WESTMINSTER CITY COUNCIL

STATEMENT OF DECISION

SUBJECT: TENANT POLICY FOR HOUSING RENEWAL AREAS

Notice is hereby given that the Cabinet Member for Finance, Property and Regeneration has made the following executive decision on the above mentioned subject for the reasons set out below.

Summary of Decision

1. That the Cabinet Member for Finance, Property and Regeneration agreed the Policy for Tenants in Housing Renewal Areas 2019 as set out in Appendix B and noted that it replaces the Westminster City Council Tenant Decant Policy for Renewal Areas 2015.

2. That the Cabinet Member for Finance, Property and Regeneration agreed that the Policy for Tenants in Housing Renewal Areas 2019 in Appendix B be applied to current and future designated housing renewal areas.

3. That the Cabinet Member for Finance, Property and Regeneration delegated authority to the Director responsible for Regeneration, in conjunction with the Cabinet Member responsible for Regeneration, to decide when the Policy should be implemented.

4. That the Cabinet Member for Finance, Property and Regeneration noted that adjustments as set out below be made to the Council's Housing Allocation Scheme so that it be in line with the proposed Policy for Tenants in Housing Renewal Areas 2019:

    4.1 Council tenants that need to move due to housing renewal have the highest priority.

    4.2 Additional priority is awarded to council tenants that are moving under Options 2 and 3 in the Policy that meet the criteria set out in 7.20, so those with the highest needs are prioritised for local supply.

    4.3 That the Allocation Scheme makes it clear that there are some variations to the usual Bedroom Standard, which determines the size of the new home, for tenants moving due to housing renewal, such as in the circumstances set out at 7.7, 7.9 and 7.12 of the Policy.

5. That the Cabinet Member for Finance, Policy and Regeneration noted that adjustments be made to the council's Accommodation Placement Policy for Homeless Households so households in temporary accommodation in housing renewal areas, that need to move due to housing renewal, will be prioritised for alternative temporary accommodation in London (Band 2 of the Policy), unless they meet the criteria for Band 1.

6. That the Cabinet Member for Finance, Property and Regeneration noted that adjustments be made to the selection criteria for Homeownership Westminster,

the council's intermediate housing service, to give council tenants affected by housing renewal high priority for any local home ownership opportunities.

Reasons for Decision

1. An updated Policy for Tenants in Housing Renewal Areas is needed in order to improve the council's rehousing offer to affected council tenants and to incorporate the learning from the council having run decant programmes for a number of years.

2. An improved Policy will help to ensure that schemes are not delayed due to council tenants not having an attractive offer and being unwilling to move. This in turn will help to ensure that the new affordable homes being developed through housing renewal are delivered as quickly as possible for those in housing need.

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