of court proceedings under Ground 10A of Schedule 2 of the Housing Act 1985 alone.
5. In order to secure the regeneration of South Kilburn, the Council proposes to promote a Compulsory Purchase Order (CPO) under section 226(1)(a) of the Town and Country Planning Act 1990 on properties within 1-8 Neville House, 1-64 Winterleys, 113-128 Carlton House and 1-71 Blake Court including those currently occupied by Secure Tenants. However, the Council would only use a CPO to recover possession of existing homes occupied by Secure Tenants in 1-8 Neville House, 1-64 Winterleys, 113-128 Carlton House and 1-71 Blake Court where it needs to be assured the timetable for regeneration could be complied with.

6. As such, the Council's proposed policy for seeking possession from Secure Tenants living in homes in 1-8 Neville House, 1-64 Winterleys, 113-128 Carlton House and 1-71 Blake Court is to secure possession either by agreement or by pursuing court proceedings relying on Ground 10A until the Council has a confirmed CPO relating to 1-8 Neville House, 1-64 Winterleys, 113-128 Carlton House and 1-71 Blake Court. Once a CPO is confirmed, the Council proposes to secure possession of homes occupied by Secure Tenants either by agreement or by using the compulsory purchase powers from the confirmed CPO. After that point, and even if the Council is part way through court proceedings relying on Ground 10A, the Council proposes to secure possession by agreement or using the compulsory purchase powers derived from the confirmed CPO in place of the court proceedings. The only circumstances in which the Council proposes to continue to use the court proceedings following confirmation of a CPO, is if the Council considers that continuing to pursue the court proceedings is likely to result in it recovering possession of the property more swiftly than using its compulsory purchase powers.
7. More details concerning the Council's proposed policy for seeking possession from Secure Tenants living in homes in 1-8 Neville House, 1-64 Winterleys, 113-128 Carlton House and 1-71 Blake Court (including details concerning the process that the Council would need to undertake to make a CPO on homes occupied by Secure Tenants and rehousing Secure Tenants using CPO) are contained in the draft Allocation Policy for 1-8 Neville House, 1-64 Winterleys, 113-128 Carlton House and 1-71 Blake Court. Please refer to **section 8** of the Draft Allocation Policy (page 24 of this booklet), for an explanation of the process.

What do I need to do?

8. You do not need to do anything; however, as a Secure Tenant of 1-8 Neville House, 1-64 Winterleys, 113-128 Carlton House and 1-71 Blake Court, this directly affects you so the Council is consulting you about its proposed policy for seeking possession from Secure Tenants living in homes in 1-8 Neville House, 1-64 Winterleys, 113-128 Carlton House and 1-71 Blake Court including the Council's proposal to make a Compulsory Purchase Order on properties currently occupied by Secure Tenants with homes in 1-8 Neville House, 1-64 Winterleys, 113-128 Carlton House and 1-71 Blake Court.
9. Therefore, you are invited to make comments on the Council's proposed policy before it is finally agreed. Please fill in the enclosed form or write them on your own paper, with your name and address, and return it to the Council at the following address:

Marie Frederick,

Estate Regeneration Team,

Community Resource Centre, William Dunbar House, Albert Road, South Kilburn, London, NW6 5DE.

The final date for comments to be received is 5pm on Monday 30 October 2017.

10. The Council must then consider any comments in advance of making the application and report the results of the consultation as part of the application to the Secretary of State.
11. The responses to the consultation will be considered and the intention is to report the outcome of the consultation responses to the Council's Cabinet for its consideration and if appropriate, the Cabinet may be asked to approve the making of a Compulsory Purchase Order in respect of the properties at 1-8 Neville House, 1-64 Winterleys, 113-128 Carlton House and 1-71 Blake Court that are currently occupied by secure tenants and obtain the necessary approval from the Secretary of State in this regard.

Proposal 3:

Consultation in connection with the Draft Allocation Policy for Secure Tenants with homes 1-8 Neville House, 1-64 Winterleys, 113-128 Carlton House and 1-71 Blake Court, South Kilburn.

1. The Council, along with all other councils, is required by Section 105 of the Housing Act 1985 to consult formally with tenants on certain changes in practice and/or policy. Consultation is required where tenants will be 'substantially affected' by a change in practice and/or policy in relation to the way that housing is managed.
2. The Council agreed allocation policies for previous phases of the South Kilburn regeneration programme which set the Council's policies for the allocation of replacement homes to Secure Tenants living in previous phases of the South Kilburn regeneration programme. They also set out the Council's policies for seeking possession from Secure Tenants living in homes in previous phases of the South Kilburn regeneration programme (and which were/are being demolished as part of the South Kilburn regeneration programme).
3. The Council has developed a Draft Allocation Policy specifically for Secure Tenants living in 1-8 Neville House, 1-64 Winterleys, 113-128 Carlton House and 1-71 Blake Court of the South Kilburn regeneration programme. The Draft Allocation Policy for Secure Tenants living in 1-8 Neville House, 1-64 Winterleys, 113-128 Carlton House and 1-71 Blake Court sets out the Council's proposed policy for the allocation of replacement homes to Secure Tenants currently living in homes located in 1-8 Neville House, 1-64 Winterleys, 113-128 Carlton House and 1-71 Blake Court and which will be demolished as part of the South Kilburn regeneration programme. It also sets out the two legal processes on which the Council will rely in order to secure possession of homes occupied by Secure Tenants in 1-8 Neville House, 1-64 Winterleys, 113-128 Carlton House and 1-71 Blake Court: Court proceedings under Ground 10A of Schedule 2 of the Housing Act 1985 or a CPO, which are explained at the beginning of this booklet.
4. This section of the booklet includes a copy of the Draft Allocation Policy for Secure Tenants with homes in 1-8 Neville House, 1-64 Winterleys, 113-128 Carlton House and 1-71 Blake Court, South Kilburn. (Please refer to **page 12** of this consultation booklet for the Draft Allocation Policy).

What do I need to do?

5. You do not need to do anything; however, as a Secure Tenant of 1-8 Neville House, 1-64 Winterleys, 113-128 Carlton House and 1-71 Blake Court, this directly affects you so the Council is consulting you about the details of the draft Allocation Policy for Secure Tenants with homes in 1-8 Neville House, 1-64 Winterleys, 113-128 Carlton House and 1-71 Blake Court .
6. Therefore, you are invited to make comments on the Draft Allocation Policy before it is finally agreed. Please fill in the enclosed form or write them on your own paper, with your name and address, and return it to the Council at the following address:

Marie Frederick,

Estate Regeneration Team

Community Resource Centre, William Dunbar House, Albert Road, South Kilburn, London, NW6 5DE.

The final date for comments to be received is 5pm on Monday 30 October 2017.

7. The Council must then consider any comments in advance of finally agreeing the Allocation Policy for Secure Tenants with homes in 1-8 Neville House, 1-64 Winterleys, 113-128 Carlton House and 1-71 Blake Court.
8. The responses to the consultation will be considered and the intention is to report the outcome of the consultation responses to the Council's Cabinet for its consideration and if appropriate, the Cabinet may be asked to approve the draft allocation policy for allocating homes to those secure tenants living within 1-8 Neville House, 1-64 Winterleys, 113-128 Carlton House and 1-71 Blake Court.



**DRAFT ALLOCATION POLICY FOR SECURE TENANTS WITH HOMES IN 1-8
NEVILLE HOUSE, 1-64 WINTERLEYS, 113-128 CARLTON
HOUSE AND 1-71 BLAKE COURT
SOUTH KILBURN**

Contents

1. Introduction
2. Terms Used in this Policy
3. Homes and People Affected
4. Housing Needs Assessment
5. Size and Type of Replacement Homes and Parking
6. Change of Circumstances
7. Re-housing Process and Options and Surplus Homes
8. Legal Process for Relocation of Secure Tenants
9. Rent Levels and Service Charges of New Affordable Homes on South Kilburn
10. Tenant's Choice on Interior Fittings of New Homes
11. Home Loss and Disturbance Payments
12. Appeals Procedures

Appendix 1: Homes within South Kilburn

Appendix 2: Home Loss and Disturbance Policy

Appendix 3: Site Plans of new redevelopment schemes

1. INTRODUCTION

- 1.1. This document sets out the policy for the allocation of replacement homes to Secure Tenants currently living in homes within 1-8 Neville House, 1-64 Winterleys, 113-128 Carlton House and 1-71 Blake Court, South Kilburn which will be demolished as part of the South Kilburn regeneration programme.

2. TERMS USED IN THIS POLICY

In this policy the following terms will have the following meanings.

- 2.1. **1-71 Blake Court** means homes in 1 to 71 Blake Court, Malvern Road, NW6 5PW which are due for demolition as part of the South Kilburn regeneration programme.
- 2.2. **113-128 Carlton House** means homes in 113 to 128 Carlton House, Canterbury Terrace, NW6 5DU which are due to demolition as part of the South Kilburn regeneration programme.
- 2.3. **1-8 Neville House** means homes in 1 to 8 Neville House, Neville Road, Kilburn London NW6 5BT which are due for demolition as part of the South Kilburn regeneration programme.
- 2.4. **1-64 Winterleys** means homes in 1 to 64 Winterleys, Albert Road, NW6 5DR which are due for demolition as part of the South Kilburn regeneration programme.
- 2.5. **Chippenham Gardens Redevelopment Site** means homes to be built on the Chippenham Gardens Site on 4-26 Stuart Road (even numbers only) and 5-9 Chippenham Gardens as part of phase 3a of the South Kilburn regeneration programme. This site will include approximately 22 affordable homes, of which 12 homes have one bedroom, 4 homes have two bedrooms and 6 homes have 3 bedrooms – (*Please see Appendix 3 –Site Plans of new redevelopment schemes*).
- 2.6. **Decent Homes** means homes that meet the current statutory minimum standard for housing, homes that are in a reasonable state of repair and homes that have reasonably modern facilities and services
- 2.7. **Disturbance Payment** means a payment for removal and other reasonable expenses that the Council makes to Secure Tenants in accordance with Council policy (including the Land Compensation Act 1973).
- 2.8. **Gloucester and Durham Redevelopment Site** means homes to be Gloucester and Durham redevelopment site on Durham Court and Garages, Kilburn Park Road, London, NW6 & Gloucester House and Garages, Cambridge Road, London, NW6 (*Please see Appendix 3 – Site Plans of new redevelopment schemes*) as part of phase 3a of the South Kilburn regeneration programme. This site will include 102 affordable homes, of which 35 homes have one bedroom, 35 homes have two bedrooms, 31 homes have three bedrooms and 1 home has four bedrooms.
- 2.9. **Home Loss Payment** means a payment that is made to Secure Tenants in accordance with the Land Compensation Act 1973.

- 2.10. Peel Redevelopment Site** means homes to be built on Peel Precinct, 97-112 Carlton House and 8 to 14 Neville Close, 2 Canterbury Road & Peel site garages part of phase 3a/3b – (Please see Appendix 3 – Site Plans of new redevelopment schemes). The Site includes 42 affordable homes, 11 homes have one bedroom, 12 homes have two bedrooms, 15 homes have three bedrooms and 4 home have four bedrooms). *22 of the affordable homes have been ring-fenced for existing secure tenants living in Peel Precinct, 97 to 112 Carlton House and 8 to 14 Neville Close. Therefore 20 of the 42 affordable homes will be available for secure tenants living in homes within 1-8 Neville House, 1-64 Winterleys, 113-128 Carlton House and 1-71 Blake Court (of which 2 homes have one bedroom, 4 homes have 2 bedrooms, 10 homes have three bedrooms and 4 homes have 4 bedrooms).
- 2.11. Queens Park/Cullen House Redevelopment Site** means homes to be built on the site at Cullen House, Salusbury Road NW6, 313 & 341 Kilburn Lane, 50 Claremont Road W9 and car parks as part of phase 3a/3b of the South Kilburn regeneration programme – (Please see Appendix 3 – Site Plans of new redevelopment schemes). The site will include 39 affordable homes, of which 20 homes will be 1 bedroom, 13 homes will be 2 bedrooms, 3 homes will be three bedrooms, and 3 homes will be four bedrooms.
- 2.12. Registered Provider** means a provider of social housing (previously referred to as a ‘housing association’ or a ‘registered social landlord’), as defined in section 80 of the Housing and Regeneration Act 2008.
- 2.13. Relocation Processes** means the two legal processes which the Council will use to gain possession of existing homes being (a) possession proceedings pursuant to section 84 and Ground 10A in schedule 2 of the Housing Act 1985 or (b) taking possession pursuant to a confirmed compulsory purchase order.
- 2.14. Secure Tenants** means those people who let their homes from the Council on Secure Tenancies as defined in the Housing Act 1985 and who the Council have a duty to rehouse.
- 2.15. Suitable Offer** means one offer of alternative accommodation that meets or, at the discretion of the Council, exceeds the housing need of the Secure Tenant and their household that is either:
- (a) A permanent move within South Kilburn to a replacement home within the South Kilburn regeneration programme; **or**
 - (b) A permanent move within South Kilburn to a replacement home that is an existing Council property that is not due for demolition as part of the South Kilburn regeneration programme; **or**
 - (c) A permanent move outside South Kilburn; **or**
 - (d) A temporary move within South Kilburn until the home that the Secure Tenant is temporarily occupying becomes due for demolition as part of the South Kilburn regeneration programme.
- 2.16. South Kilburn** means homes listed in Appendix 1 including both homes due for demolition under the South Kilburn regeneration programme and those not due for demolition.
- 2.17. The Council** means Brent Council.

3. HOMES AND PEOPLE AFFECTED

3.1. This policy affects Secure Tenants living in homes within 1-8 Neville House, 1-64 Winterleys, 113-128 Carlton House and 1-71 Blake Court which are due for demolition as part of the South Kilburn regeneration programme. Though this cannot be guaranteed by the Council, where it is possible to do so, Secure Tenants living in homes within 1-8 Neville House, 1-64 Winterleys, 113-128 Carlton House and 1-71 Blake Court will be offered a replacement affordable home within either:

- the Chippenham Gardens Redevelopment Site; or
- the Gloucester and Durham Redevelopment Site; or
- the Peel Redevelopment Site; or
- the Queens Park/Cullen Redevelopment Site

However, where it is not possible, all Secure Tenants living in homes within 1-8 Neville House, 1-64 Winterleys, 113-128 Carlton House and 1-71 Blake Court will be made one Suitable Offer of alternative accommodation in accordance with this policy.

4. HOUSING NEEDS ASSESSMENT

4.1. In winter 2017/ January 2018 the Estate Regeneration Housing Team will complete a needs assessment for each Secure Tenant living in 1-8 Neville House, 1-64 Winterleys, 113-128 Carlton House and 1-71 Blake Court which will assess the current circumstances of the Secure Tenant, the potential changes to their circumstances, medical and other needs as well as recording any preferences that the Secure Tenant may have.

4.2. The information on this form will be entered onto the Council's 'Locata' bidding system. The Locata bidding system will be used by the Council to keep a clear record of all Secure Tenants requiring rehousing. All offers of replacement homes to Secure Tenants will be recorded on this system.

4.3. Whilst the housing needs assessment form records Secure Tenants preferences, the Council cannot guarantee such preferences will be met.

5. SIZE AND TYPE OF REPLACEMENT HOMES

5.1. The size and type of the replacement home offered to a Secure Tenant will depend on a Secure Tenant's household make up. The Council's allocation policy that is in force at the time that the Suitable Offer is made will be used to decide the size of home for which Secure Tenants are eligible. The Council's current allocation policy is the Brent Housing Allocation Policy 2013 (amended November 2014) that adopts the Government's bedroom standard and, as such, provides that the following should have one bedroom:

- Married, civil partnership or cohabiting couples
- Single people more than 21 years old
- Each pair of children or young people aged between 10 to 20 years old of the same gender
- Each pair of children under 10 years old, regardless of gender
- Any unpaired person aged 10 to 20 years old is paired, if possible, with a child under 10 of the same sex, or, if that is not possible, he or she is given a separate bedroom, as is any unpaired child under 10 years old.

- 5.2.** In the following circumstances, the Council will offer a Secure Tenant a larger replacement home than that which they would otherwise be entitled under the Brent Housing Allocation Policy 2013 (amended November 2014). These are:
- 5.2.1.** Where a Secure Tenant or a member of their household requires larger accommodation on health grounds. For example, this may apply where a Secure Tenant or a member of their household needs their own bedroom for medical reasons or needs a carer/personal assistant or some special bulky medical equipment. These will be considered on a case by case basis, taking into account the advice of the Council's District Medical Officer and reports from relevant adult/children social services.
 - 5.2.2.** Where a Secure Tenant, at the time that the housing needs assessment was undertaken, has two children of different sexes under 10 years old but where one or both of those children will be 10 years old or above by the time that the Secure Tenant will move into the replacement home.
 - 5.2.3.** Where a Secure Tenant requires larger accommodation as they are an approved Council foster carer and/or adopter. In order for a Secure Tenant to be allocated a larger accommodation in these circumstances, the Estate Regeneration Team will require evidence from the Council's Children Service confirming the Secure Tenant has been approved as a Council foster carer and/or adopter and that they are in a position to take one or more placements. These will be considered on a case by case basis by working closely with the Council's Children's Service.
 - 5.2.4.** Where a Secure Tenant, at the time that the housing needs assessment was undertaken, has a young person under 21 years old, who would be required to share a bedroom based on the Brent Housing Allocation Policy 2013 (amended November 2014), but the young person will be aged 21 years or above by the time that the Secure Tenant will move into the replacement home.
- 5.3.** Following the adoption by the Council of the Draft Allocation Policy to be used for Secure Tenants living in 1-8 Neville House, 1-64 Winterleys, 113-128 Carlton House and 1-71 Blake Court and completion of the housing needs assessment, the Estate Regeneration Team will write to those Secure Tenants and confirm ;
- 5.3.1.** The size of the replacement home that a Secure Tenant and their household will be offered;
 - 5.3.2.** Any preferences that the Secure Tenant expressed during the housing needs assessment (although the Council cannot guarantee such preferences will be met);
 - 5.3.3.** If an occupational therapy assessment is required.
- 5.4.** If an occupational therapy assessment is required, the Council will arrange for this to be undertaken as soon as practicable after the date of the letter referred to in **section 5.3**. Following receipt of the occupational therapist's report, the Council will write to the Secure Tenant confirming the occupational therapist's recommendations and provide the Secure Tenant with a copy of the report.
- 5.5.** The Council will make a Suitable Offer to each Secure Tenant living in 1-8 Neville House, 1-64 Winterleys, 113-128 Carlton House and 1-71 Blake Court not less than six (6) months' notice before the time they need to move, but it may be earlier. The Suitable Offer will be made in accordance with **section 7** of this policy.

5.6. Parking is very limited across the South Kilburn Regeneration programme. Any essential parking needs will be identified during your needs assessment outlined in **section 4**.

5.7. Needs Plus

5.7.1. Needs Plus is intended as an incentive for the loss of a larger property and adjusts the basic housing needs assessment to offer one bedroom more than the Secure Tenant would otherwise qualify for. The Needs Plus principle will only apply to Secure Tenants that satisfy both of the following:

- 1)** Secure Tenants living in a home with 3 bedrooms or more where the Secure Tenant's household has more bedrooms than are needed based on the housing needs assessment criteria set out above; and
- 2)** Secure Tenants that have the ability to pay the rent on a replacement home larger than they need.

For example:

- a single person or a couple living in a three (3) bedroom home will be offered a two (2) bedroom replacement home if they have the ability to pay the rent on a replacement home larger than they need. However, the option of moving to a one bedroom replacement home will be open at the request of the Secure Tenant, subject to availability.
- The Needs Plus principle is at the Council's discretion. The Council will determine which Secure Tenant is to be offered a replacement home with one bedroom more than the Secure Tenant would otherwise qualify for.

5.7.2. The Government introduced size and criteria for social housing as part of welfare reform that cut the amount of housing benefit that people are entitled to if they are considered to have a spare bedroom. Therefore, Secure Tenants who opt for a larger home under the Needs Plus principle outlined above must have the ability to pay the rent on a replacement home larger than they need.

5.7.3. Secure Tenants currently living in a two (2) bedroom home who only qualify for a one (1) bedroom home will not be offered a two (2) bedroom home unless there are medical reasons to allocate a replacement home with more bedrooms than would otherwise be allocated.

5.8. Splitting Households

5.8.1. If there is a shortage of larger homes in the Chippenham Gardens, Gloucester and Durham, Peel and Queens Park/ Cullen House Redevelopment Sites or other alternative accommodation offered in line with this policy for relocating Secure Tenants from 1-8 Neville House, 1-64 Winterleys, 113-128 Carlton House and 1-71 Blake Court, the Council may ask those Secure Tenants whose household composition is such that members of the household could be separately housed to take two smaller homes rather than one large replacement home.

For example:

A Secure Tenant who, on the housing needs assessment criteria, should be allocated a five or six bedroom home could be considered for two smaller homes if one adult member and other household members are re-housed separately.

- 5.8.2.** The Council will not be bound to make or receive any such requests for splitting households and will only ask a household to split if replacement homes for the split household are available.
- 5.8.3.** Where a household split is being explored, the Council will refer the request to its general Allocations Panel, which is part of the Council's general housing policy across the borough, for consideration and verification of the adult household member(s) being considered for separate rehousing to ensure they do not have an interest in another property either through ownership (including part), renting, through marriage or any other way.
- 5.8.4.** Where a household split request is made or accepted by the Council, usually only the Secure Tenant who gives up their existing home will receive a statutory home loss and disturbance payment unless other payments are due in accordance with the law.

6. CHANGE OF CIRCUMSTANCES

- 6.1.** Once a housing needs assessment has been carried out with each Secure Tenant, this information will be included in the detailed planning of the allocation of replacement homes in the Chippenham Gardens, Gloucester and Durham, Peel and Queens Park/ Cullen House Redevelopment Sites or other alternative accommodation offered in line with this policy.
- 6.2.** If a Secure Tenant's circumstances change such that their housing need will be different from that set out in the Council's letters referred to in **section 5.3 and/or 5.4** of this policy, the Secure Tenant must confirm these changes in person or in writing to the Estate Regeneration Re-housing Team, providing all relevant documentation.

For example, if a Secure Tenant or a member of their household is expecting a baby, the Secure Tenant would be required to provide a copy of the Expected Date of Confinement Certificate to the Estate Regeneration Team and a full copy of the birth certificate once the child is born. In such circumstances, the Council will make another offer of an alternative home on the basis that it is a Suitable Offer meeting the needs of the Secure Tenant.

- 6.3.** The Council reserves the right, acting reasonably, to refuse to accept any changes to a Secure Tenant's household composition which would mean providing a larger replacement home. However such consideration would only be considered in exceptional circumstances.
- 6.4.** Final verification will be taken by the Council and the Registered Provider at the time that the new homes are ready to be allocated to you by the Registered, to ensure that your circumstances remain the same.
- 6.5.** Fraudulent claims will be taken very seriously by the Estate Regeneration Rehousing Team and should it be discovered that your current accommodation with the Council is not your main or principal home or that you have another tenancy elsewhere, this will be checked and verified by the fraud team and may result in you losing your tenancy.

7. RE-HOUSING PROCESS & OPTIONS

7.1. Condition of Your Property

The Council expect the property that you currently reside in prior to you vacating, to be left in a clean and tidy condition with unwanted goods lawfully disposed of. If the property is not left in a tidy condition and items not disposed of, then the Council have the discretion to deduct these costs from your home loss payment.

7.2. Surplus Homes

If, after rehousing all Secure Tenants living in 1-8 Neville House, 1-64 Winterleys, 113-128 Carlton House and 1-71 Blake Court in accordance with this policy, there are affordable homes within the Gloucester and Durham, Queens Park/ Cullen House, Chippenham Gardens and Peel Redevelopment Sites that remain to be allocated, the Council may make an offer of alternative accommodation to Secure Tenants living in the next phase(s) of the South Kilburn regeneration programme whose housing need matches the replacement home available.

7.3. One Suitable Offer

All Secure Tenants living within 1-8 Neville House, 1-64 Winterleys, 113-128 Carlton House and 1-71 Blake Court will be made one Suitable Offer of alternative accommodation in line with the definition at **section 2.15** of this policy.

7.4. How allocations will be prioritised

7.4.1. The Council will seek to ensure that Secure Tenants are fairly prioritised in the re-housing process.

7.4.2. In making the Suitable Offer of a replacement home to Secure Tenants, in order to ensure that Secure Tenants are fairly prioritised, the Council will adopt the following prioritisation procedure:

- 1)** First priority will be given to those Secure Tenants whose housing need matches the replacement home available (e.g. A tenant living in a 1 bedroom property moving into an available 1 bedroom property or a property adapted to medical or other needs);
- 2)** Second priority will be given to those Secure Tenants who have children under the age of ten;
- 3)** Third priority will be given to Secure Tenants whose preference, recorded during the housing needs assessment and confirmed to the secure tenant in accordance with **section 5.3** of this policy, matches the replacement home available;
- 4)** Fourth priority will be given to those Secure Tenants with the longest tenancies.

7.4.3. In the event that, after applying the above criteria, there is still more than one Secure Tenant to whom the replacement home could be allocated, then it will be at the Council's discretion to determine which Secure Tenant is to be allocated to the replacement home.

7.5. Secure Tenants with One Bedroom Housing Needs

Due to a shortage of certain sized replacement homes, mainly new one bedroom homes within the Chippenham Gardens, Gloucester and Durham, Peel and Queens Park/Cullen House Redevelopment Sites, the Council cannot guarantee that Secure Tenants with one bedroom housing needs will be offered a new home within Chippenham Gardens, Gloucester and Durham, Peel and Queens Park/Cullen House Redevelopment Sites. However, all Secure Tenants with a one bedroom housing need will be made one Suitable Offer of alternative accommodation as follows:

7.5.1. Suitable Offer (permanent) within South Kilburn to a replacement home within the South Kilburn regeneration programme

For some Secure Tenants with a one bedroom housing need, this will mean a Suitable Offer of a permanent new home within the Chippenham Gardens, Gloucester and Durham, Peel and Queens Park/Cullen House Redevelopment Sites, being built as part of the South Kilburn regeneration programme.

However, due to the shortage of one bedroom properties, this cannot be guaranteed by the Council. Secure Tenants moving to a permanent new home within the Chippenham Gardens, Gloucester and Durham, Peel and Queens Park/Cullen House Redevelopment Sites will become tenants of Registered Providers. In these sites there will be approximately 69 new one bedroom affordable homes. The Council will, where possible, give Secure Tenants the preference where, within Chippenham Gardens, Gloucester and Durham, Peel and Queens Park/Cullen House Redevelopment Sites they would like to live. In this instance, priority will be given in accordance with **section 7.4** of this policy.

Where it is not possible to accommodate Secure Tenants within the Chippenham Gardens, Gloucester and Durham, Peel and Queens Park/Cullen House Redevelopment Sites, the Council may make a Suitable Offer of a permanent replacement home that has already been built as part of the South Kilburn regeneration programme. Such a move may be in advance of a Secure Tenant's existing home being required for redevelopment.

7.5.2. Suitable Offer (permanent) within South Kilburn to a replacement home that is an existing Council property that is not due for demolition as part of the South Kilburn regeneration programme

For some Secure Tenants with a one bedroom housing need, this will mean a Suitable Offer of a permanent home within South Kilburn that is an existing Council property that is not due for demolition as part of the South Kilburn regeneration programme. All replacement homes within South Kilburn that are existing Council properties not due for demolition as part of the South Kilburn regeneration programme are likely to meet the Decent Homes standard.

Where a Secure Tenant with a one bedroom housing need moves to a permanent Council home within South Kilburn that are existing Council properties not due for demolition as part of the South Kilburn regeneration programme, the Council will decorate the property.

7.5.3. Suitable Offer (permanent) outside South Kilburn

For other Secure Tenants with a one bedroom housing need, this will mean a Suitable Offer of a permanent alternative home outside South Kilburn. In this case, Secure Tenants will not have a 'right to return' to a new replacement home on South Kilburn in the future. Where possible, the replacement home will be in the south of the borough of Brent. All replacement homes outside of South Kilburn are likely to meet the Decent Homes standard. Where a Secure Tenant with a one bedroom housing need moves to a permanent Council home outside South Kilburn, the Council will decorate the property.

7.5.4. Suitable Offer (temporary) within South Kilburn

Where a Suitable Offer of permanent alternative accommodation within or outside South Kilburn cannot be identified, for other Secure Tenants with a one bedroom housing need, this will mean a Suitable Offer of a temporary home within a block that is due for demolition as part of the South Kilburn regeneration programme. The Secure Tenant will remain in the temporary home until it is required for demolition as part of the South Kilburn Regeneration Programme, at which time the Secure Tenant will be made a Suitable Offer of a new replacement home. This guarantees the Secure Tenant the 'right to return' to a new home built as part of the South Kilburn regeneration programme.

Where a Secure Tenant occupies a temporary home for over twelve months then they may be entitled to a second statutory Home Loss Payment and Disturbance Payment once they move to their permanent new home within the South Kilburn regeneration programme.

A second payment of Home Loss Payment and Disturbance Payment will only be made if the Secure Tenant has a legal entitlement to a second payment at the time of the Secure Tenant's move to their permanent new home within the South Kilburn regeneration programme.

Where a Secure Tenant has to move to a temporary home, the Council may carry out improvements works to that home to assist the Secure Tenant to settle in. In some cases the Council may also offer fixtures and fittings as a gift. Where this happens, the Council will not be liable to maintain or repair these items.

7.5.5. A Move Elsewhere within the Borough or outside of Brent

Some Secure Tenants with a one bedroom housing need may wish to move elsewhere within the borough or outside of Brent. In such cases, if the Secure Tenant wishes to do this, this will be noted when the housing needs assessment is done. The Council will be reliant upon Registered Provider and Council partners to source alternative homes. Our partners will be required to offer an annual quota to assist the decanting process for the South Kilburn Regeneration programme. Whilst Secure Tenants may express a preference to move elsewhere within the borough or outside of Brent and the Council will assist Secure Tenants to do so, the Council cannot guarantee this outcome. Therefore, the Council will reserve a Suitable Offer for the Secure Tenant in the instance that a move elsewhere within the borough or outside of Brent is not able to be secured within the timescale required by the Council for securing possession of the existing home of the Secure Tenant.

Secure Tenants who wish to move to specialist housing such as sheltered housing will be assisted by way of contact and help to complete the appropriate applications. Secure Tenants who wish to move to the private sector will also be assisted.

7.6. Secure Tenants with Housing Needs of Two Bedrooms or More

7.6.1. Suitable Offer (permanent) within South Kilburn

For some Secure Tenants with a housing need of two bedrooms or more, this will mean a Suitable Offer of a permanent new home within the Chippenham Gardens, Gloucester and Durham, Peel and Queens Park/Cullen House Redevelopment Sites, being built as part of the South Kilburn regeneration programme.

Secure Tenants moving to a permanent new home within the Chippenham Gardens, Gloucester and Durham, Peel and Queens Park/ Cullen House' Redevelopment Sites will become tenants of Registered Providers. In these sites there will be 114 new affordable homes with two bedrooms or more. The Council will, where possible, give Secure Tenants the preference where, within the Chippenham Gardens, Gloucester and Durham, Peel and Queens Park/Cullen House Redevelopment Sites they would like to live. In this instance, priority will be given in accordance with **section 7.4** of this policy.

Where it is not possible to accommodate Secure Tenants within the Chippenham Gardens, Gloucester and Durham, Peel and Queens Park/Cullen House Redevelopment Sites, the Council may make a Suitable Offer of a permanent replacement home that has already been built as part of the South Kilburn regeneration programme. Such a move may be in advance of a Secure Tenant's existing home being required for redevelopment.

7.6.2. Suitable Offer (permanent) within South Kilburn to a replacement home that is an existing Council property that is not due for demolition as part of the South Kilburn regeneration programme

For some Secure Tenants with a housing need of two bedrooms or more, this will mean a Suitable Offer of a permanent home within South Kilburn that is an existing Council property that is not due for demolition as part of the South Kilburn regeneration programme. All replacement homes within South Kilburn that are existing Council properties not due for demolition as part of the South Kilburn regeneration programme are likely to meet the Decent Homes standard.

Where a Secure Tenant with a housing need of two bedrooms or more moves to a permanent Council home within South Kilburn that are existing council properties not due for demolition as part of the South Kilburn regeneration programme, the Council will decorate the property.

7.6.3. Suitable Offer (permanent) outside South Kilburn

For other Secure Tenants with a housing need of two bedrooms or more, this will mean a Suitable Offer of a permanent alternative home outside South Kilburn, at the request of the Secure Tenant. In this case, Secure Tenants will not have a 'right to return' to a new replacement home on South Kilburn in the future. Where possible, the replacement home will be in the south of the borough of Brent. All replacement homes outside of South Kilburn are likely to meet the Decent Homes standard. Where a Secure Tenant with a housing need of two bedrooms or more moves to a permanent Council home outside South Kilburn, the Council will decorate the property.

7.6.4. Suitable Offer (temporary) within South Kilburn

For other Secure Tenants with a housing need of two bedrooms or more, this will mean a Suitable Offer of a temporary home within a block that is due for demolition as part of the South Kilburn regeneration programme. The Secure Tenant will remain in the temporary home until it is required for demolition as part of the South Kilburn Regeneration Programme, at which time the Secure Tenant will be made a Suitable Offer of a new replacement home. This guarantees the Secure Tenant the 'right to return' to a new home built as part of the South Kilburn regeneration programme.

Where a Secure Tenant occupies a temporary home for over twelve months then they may be entitled to a second statutory Home Loss Payment and Disturbance Payment once they move to their permanent new home within the South Kilburn regeneration programme.

A second payment of Home Loss Payment and Disturbance Payment will only be made if the Secure Tenant has a legal entitlement to a second payment at the time of the Secure Tenant's move to their permanent new home within the South Kilburn regeneration programme.

Where a Secure Tenant has to move to a temporary home, the Council may carry out improvements works to that home to assist the Secure Tenant to settle in. In some cases the Council may also offer fixtures and fittings as a gift. Where this happens, the Council will not be liable to maintain or repair these items.

7.6.5. A Move Elsewhere within the Borough or outside of Brent

Some Secure Tenants with housing needs of two bedrooms or more may wish to move elsewhere within the borough or outside of Brent. In such cases, if the Secure Tenant wishes to do this, this will be noted when the housing needs assessment is done. The Council will be reliant upon Registered Provider and Council partners to source alternative homes. Our partners will be required to offer an annual quota to assist the decanting process for the South Kilburn regeneration programme. Whilst Secure Tenants may express a preference to move elsewhere within the borough or outside of Brent and the Council will assist Secure Tenants to do so, the Council cannot guarantee this outcome. Therefore, the Council will reserve a Suitable Offer for the Secure Tenant in the instance that a move elsewhere within the borough or outside of Brent is not able to be secured within the timescale required by the Council for securing possession of the existing home of the Secure Tenant.

Secure Tenants who wish to move to specialist housing such as sheltered housing will be assisted by way of contact and help to complete the appropriate applications. Secure Tenants who wish to move to the private sector will also be assisted.

8. LEGAL PROCESS FOR RELOCATION OF SECURE TENANTS

- 8.1.** The Council will consult with its Secure Tenants to agree voluntary relocation in accordance with this policy. The Council anticipates that the majority of Secure Tenants in 1-8 Neville House, 1-64 Winterleys, 113-128 Carlton House and 1-71 Blake Court will move to their replacement homes voluntarily. However, to provide certainty that the Council can deliver its programme of regeneration on time, for those Secure Tenants in 1-8 Neville House, 1-64 Winterleys, 113-128 Carlton House and 1-71 Blake Court who refuse to move to their replacement homes, the Council will seek possession by Court proceedings under the Housing Act Schedule 2 Ground 10A. This method will be used by the Council for Secure Tenants in 1-8 Neville House, 1-64 Winterleys, 113-128 Carlton House and 1-71 Blake Court until the Council has confirmation of a Compulsory Purchase Order (CPO) in respect of the homes concerned. After that point, and even if the Council are part way through the Ground 10A process, the Council shall proceed to secure possession by agreement or using the compulsory purchase powers derived from the confirmed CPO in place of the Ground 10A process. The only circumstances in which the Council may continue to use the Ground 10A process, following confirmation of a CPO, is if the Council consider that continuing to use the Ground 10A process is likely to result in it recovering possession of the property more swiftly than using its compulsory purchase powers. The Ground 10A process and the CPO process are summarised below in **sections 8.3 and 8.4**.
- 8.2.** Nothing in this allocation policy prevents the Council from continuing to manage homes occupied by Secure Tenants in 1-8 Neville House, 1-64 Winterleys, 113-128 Carlton House and 1-71 Blake Court in accordance with its usual policies and procedures. This may include the Council commencing possession proceedings against a Secure Tenant based on grounds for possession that do not include Ground 10A. The other grounds for possession are set out in Schedule 2 of the Housing Act 1985 and include grounds relating to rent arrears and antisocial behaviour.

At the time that the Council needs possession of a home in order to deliver its programme of regeneration, the Council may have already:

- (i) commenced possession proceedings based on grounds for possession that do not include Ground 10A; or
- (ii) be taking, be entitled to take or become entitled to take enforcement action for a breach of a Suspended Order for Possession, where the grounds for possession which resulted in the Order did not include Ground 10A.

If this is the case, the Council may pursue those proceedings or enforcement action instead of, or in addition to, using the Ground 10A process and/or using the compulsory purchase powers derived from the confirmed CPO.

If the Council secures possession of a home in reliance on an order for possession which is based on grounds for possession that do not include Ground 10A, the Council shall not be obliged to re-house the Secure Tenant in replacement accommodation in accordance with this allocation policy.

8.3. Ground 10A

8.3.1. Under Ground 10A and Part V of Schedule 2 to the Housing Act 1985, the Council would need to:

- 1) Serve consultation notices on the Secure Tenants within 1-8 Neville House, 1-64 Winterleys, 113-128 Carlton House and 1-71 Blake Court. The notice will explain the main features of the proposed scheme, that the Council intends to apply to the Secretary of State for approval of the scheme and the effect of receiving this approval would result in possession proceedings brought in connection with homes occupied by Secure Tenants within 1-8 Neville House, 1-64 Winterleys, 113-128 Carlton House and 1-71 Blake Court.
- 2) Secure Tenants will have 28 days from service of the notice to make representations to the Council about the proposal and then consider all representations during that period.
- 3) Apply to the Secretary of State for approval of the schemes (for the purposes of Ground 10A), in accordance with the procedure set out in Part V of Schedule 2 of the Housing Act 1985.
- 4) When it wishes to secure possession of a home from a Secure Tenant, and subject to it having received Secretary of State approval, serve a notice seeking possession on the affected Secure Tenant and make them a Suitable Offer of alternative accommodation. The Council will try to give Secure Tenants 6 months' notice before it requires possession of the Secure Tenant's current home but this may not be possible in all cases and possession proceedings may commence before the end of the 6 months for some Secure Tenants who refuse a Suitable Offer of a replacement home. However, if a Secure Tenant believes the Council's offer of a replacement home is not a Suitable Offer, they will have the right to appeal under the process outlined in **section 12** of this policy; and
- 5) Apply to the Court for repossession of a Secure Tenant's home if the Secure Tenant, having received a notice seeking possession and a Suitable Offer of alternative accommodation, does not voluntarily move out of their home.

8.4. Compulsory Purchase Order

8.4.1. The Council's policy is to secure the regeneration of South Kilburn in accordance with a phased programme. Use of Ground 10A cannot by itself secure this aim. Therefore, in addition to the use of Ground 10A outlined above, the Council will also promote a Compulsory Purchase Order (CPO) under section 226(1)(a) of the Town and Country Planning Act 1990 to acquire all interests in land surrounding and including 1-8 Neville House, 1-64 Winterleys, 113-128 Carlton House and 1-71 Blake Court which are due for demolition as part of the South Kilburn regeneration programme.

8.4.2. The land to be acquired will include properties occupied by Secure Tenants. The CPO will be relied upon to obtain possession if possession of properties cannot be obtained to ensure timely delivery of the comprehensive regeneration proposals by securing vacant possession of blocks due for demolition under the South Kilburn regeneration programme which gives certainty of timing to enable the phased process of regeneration and the delivery of new homes to continue.

8.4.3. Under section 226(1)(a) of the Town and Country Planning Act 1990 the Council will:

- 1)** Serve a Section 16 requisition notice under the Local Government (Miscellaneous Provisions) Act 1976 on the Secure Tenants to identify all interested parties in the property and advise of the Council's intention to acquire land which includes their existing home. This notice is a legal document and Secure Tenants must complete the document detailing their interest in the property and also detail who else has an interest in the property such as other members of the household.
- 2)** Secure Tenants will then receive a copy of the draft CPO and a notice explaining its effects. Secure Tenants will be advised at that stage that they can voice their objections to the CPO and that these objections will be sent to the appropriate government minister. If there are objections there will be an inquiry and an inspector will make a decision on whether or not the CPO should be confirmed.
- 3)** Make Secure Tenants a Suitable Offer of alternative accommodation. If a Secure Tenant believes the Council's offer of a replacement home is not a Suitable Offer, they will have the right to appeal in line with the process outlined in **section 12.3** of this policy.
- 4)** If the CPO is confirmed, either with or without a public inquiry, serve a Notice to Treat and notice of entry on the Secure Tenants specifying a date for possession. These are legal documents that the Council may to serve on Secure Tenants which gives the Council the right to enter and take possession of the existing home of the Secure Tenant, in order to ensure the timely delivery of that property for regeneration.
- 5)** Enforce the CPO to take possession of the home if a Secure Tenant fails to move to their replacement home. Under CPO the Notice of Entry will be enforced and possession obtained by County Court enforcement officers.

9. RENT LEVELS OF NEW AFFORDABLE HOMES ON SOUTH KILBURN

- 9.1.** The Council has committed to delivering new affordable homes in South Kilburn at Social Rents, let at target rents calculated in line with the national rent regime formula, and subject caps published by the government.
- 9.2.** Secure Tenants who are allocated a new replacement home in South Kilburn will pay higher rent than their existing Council property.

This is due to two reasons:

- 1) Council rents are below the rents charged by Registered Providers, which are known as target rents;
- 2) The higher value associated with a quality new build home, compared with an existing Council property, will be reflected in a higher target rent.

- 9.3. The regeneration proposals for Secure Tenants currently living in homes within 1-8 Neville House, 1-64 Winterleys, 113-128 Carlton House and 1-71 Blake Court rely on new replacement homes for existing tenants that would not be completed and ready for occupation until at least 2019-2021. It is therefore difficult to provide exact target rents for the new replacement homes at this point in time. The government has also not published target rent caps since April 2015.
- 9.4. The target rents for the new replacement homes will however be based upon the following base assumptions:

Unit Type	Rent for FY 2015-16 £/week
1 bed	118.70
2 bed	149.47 (cap)
3 bed	158.06 (cap)
4 bed	166.37 (cap)

- 9.5. These 2015-16 target rents will need to be appropriately capped and indexed to the point of letting in line with the Rent Standard Guidance and any other relevant guidance published by the Homes & Communities Agency, and any other relevant legislation that pertains at that time.
- 9.6. Annual rent increases for the new replacement homes will be in line with the Government's guidance on social rents. Registered Providers are required to meet the 'key requirements' set out within the Rent Standard Guidance. The Rent Standard guidance currently provides that annual rent increases for social housing will be limited to the Consumer Price Index plus one per cent.
- 9.7. There will always be a difference in the rent charged for existing Council properties in South Kilburn, compared with new homes for rent from Registered Providers, built as part of the South Kilburn regeneration programme.
- 9.8. Secure Tenants who are allocated a new replacement home in South Kilburn under this policy will pay the relevant target rent from the tenancy start date.
- 9.9. In the case of Secure Tenants that move elsewhere within the borough or outside of Brent or move to specialist housing such as sheltered housing, rent levels for homes will vary according to the location and the landlord.
- 9.10. Service Charges will be charged with your new property and it will be discussed what these charges are likely to be with your housing officer at the time of your offer.
- 9.11. Secure tenants will be provided with a 'Getting ready to move booklet' prior to their rehousing date.

10. TENANT'S CHOICE ON INTERIOR FITTING OF NEW HOMES

- 10.1. Secure Tenants who are allocated a new replacement home within South Kilburn may be invited to select certain 'tenant's choice' items. Whilst tenant's choice items will be different on the Chippenham Gardens, Gloucester and Durham, and Peel and Queens Park/ Cullen House, Redevelopment Sites, they will usually include items such as kitchen units, wall paint colours, tiling and floor coverings. Each Registered Provider will have a different range of choices for their specific developments.

11. HOME LOSS AND DISTURBANCE PAYMENTS

- 11.1. The Home Loss and Disturbance Policy for Secure Tenants with Homes in South Kilburn is attached at **Appendix 2**.

12. APPEALS PROCEDURES

APPEALS PROCEDURE WHERE NO CPO HAS BEEN CONFIRMED

12.1. Stage One Appeal: no CPO confirmed

- If a Secure Tenant believes the Council's offer of a replacement home is not a Suitable Offer, they will have the right to appeal the offer within 10 working days of the Council making the offer to the Secure Tenant. Secure Tenants will be notified on the timescales for appeal and who to send an appeal to at the point they are made a Suitable Offer of a replacement property.
- If a Secure Tenant wishes to make an appeal, the Secure Tenant must write to the Council at the address below:
 - stating that they do not believe the Council's offer is a Suitable Offer;
 - specifying the reasons why they believe the offer is not a Suitable Offer;
 - enclosing any evidence to support their belief that the offer is not a Suitable Offer (e.g. medical evidence) and;
 - stating that they wish to appeal against the Council's offer.
- Appeals should be sent to:

Linda Beasley
Estate Regeneration Re-housing Manager
Community Resource Centre, William Dunbar House, Albert Road, Kilburn, NW6 5DE.
- If an appeal is received within the allowed time limit, the Estate Regeneration Re-housing Manager will assess the appeal in light of the information provided and taking into account the individual circumstances of the Secure Tenant and their household members.
- If the Estate Regeneration Re-housing Manager agrees with the Secure Tenant's appeal (e.g. on medical grounds) the Council will inform the Secure Tenant and at the same time make another offer of an alternative home on the basis that it is a Suitable Offer meeting the needs of the Secure Tenant.
- If the Estate Regeneration Re-housing Manager does not agree with the Secure Tenant making the appeal, the Secure Tenant will be informed of the decision within 10 working days of the Council receiving the Secure Tenant's appeal.

12.2. Stage Two Appeal: no CPO confirmed

- If the Secure Tenant wishes to appeal the Estate Regeneration Re-housing Manager's decision and a CPO has not been confirmed in relation to the Secure Tenant's existing home, the Secure Tenant must do so within 10 working days of having received such decision by writing to Head of Estate Regeneration at the address below:

- specifying the reasons why they do not agree with the Estate Regeneration Re-housing Manager's decision and
 - enclosing any further evidence to support their belief that the Council's offer is not a Suitable Offer (e.g. medical evidence) and
 - stating that they wish to make a further appeal against the Council's offer.
- Further appeals should be sent to:

Richard Barrett
Head of Estate Regeneration
 Community Resource Centre, William Dunbar House, Albert Road, South Kilburn,
 NW6 5DE.
 - If a further appeal is received within the allowed time, the Head of Estate Regeneration will assess the appeal in light of the information provided and taking into account the individual circumstances of the Secure Tenant and their household.
 - If the Head of Estate Regeneration agrees with the Secure Tenant's further appeal (e.g. on medical grounds) the Council will inform the Secure Tenant and at the same time make another offer of an alternative home on the basis that it is a Suitable Offer meeting the needs of the Secure Tenant.
 - If the Head of Estate Regeneration does not agree with the Secure Tenant making the appeal, the Secure Tenant will be informed of the decision within 10 working days of the Council receiving the Secure Tenant's further appeal. The Council will expect the Secure Tenant to move to the home set out in the Suitable Offer. If the Secure Tenant does not then the Council will take all necessary steps to secure possession of the Secure Tenant's home as summarised at **section 8** above.

APPEALS PROCEDURE WHERE A CPO HAS BEEN CONFIRMED

12.3. Stage One Appeal: where CPO is confirmed

- If a Secure Tenant believes the Council's offer of a replacement home is not a Suitable Offer, they will have the right to appeal the offer within 10 working days of the Council making the offer to the Secure Tenant. Secure Tenants will be notified on the timescales for appeal at the point they are made a Suitable Offer of a replacement property.
- If a Secure Tenant wishes to make an appeal, the Secure Tenant must write to the Council at the address below:
 - stating that they do not believe the Council's offer is a Suitable Offer;
 - specifying the reasons why they believes the offer is not a Suitable Offer;
 - enclosing any evidence to support their belief that the offer is not a Suitable Offer (e.g. medical evidence) and;
 - stating that they wish to appeal against the Council's offer.

- Appeals should be sent to:

Linda Beasley

Estate Regeneration Re-housing Manager

Community Resource Centre, William Dunbar House, Albert Road, South Kilburn, NW6 5DE.

- If an appeal is received within the allowed time limit, the Estate Regeneration Re-housing Manager will assess the appeal in light of the information provided and taking into account the individual circumstances of the Secure Tenant and their household members.
- If the Estate Regeneration Re-housing Manager agrees with the Secure Tenant's appeal (e.g. on medical grounds) the Council will inform the Secure Tenant and at the same time make another offer of an alternative home on the basis that it is a Suitable Offer meeting the needs of the Secure Tenant.
- If the Estate Regeneration Re-housing Manager does not agree with the Secure Tenant making the appeal, the Secure Tenant will be informed of the decision within 10 working days of the Council receiving the Secure Tenant's appeal.

12.4. Stage Two Appeal: where CPO is confirmed

- If the Secure Tenant wishes to appeal the Estate Regeneration Re-housing Manager's decision and a CPO has been confirmed in relation to the Secure Tenant's existing home, the Secure Tenant must do so within 10 working days of having received such decision by writing to the Head of Estate Regeneration at the address below:
 - specifying the reasons why they do not agree with the Estate Regeneration Re-housing Manager's decision and
 - enclosing any further evidence to support their belief that the Council's offer is not a Suitable Offer (e.g. medical evidence) and
 - stating that they wish to make a further appeal against the Council's offer.
- Appeals should be sent to:

Richard Barrett
Head of Estate Regeneration
 Community Resource Centre, William Dunbar House, Albert Road, South Kilburn, NW6 5DE.
- If a further appeal is received within the allowed time, the Head of Estate Regeneration will refer the appeal to an independent review body to be appointed by the Council and notified to Secure Tenants prior to any such appeal arising. The independent review body will carefully review the Suitable Offer made to the Secure Tenant and any representation made by the Council and will advise the Head of Estate Regeneration whether it considers that the Suitable Offer is suitable alternative residential accommodation on reasonable terms within the meaning of section 39 of the Land Compensation Act 1973 within 15 working days of the independent review body receiving from the Head of Estate Regeneration a copy of the Secure Tenant's further appeal.

- Within 10 working days of receiving the view of the independent review body:
 - the Head of Estate Regeneration will assess the appeal taking into account the view of the independent review body, the information provided by the Secure Tenant and the individual circumstances of the Secure Tenant and their household and decide whether they agree with the Secure Tenant's further appeal and;
 - the Council will inform the Secure Tenant of the decision of the Head of Estate Regeneration and, if the Head of Estate Regeneration agrees with the Secure Tenant's further appeal, the Council will make another offer of an alternative home on the basis that it is a Suitable Offer meeting the needs of the Secure Tenant.

- If the independent review body does not consider that the Suitable Offer is suitable alternative residential accommodation on reasonable terms within the meaning of section 39 of the Land Compensation Act 1973, in most cases it is likely that the Head of Estate Regeneration will agree with the view of the independent review body, agree to the Secure Tenant's further appeal and make an alternative offer. There may be circumstances, however, in which the Head of Estate Regeneration disagrees with the decision of the independent review body and decides not to do so. If this is the case, when the Council writes to the Secure Tenant to notify them of the outcome of their further appeal, the Council will explain why it disagrees with the view of the independent review body.

- If the independent review body considers that the Suitable Offer is suitable alternative residential accommodation on reasonable terms within the meaning of section 39 of the Land Compensation Act 1973, it is likely that the Head of Estate Regeneration will agree with the view of the independent review body and not agree with the Secure Tenant's further appeal. Where the Head of Estate Regeneration does not agree with the Secure Tenant's further appeal, the Council will expect the Secure Tenant to move to the home set out in the Suitable Offer. If the Secure Tenant does not then the Council will take all necessary steps to secure possession of the Secure Tenant's home as summarised at **section 8** above.

12.5. Secure Tenants can also seek the advice from a Citizens Advice Bureau/ Law Centre Solicitor or the independent Resident and Tenants Advisor, First Call, who can be contacted on Freephone 0300 365 7150.

Appendix 1

HOMES WITHIN SOUTH KILBURN

Homes Already Delivered under the South Kilburn Regeneration Programme	Existing Buildings to be Retained
1 to 13 Bristol Walk	1 to 96 Carlton House
1, 3, 5 & 7 Chichester Road	129 to 136 Carlton House
4 to 17 Gorefield Place	Allington Road
5 to 153 Cambridge Avenue (odds only)	Alpha House
6 Falconbrook Court	Canterbury Court
Franklin House	Chamberlayne Mansions
Kilburn Quarter	Chichester House
George House	Chichester Road
Granville Homes	Claremont Road
Hansel Road	Gorefield House
Hollister House	Hampton Close
Merle Court	Kilburn Lane
Swift House	Malvern Road
Thames Court	Princess Road
Walbrook Court	Stafford Close
Queens Park Place	The Quadrant

Appendix 2

HOME LOSS AND DISTURBANCE POLICY FOR SECURE TENANTS WITH HOMES IN SOUTH KILBURN

Contents

1. Introduction
2. Terms Used in this Policy
3. People Affected
4. Home Loss and Disturbance Payments Policy
5. Advance Payments of Home Loss
6. Rent Arrears and Outstanding Court Costs
7. Disturbance Payments – Key Principles
8. Home Loss Payments Procedure
9. Disturbance Payments Procedure
10. Appeals Procedure for Disturbance Claims

1. INTRODUCTION

- 1.1 This document sets out the policy and procedure for the making of Home Loss Payments and Disturbance Payments to Secure Tenants, who are entitled to such payments in accordance with Council policy (including the Land Compensation Act 1973), currently living in homes within 1-8 Neville House, 1-64 Winterleys, 113-128 Carlton House and 1-71 Blake Court, South Kilburn which will be demolished as part of the South Kilburn regeneration programme. The aim of the policy is to ensure effective and consistent arrangements for the making of Home Loss Payments and Disturbance Payments.

2. TERMS USED IN THIS POLICY

- 2.1 **1-71 Blake Court** means homes in 1 to 71 Blake Court, Malvern Road, NW6 5PW which are due for demolition as part of the South Kilburn regeneration programme.
- 2.2 **113-128 Carlton House** means homes in 113 to 128 Carlton House, Canterbury Terrace, NW6 5DU which are due to demolition as part of the South Kilburn regeneration programme.
- 2.3 **1-8 Neville House** means homes in 1 to 8 Neville House, Neville Road, Kilburn London NW6 5BT which are due for demolition as part of the South Kilburn regeneration programme
- 2.4 **1-64 Winterleys** means homes in 1 to 64 Winterleys, Albert Road, NW6 5DR which are due for demolition as part of the South Kilburn regeneration programme.
- 2.5 **Chippenham Gardens Redevelopment Site** means homes to be built on the Chippenham Gardens Site on 4-26 Stuart Road (even numbers only) and 5-9 Chippenham Gardens as part of phase 3a of the South Kilburn regeneration programme. This site will include approximately 22 affordable homes, of which 12 homes have one bedroom, 4 homes have two bedrooms and 6 homes have 3 – (Please see Appendix 3 –Site Plans of new redevelopment schemes).
- 2.6 **Disturbance Payment** means a payment for removal and other expenses that the Council makes to Secure Tenants in accordance with Council policy (including the Land Compensation Act 1973).
- 2.7 **Gloucester and Durham Redevelopment Site** means homes to be Gloucester and Durham redevelopment site on Durham Court and Garages, Kilburn Park Road, London, NW6 & Gloucester House and Garages, Cambridge Road, London, NW6 (Please see Appendix 3 –Site Plans of new redevelopment schemes) as part of phase 3a of the South Kilburn regeneration programme. This site will include 102 affordable homes, of which 35 homes have one bedroom, 35 homes have two bedrooms, 31 homes have three bedrooms and 1 home has four bedrooms.
- 2.8 **Home Loss Payment** means a payment that is made to Secure Tenants in accordance with the Land Compensation Act 1973.
- 2.9 **Peel Redevelopment Site** means homes to be built on Peel Precinct, 97-112 Carlton House and 8 to 14 Neville Close, 2 Canterbury Road & Peel site garages part of phase 3a/3b – (Please see Appendix 3 –Site Plans of new redevelopment schemes). The Site includes 42 affordable homes, 11 homes have one bedroom, 12 homes have two bedrooms, 15 homes have three bedrooms and 4 home has four bedrooms). *22 of the affordable homes have been ring-fenced for existing secure tenants living in Peel Precinct, 97 to 112 Carlton House and 8 to 14 Neville Close. Therefore 20 of the 42 affordable homes will be available for secure tenants living in homes within 1-8 Neville House, 1-64 Winterleys, 113-128 Carlton House and 1-71 Blake Court (of which 2 homes have one bedroom, 4 homes have 2 bedrooms, 10 homes have three bedrooms and 4 homes have 4 bedrooms).

- 2.10** *Queens Park/Cullen House Redevelopment Site* means homes to be built on the site at Cullen House, Salusbury Road NW6, 313 & 341 Kilburn Lane, 50 Claremont Road W9 and car parks as part of phase 3a/3b of the South Kilburn regeneration programme (Please see Appendix 3 –Site Plans of new redevelopment schemes). The site will include 39 affordable homes, of which 20 homes will be 1 bedroom, 13 homes will be 2 bedrooms, 3 homes will be three bedrooms and 3 homes will be four bedrooms.
- 2.11** *Secure Tenants* means those people who let their homes from the Council on Secure Tenancies as defined in the Housing Act 1985 and who the Council have a duty to rehouse
- 2.12** *The Council* means Brent Council

3. PEOPLE AFFECTED

- 3.1** This policy affects Secure Tenants living in homes within South Kilburn which will be demolished as part of the South Kilburn regeneration programme.

4. HOME LOSS AND DISTURBANCE PAYMENTS POLICY

- 4.1** The Council will pay Home Loss Payments and Disturbance Payment to Secure Tenants who lose their homes as part of the South Kilburn regeneration programme. Not all Secure Tenants who lose their homes will be entitled to Home Loss Payments and Disturbance Payments.
- 4.2** Secure Tenants who move out of their homes, provided that they have lived there for at least 12 months before their move and it is their only or principal home, will be eligible for a Home Loss Payment which is currently £6,100 but which may change in line with government legislation over the period of the regeneration. The Council will always pay the rate which applies at the time of the Secure Tenant's move.
- 4.3** Home Loss Payments and Disturbance Payments will be dealt with after the move to the new home when claim forms should be submitted, as set out in this policy.
- 4.4** Secure Tenants who are joint tenants are only entitled to one Home Loss Payment and Disturbance Payment, which can be paid in equal shares to both parties where requested in writing by them.
- 4.5** The borough-wide housing policy that allows Secure Tenants who down size to a smaller property for a financial incentive does not apply to Secure Tenants of South Kilburn if they receive a statutory Home Loss Payment.
- 4.6** Secure Tenants who wish to move to the private sector as outlined in **section 7.5.5 and 7.6.5** of the Allocation Policy for Secure Tenants with homes in 1-8 Neville House, 1-64 Winterleys, 113-128 Carlton House and 1-71 Blake Court will receive Home Loss Payments and Disturbance Payments as required by law.
- 4.7** Where Secure Tenants moves temporarily within South Kilburn to a home that will become due for demolition under the South Kilburn regeneration programme and occupy this temporary property in excess of twelve months, then they may be entitled to a second statutory Home Loss payment once they move to their new home within the South Kilburn regeneration programme.

The instances where Secure Tenants may move temporarily within South Kilburn to a home that will be due for demolition under the South Kilburn regeneration programme are explained in **paragraphs 7.5.4 and 7.6.4** of the Allocation Policy for Secure Tenants with homes in 1-8 Neville House, 1-64 Winterleys, 113-128 Carlton House and 1-71 Blake Court, South Kilburn.

5. ADVANCE PAYMENTS OF HOME LOSS

5.1 Secure Tenants can request for an advance payment of Home Loss to be made if they are moving to:

- A permanent home within South Kilburn that is an existing Council property that is not due for demolition as part of the South Kilburn regeneration programme;
- A permanent home outside South Kilburn;
- A temporary move within South Kilburn to a home that will become due for demolition under the South Kilburn regeneration programme;
- A move elsewhere within the Borough or outside of Brent.

5.2 If a request for an advance payment of Home Loss is received, it is sent to the Estate Regeneration Re-housing Manager for consideration. The Estate Regeneration Re-housing Manager has the discretion to approve or reject requests for advance payments or make partial advance payment of Home Loss to the Secure Tenant.

5.3 Requests for advance payments of Home Loss will not be considered from Secure Tenants who are moving to a permanent new home within the South Kilburn regeneration programme.

6. RENT ARREARS AND OUTSTANDING COURT COSTS

6.1 Secure Tenants with rent arrears will be expected to clear the full sum of monies owed to the Council. The Council will pursue all rent arrears in line with its arrears procedure. Where a Secure Tenant has been taken to court for recovery of rent and the Secure Tenant has kept to the terms of the court order, then the Council will off-set any remaining rent arrears and outstanding court costs against any Home Loss Payment.

6.2 Where a Secure Tenant has not complied with any court order for the recovery of rent arrears or where the level of arrears exceeds the Home Loss payment, the Council reserves the right not to offer a Secure Tenant a new home in South Kilburn.

7. DISTURBANCE PAYMENTS – KEY PRINCIPLES

7.1 The Council will pay disturbance payments to Secure Tenants who lose their homes as part of the South Kilburn regeneration programme and who are entitled to such payments in accordance with Council policy (including the Land Compensation Act 1973). Reasonable disturbance costs may be payable and Secure Tenants who wish to claim for these costs will be required to produce evidence of the costs incurred. The following are examples of Disturbance payments that the Council has a legal duty to meet:

- Removal expenses (the Council pays for removals directly);
- Redirection of mail;
- Dismantling and re-assembly of Secure Tenants own furniture such as wardrobes;
- Telephone disconnection and reconnection;

- Compensation for the second hand value of carpet and curtains where no carpet and curtains are provided in replacement home (**see section 7.5 to 7.11**);
- Disconnection/reconnection of services;
- The second hand value of large items of furniture that cannot be dismantled or moved to the Secure Tenant's replacement property.

7.2 Key principles relating to Disturbance Payments are as follows:

- The onus is on the Secure Tenant to justify their claim; there is no pre-determined disturbance allowance;
- Claims can only be made for costs incurred as a direct result of being disturbed;
- Secure Tenants should be no worse off or better off than before their move;
- Costs must be reasonable. For example, Secure Tenants cannot claim compensation for any fixtures and fittings such as mixer taps that they have replaced in their current home as fixtures and fittings will be provided in replacement home;
- Where appliances are supplied within new properties e.g. cooker, washing machine or fridge freezer, no reconnection fees will be paid.

Adaptation of Carpets/Curtains

7.3 If carpets and/or curtains could be adapted to fit in the replacement property, the Council would pay for the adaption, where such items are not provided in replacement home. If the Secure Tenant chooses not to adapt the carpets and/or curtains, nor does the Secure Tenant use them in their replacement property, then the Secure Tenant would not be able to claim compensation.

7.4 Carpets and/or curtains are deemed to be adaptable if they satisfy the following criteria:

- The existing carpets/curtains is the same size or larger than required in the replacement home;
- Foam-backed carpets, unlined curtains and lino are 3 years old or less;
- Hessian-backed carpets and lined curtains are 6 years old or less.

Compensation for Carpets, Curtains or Large Items of Furniture

7.5 Secure Tenants can claim the second hand value of carpets and curtains where such items are not provided in replacement home or are not adaptable as outlined above. Where it is agreed that an item needs replacing, rather than adapting, the compensation paid to the Secure Tenant will be based on the cost of the item when it was new, less a percentage discount according to the existing age of the item. Therefore, the older the existing item, the less amount of compensation the Secure Tenant will receive.

7.6 Secure Tenants can also claim for large items of furniture that cannot be dismantled or moved to their replacement home. Details of the Secure Tenants existing carpets, curtains and large items of furniture would have been recorded in the Housing Needs Assessment by the Estate Regeneration Team at the time of the first home visit or at the point that the Secure Tenant accepts the suitable offer of alternative accommodation.

7.7 The age of the existing carpet must be assessed. If the Secure Tenant can show receipts as proof of purchase this is desirable, if not, an agreement must be reached on the age and condition of the carpet or curtains with the Estate Regeneration Re-housing Manager at the time the Housing Needs Assessment is completed.

7.8 The second-hand value of **hessian-backed carpets, lined curtains and large items of furniture that cannot be dismantled or moved to replacement home**, with a life expectancy of 10 years is calculated using the following formula:

Age of Carpet/ Curtains/ Large Item of Furniture	Value of Carpet/ Curtains/ Large Item of Furniture	Less Depreciation
1 year	Replacement Value	8%
2 years	Replacement Value	16%
3 years	Replacement Value	24%
4 years	Replacement Value	32%
5 years	Replacement Value	40%
6 years	Replacement Value	48%
7 years	Replacement Value	56%
8 years	Replacement Value	64%
9 years	Replacement Value	72%
10 years	Replacement Value	80%

7.9 An example of a calculation using this table is as follows:

A Secure Tenant has a hessian-backed carpet which is 5 years old and 20 square meters in size that cannot be adapted to fit in their replacement property. The replacement value of the carpet is £8 per square meter. The second-hand value of the carpet is calculated as follows:

Replacement value 20sqm x £8 per sqm	£160
Less depreciation at 40%	(£64)
Disturbance allowance paid to Secure Tenant	£96

7.10 The second-hand value of **foam-backed carpets and unlined curtains**, with a life expectancy of 5 years is calculated using the following formula:

Age of Carpet/ Curtains/ Large Item of Furniture	Value of Carpet/ Curtains/ Large Item of Furniture	Less Depreciation
1 year	Replacement Value	16%
2 years	Replacement Value	32%
3 years	Replacement Value	48%
4 years	Replacement Value	64%
5 years	Replacement Value	80%

7.11 An example of a calculation using this table is as follows:

A Secure Tenant has a foam-backed carpet which is 7 years old and 20 square meters in size that cannot be adapted to fit in their replacement property. The replacement value of the carpet is £6 per square meter. The second-hand value of the carpet is calculated as follows:

Replacement value 20sqm x £6 per sqm	£120
Less depreciation at 80%	(£96)
Disturbance allowance paid to Secure Tenant	£24

7.12 Please note that **claims for any products purchased within a three year period will need to be validated with proof of purchase**. i.e. a receipt or bank statement.

8. HOME LOSS PAYMENTS PROCEDURE

- 8.1** The Estate Regeneration Team will request in writing bank details from Secure Tenants so the payments can be made directly into the Secure Tenant's bank account by Bankers' Automated Clearing Service (BACS). Payments can be made to Secure Tenants by cheque; however payments by cheque take longer than BACS payments.
- 8.2** Secure Tenants will be invited to attend a meeting to sign the tenancy agreement for their replacement home and to sign a form to end the tenancy on their current home within 1-8 Neville House, 1-64 Winterleys, 113-128 Carlton House and 1-71 Blake Court. At this meeting, Secure Tenants will also be asked to complete and sign a Home Loss Claim Form (Annex 1).
- 8.3** If there are arrears owing on the Secure Tenant's account (rent arrears and court costs), these will be deducted from the Home Loss payment.
- 8.4** The Council will make Home Loss payments within 35 working days of receipt by the Council of a valid claim form and once the Secure Tenant has returned the keys of their old home within 1-8 Neville House, 1-64 Winterleys, 113-128 Carlton House and 1-71 Blake Court.

9. DISTURBANCE PAYMENTS PROCEDURE

- 9.1** Disturbance claims should be made on the form provided (Annex 2). Disturbance claims should be signed and dated by the Secure Tenant and should be sent to the Estate Regeneration Team at the address shown on the claim form, within 3 months of a Secure Tenant moving to their replacement home. Secure Tenants are asked to claim all the costs incurred as a result of their move on one claim form.
- 9.2** Secure Tenants must support their claim for Disturbance costs with receipts to confirm the items being claimed have been paid. Claims for the cost of goods and services that are not supported by receipts will be not considered. Claims for the cost of goods and services that are supported by hand-written or cash receipts will not be considered.
- 9.3** The Disturbance claim will be assessed by the Estate Regeneration Team. The Estate Regeneration Team has the discretion to approve all or part of a claim for Disturbance, reject a claim for Disturbance or seek further information from the Secure Tenant making the claim.
- 9.4** Disturbance Payments will be paid to Secure Tenants through the BACS system. The Council will make Disturbance Payments within 35 working days of receipt by the Council of a valid claim form.

10. APPEALS PROCEDURE FOR DISTURBANCE CLAIMS

- 10.1** If a Secure Tenant believes the Council's assessment of their Disturbance payment is unreasonable, they will have the right to appeal the decision within 10 working days of the Council's assessment of the claim for Disturbance.
- 10.2** If a Secure Tenant wishes to make an appeal, the Secure Tenant must write to the Council at the address below specifying the reasons why they believe the assessment of their claim for Disturbance is unreasonable.

10.3 Appeals should be sent to:

Linda Beasley

Estate Regeneration Re-housing Manager

Community Resource Centre, William Dunbar House, Albert Road, South Kilburn, NW6 5DE.

10.4 If an appeal is received within the allowed time limit, the Estate Regeneration Re-housing Manager will assess the appeal in light of the information provided within 10 working days of receipt of the appeal.

10.5 If the Estate Regeneration Re-housing Manager agrees with the Secure Tenant's appeal, the Council will reassess the claim for disturbance. If the Estate Regeneration Re-housing Manager does not agree with the Secure Tenant's appeal, the Estate Regeneration-housing Manager will inform the tenant in writing, outlining the reasons why the appeal has been rejected.

I certify that I will be moving from the above address, into alternative permanent/temporary housing. I note also:

- (a) I shall be responsible for the payment of the rent of my present accommodation until the Sunday prior to my tenancy date. I will arrange for the keys to be returned to the **Estate Regeneration Rehousing Team, Community Resource Centre, William Dunbar House, Albert Road, South Kilburn, London NW6 5DE.**
- (b) My Home loss Claim for **£6,100.00 (subject to below deductions)** will only be processed when all the keys for my current address are returned.
- (c) I claim the maximum amount of **£6,100.00** due to the rent account, of my existing property being in credit at the termination date of the tenancy. Also, I am aware, that if any rent arrears, Court Cost, Council Tax including those from previous accommodation, or Housing Benefit, owed to the Council they will be deducted from my Home loss.
- (d) I also understand that once the final Home loss Payment has been made, if there are any other monies I owed to the London Borough of Brent, I will still be liable for them to be paid.
- (e) I agree not to remove any fixtures and fittings, e.g. door handles, light switches, rose pendants, kitchen and bathroom sinks and acknowledge that if I remove any fixtures and fittings the cost to replace them will be deducted from my Home Loss Payment.

Signed: Date:.....

Official Use

	Amount	Date Inputted	Appr
<i>Tenant's details entered on Oracle Supplier Management</i>			
<i>Date keys returned</i>			
<i>Rent Arrears (as at)</i>	£		
<i>Rent in Credit (as at)</i>	£		
<i>Court Costs owed (as at)</i>	£		
<i>Housing Benefit Overpayment owed (as at</i>			
<i>Purchase of</i>			
<i>Advance Home loss Payable</i>	£		
<i>Total withheld</i>	£		
<i>Total Amount Withheld</i>	£		
<i>Home loss Payable</i>	£		
<i>Total of Home loss</i>	£		
<i>Letter to tenants notifying of Home loss and Deductions</i>			
<i>Date invoice raised to Rent Income, for rent arrears</i>			
<i>Arrears paid to Rent Income</i>	£		

NAME OF PERSON OTHER THAN TENANT WHO PAYMENT TO BE PAID TO

<i>Title</i>			<i>Initials</i>			<i>Surname</i>															

PAYMENT BY BACS (DIRECT TO YOUR BANK)

Please provide details of your bank account below Name of Bank.....

.

Sort code.....

Account number.....

If a building society, provide Roll Number.....

Signed..... Date.....

Annex 2

**SOUTH KILBURN REGENERATION SCHEME
DISTURBANCE CLAIM FORM**

As part of your claim for a disturbance payment, you are required to provide the following itemised information when submitting receipts. Unfortunately, your claim cannot be processed without this information, it is therefore essential that you submit these details.

You will only be reimbursed on a sliding scale to replace floor covering and curtains. Please refer to the Home Loss and Disturbance Policy for Secure Tenants with Homes in South Kilburn for further information. However if there is new or good quality flooring in your replacement property, then you will not receive financial compensation for similar items left behind.

Secure tenants must support their claim for Disturbance costs with receipts to confirm the items being claimed have been paid. Claims for the cost of goods and services that are not supported by hand-written or cash receipts will not be considered.

THIS FORM SHOULD BE COMPLETED AND RETURNED TO THE ESTATE REGENERATION TEAM WITHIN THREE MONTHS AFTER YOU HAVE MOVED TO YOUR NEW ADDRESS

Tenant Name(s)

Telephone No:

Your new address

Date of moving to
this new
address

--

Your old address

Previous Accommodation: Type: (Please Delete)

Maisonette/ Flat

Number of Bedrooms:.....

Number of Other Rooms:..... (Excluding Kitchen WC and Bathroom)

To be completed by Housing Officer prior to move.

Please list all rooms in which you currently have Carpets and state whether Hessian Backed or Foam Backed and laminate/wooden flooring, is it click or glued

No.	Room Size	Carpet/ Flooring Size	Date of Purchase/ Estimated Age	Hessian/ Foam Backed	Cost per SQM	Room i.e. Bedroom/ Living room
1						
2						
3						
4						
5						
6						

Please list all rooms in which you have Curtains or Blinds.

No.	Window Size	Curtain Size	Date of Purchase/ Estimated age	Cost per SQM Cost of Blinds or Ready Made Curtains
1				
2				
3				
4				
5				
6				

Receipts for all these items must be attached.

Section A: Adaptations

List below details of any room where your existing carpets/flooring and curtains can be adapted for your new accommodation

No.	Room Size and Use	Flooring Adapted Quote room no. from old Accommodation	Cost	Curtains Adapted Quote room no. from old Accommodation	Cost
1					
2					
3					
4					
5					
6					

Section B Replacement

List below details of any rooms where your existing carpets/flooring and curtains cannot be adapted and the cost of replacement you wish to claim.

No.	Room Size and Use	Carpet Size	Cost per SQM	Curtain Size	Window Size	Cost per SQM/ Cost of Blinds
1						
2						
3						
4						
5						
6						

Receipts for all these items must be attached.

Items Claimed	Cost
Disconnection/ Reconnection	
Telephone *	
Re- Direction of Mail	
Other Reasonable Expenses (detail required)	
Sub Total	
Cost of adapting:	
Curtains/ Carpets/Laminate	
Cost of replacing	
Curtains/Carpets/Laminate	
Total Cost	

*The disconnection and reconnection of your telephone is your responsibility.

Declaration

I certify that I have incurred the above costs and that the information given is correct. I now claim disturbance payment from Brent Council.

Signed:

Date:

Please return this form to Estate Regeneration Rehousing Team, accompanied by the necessary receipts.

For Area Office Use Only

Date Returned:	Rent Arrears £	as at
Reason for Claim:	Date of Visit	
Reason For Rent Arrears		
Entitlement Checked by:	Maintaining an Agreement: Yes / No	
Authorised Manager:	Passed for Payment:	

Site Plans of New Redevelopment Schemes

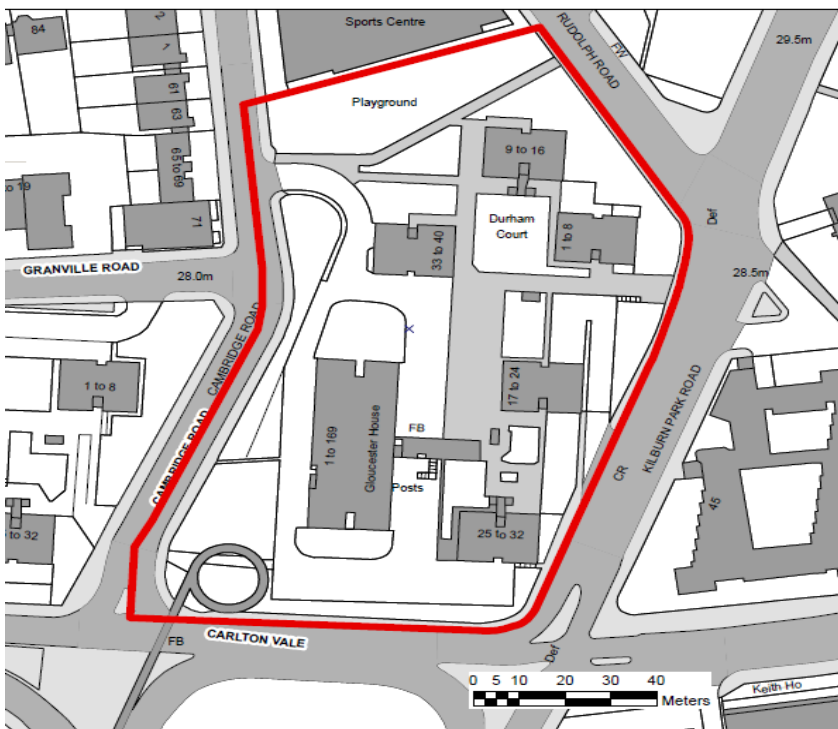
Chippenham Gardens Redevelopment Site:

4-26 Stuart Road (even numbers only), 5-9 Chippenham Gardens.



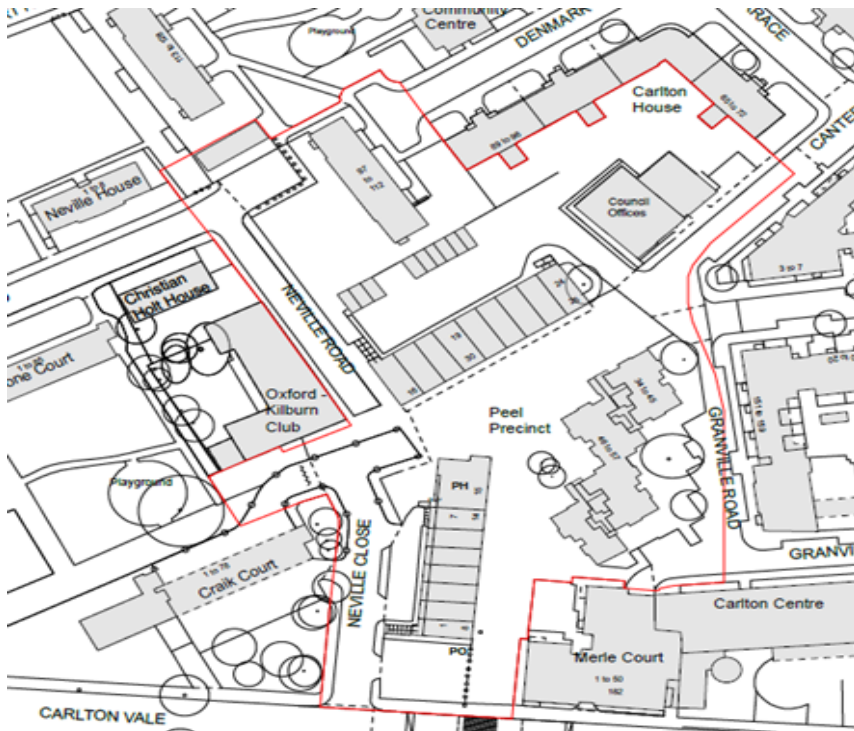
Gloucester House and Durham Court Redevelopment Site:

Durham Court and Garages, Kilburn Park Road, London, NW6 & Gloucester House and Garages, Cambridge Road, London, NW6.



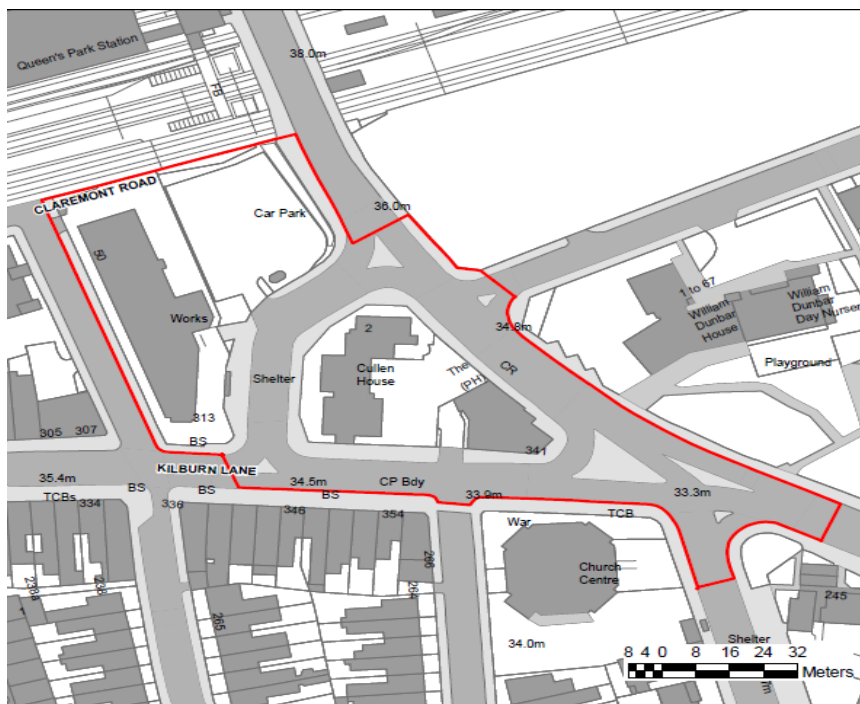
Peel Redevelopment Site:

Peel Precinct, 97-112 Carlton House and 8 to 14 Neville Close, 2 Canterbury Road & Peel site garages.



Queens Park/Cullen House Redevelopment Site:

Cullen House, Salusbury Road NW6, 313 & 341 Kilburn Lane, 50 Claremont Road W9.



Contacts

London Borough of Brent

The Estate Regeneration Team can be contacted regarding any questions you may have about these three proposals. Please contact:

Marie Frederick, Estate Regeneration Team,
Tel: 020 8937 1621 or;
Linda Beasley, Estate Regeneration Team,
Tel: 020 8937 2512



Estate Regeneration Team,
Community Resource Centre,
William Dunbar House,
Albert Road,
South Kilburn,
London, NW6 5DE.

First Call Housing

First Call offer independent and impartial advice to tenants and leaseholders across the South Kilburn regeneration area. The team have provided advice to residents on over 90 projects covering over 500,000 households.

First Call provide high quality, accessible support and advice covering a whole range of legal, practical and financial advice on the implications of all housing investment options. They support greater resident involvement in choices over the future of your homes and neighbourhood. Their aim is to make sure people can make an informed choice about what happens in their communities.

They also work closely with and support the Tenants Steering Group, which meets regularly and is open to all tenants. First Call are happy to visit tenants and leaseholders in their own homes and provide interpreters if needed.

Louis Blair is your Independent resident advisor.

Contact him on Freephone **0300 365 7150** or email southkilburn@first-call-housing.com



Please contact him if you need any clarification on the contents of this booklet or enclosed and how it will affect you.

Citizen's Advice Bureau

The Citizen's Advice Bureau provide free, independent, confidential and impartial advice to everyone on their rights and responsibilities. Their contact details are:

Brent Citizens Advice Bureau
270-272 High Road
Willesden
London,
NW10 2EY

Telephone: 020 8438 1249;
0845 050 5250





Estate Regeneration Rehousing Team
Community Resource Centre,
William Dunbar House,
Albert Road, South Kilburn,
London, NW6 5DE.