

WESTMINSTER CITY COUNCIL

STATEMENT OF DECISION

SUBJECT: SUPPLY AND ALLOCATION OF SOCIAL HOUSING 2017/18

Notice is hereby given that the Cabinet Member for Housing 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 Housing noted the projected supply and proposed allocation of rented housing, as considered in paragraph 3.1 of the report and set out in Appendices A, B and B1.
2. That the Cabinet Member for Housing agreed that:
 - (a) A local lettings plan be developed for each new City West Homes infill housing development that prioritises meeting local housing need in line with the Council's Housing Allocations Policy and noted that direct consultation with local residents on the formation of each local lettings plan will be completed.
 - (b) Authority be delegated to the Director of Housing and Regeneration in consultation with the Cabinet Member for the approval of each plan.
 - (c) That paragraph 16.1 of the Allocations Policy be amended to include that the objectives of Local Lettings Plans are to 'Promote the benefits of development to existing communities to encourage local resident support' and noted that where it is determined there does not exist a local need for a particular property type, e.g. wheelchair adapted properties, such properties will be let in accordance with the Allocations Policy to those higher priority households in greatest need.
3. That the Cabinet Member for Housing agreed that:
 - (a) Direct offers of the next suitable (like for like) property for the household's needs (depending on the individual risk for that household) replace the three month bidding period and that a review of the requirement for a management transfer be undertaken every 12 weeks.
 - (b) Director's Discretion be considered on a case by case basis where possession action is being taken by CityWest Homes against the tenant and a management transfer is required.

4. The Cabinet Member for Housing agreed that the Council provide 2 one bed properties per year for the Veteran's Nomination Scheme to secure social housing for former members of the armed forces.
5. That the Cabinet Member for Housing noted that it is confirmed that the additional points for working households scheme applies to those who have been awarded the points and are now on maternity leave from their employment.

Reasons for Decision

The proposals contained in this report set out the issues related to the development of allocation projections for social housing for 2017/18 to meet the Council's statutory obligations, meet the varying demands for social housing and to reduce the numbers of people living in Temporary Accommodation who are waiting for social housing.

Charlie Parker, Chief Executive
Westminster City Hall
5 Strand
LONDON WC2N 5HR

Publication Date: 23 November 2017

Implementation Date: 30 November 2017, 5.00pm

Reference: CMfH/2017-2018/12