



# City of Westminster Cabinet Member Report

<b>Decision Maker:</b>	Cabinet Member for Finance, Property and Regeneration
<b>Date:</b>	3 September 2019
<b>Classification:</b>	General Release
<b>Title:</b>	Policy for Tenants in Housing Renewal Areas 2019
<b>Wards Affected:</b>	All
<b>Key Decision:</b>	Yes
<b>Financial Summary:</b>	The changes to this Policy will not result in any fundamental changes to the costs associated with decanting tenants.
<b>Report of:</b>	Executive Director of Growth, Planning and Housing

## 1. Executive Summary

- 1.1 The new proposed Policy for Tenants in Housing Renewal Areas 2019 sets out the rehousing rights and options, support and financial compensation for council tenants that need to move due to housing renewal. It replaces the current Policy, published in 2015, and improves it. Core to the Policy is the right of council tenants to a new home in the redevelopment with the same tenancy type as they have now and with similar rents.
- 1.2 Areas of improvement include: council tenants needing to move having the highest priority to do so in the council's Housing Allocation Scheme (so they can move more quickly); the right to remain in or return to the local area being extended to Community Supportive Housing (sheltered) tenants; more flexibility for older household members to be included in the assessment to determine bedroom size of the new home; and flexibility for under occupiers to be offered

one bedroom above their needs for their permanent rehousing (subject to available supply).

- 1.3 The Policy also sets out the approach to private and temporary accommodation tenants (homeless households) living in housing renewal areas and that need to move. Private tenants will be visited and those at risk of homelessness will be referred to the council's homelessness service. Temporary accommodation tenants that are within twelve months of being offered social housing will be awarded additional priority, to help bring forward their move and to avoid them having to move twice in a short period of time.
- 1.4 The draft Policy was consulted on and twenty six responses were received. Some adjustments have been made to the Policy as a result of the consultation and also as a result of the Equality Impact Assessment which was carried out on it.

## **2. Recommendations**

- 2.1 That the **Policy for Tenants in Housing Renewal Areas 2019** in Appendix B is agreed and that it replaces the Westminster City Council Tenant Decant Policy for Renewal Areas 2015.
- 2.2 That the **Policy for Tenants in Housing Renewal Areas 2019** in Appendix B is applied to current and future designated housing renewal areas.
- 2.3 That the Director responsible for Regeneration has the delegated authority, in conjunction with the Cabinet Member responsible for Regeneration, to decide when the Policy should be implemented.
- 2.4 That adjustments are made to the council's Housing Allocation Scheme so that in line with the proposed Policy for Tenants in Housing Renewal Areas 2019:
  - 2.4.1 Council tenants that need to move due to housing renewal have the highest priority.
  - 2.4.2 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.
  - 2.4.3 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.
- 2.5 That adjustments are 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.

- 2.6 That adjustments are 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.

### **3. Reasons for Decision**

- 3.1 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.
- 3.2 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.

### **4. Background, including Policy Context**

- 4.1 In 2010, the council published its Housing Renewal Strategy which identified a number of housing renewal areas. The Strategy aimed in each of these areas to develop new replacement and additional affordable housing, all of which will meet modern standards. To achieve this can mean that some tenants need to move. Currently the housing renewal areas are the Tollgate Gardens and Ebury Bridge Estates and the Church Street area and these projects are all at different stages.
- 4.2 Improving and increasing affordable housing through housing renewal and other means are key policy objectives for the council. There is a shortage of affordable housing in Westminster to meet demand, with nearly 4,000 households in need of social housing and 3,000 in need of intermediate housing. The Housing Strategy: Direction of Travel Statement 2015 highlighted the council's intention to deliver existing renewal programmes and to continue moving towards housing renewal becoming 'business as usual'. Housing renewal will also help deliver the council's 'City for All' objective of delivering at least 1,850 new affordable homes by 2023.
- 4.3 There can be council, temporary accommodation (for homeless households) and private tenants living in housing renewal areas, all of whom may need to move to enable housing renewal to go ahead. In 2015 the council published its rehousing offer to tenants in the 'Westminster City Council Tenant Decant Policy for

Renewal Areas 2015'. At the core of this Policy was council tenants having an option to move into one of the new social homes in the redevelopment.

- 4.4 A new draft Policy was consulted on from November 2018 to February 2019 and a final updated Policy is now proposed. This does not fundamentally change the council's offer to council tenants, but aims to improve, update and simplify it and to incorporate relevant learning into it.
- 4.5 In updating the Policy the Mayor's 'Good Practice Guide to Estate Regeneration 2018: Better Homes for Local People' has been considered and it is in line with the Guide in that:
- Council tenants have a right to remain in/return to the area through the offer of a newly developed home of the size needed
  - Council tenants needing to move have the highest priority in the council's Housing Allocation Scheme
  - There is discretion to offer under occupiers new homes with one additional bedroom above their assessed need, for their permanent move, subject to supply
  - Full financial compensation, in line with statutory criteria, is offered to council tenants that need to move
  - There is assistance for private tenants that need to move.
- 4.6 The updated Policy is also in line with the Ministry of Housing, Communities and Local Government, 'Estate Regeneration National Strategy: Resident Engagement and Protection 2016', in that it offers council tenants a right to return alongside other rehousing options.

## **5. Aims of the Policy/Summary**

- 5.1 The aims of the Policy with regards to council tenants are to ensure:
- They have the right to remain in, or return to, the housing renewal area so they can benefit from the new social homes and retain their local links and networks
  - There are other rehousing options to suit different circumstances
  - The same tenancy rights and conditions are retained as far as possible, so council tenants are not disadvantaged by housing renewal
  - Local problems such as overcrowding are addressed
  - Tenants are supported to move
  - There is a fair and transparent approach to rehousing
  - The requirements of other households in need of social housing are also considered as there are currently 3,800 households with priority for social housing, which includes 2,700 homeless households living in temporary accommodation.

5.2 Council tenants needing to move have a number of rehousing rights and options:

***Those that want to remain in the housing renewal area have the right to:***

1. Move straight into one of the new council homes if this is possible
2. Move into another social home in Westminster for a temporary period and then move into one of the new council homes when they are ready

***Those that do not want to move into one of the new homes can:***

3. Move into another social home in Westminster

***Those that are interested in becoming home owners can:***

4. Have high priority for any of the new intermediate homes developed in the housing renewal area

5.3 The new social homes will be of size needed, rather than the same size as the current home, so overcrowding will be resolved, but under occupiers could be offered a smaller home. The Policy provides information on how the size of the new home will be assessed and the general processes that will be followed.

5.4 Homeless households living in temporary accommodation, that are within twelve months of being rehoused into social housing, will be awarded additional priority to help them move more quickly, so they don't have to move twice in a short period of time. Those that don't meet these criteria will be prioritised for alternative temporary accommodation within Westminster (if they meet existing criteria) or in London. Private tenants will be visited at least once and those at risk of homelessness referred to the relevant services.

5.5 The proposed Policy represents an improved offer to tenants compared to the current one in that:

***Council tenants***

- The right to remain in, or return to, the housing renewal area has been extended to older tenants in Community Supportive (sheltered) Housing. (It is also expressed as a right rather than an option)
- Tenants needing to move will have the highest priority in the Allocation Scheme, meaning they can move ahead of most other groups
- Single people, living in one bedroom homes, that would normally only be eligible for studio, will be offered one bedroom homes (this is a variation from the current Housing Allocation Scheme)

- There is more flexibility to include older family members in the assessment which determines the size of the new home (this is a variation from the current Housing Allocation Scheme)
- There is a discretion to offer under occupiers homes with one bedroom above their assessed need, for permanent rehousing (subject to available supply) (this is a variation from the current Housing Allocation Scheme)
- There is a longer period of time to make an appeal under the Policy.

#### ***Other tenants***

- Temporary accommodation tenants will be prioritised for alternative temporary accommodation in London or in Westminster if they meet existing criteria
- Private tenants will be visited at least once and referred to homelessness services if needed.

## **6. Equality Implications**

- 6.1 A full equality impact assessment (EIA) has been carried out on the updated Policy and it is attached in Appendix C. The EIA considered the impacts on all council, temporary accommodation and private tenants that may be potentially affected and also on those directly affected in current housing renewal areas.
- 6.2 Some adjustments were made to the Policy as a result of the assessment. These are:
- That older council tenants in Community Supportive Housing (sheltered) would be offered a full right of return
  - There is a discretion for under occupiers, who are more likely to older, to be offered one bedroom above their assessed need
  - Single people living in one bedroom homes, that are more likely to have mental health problems, will be not be offered studios.
- 6.3 The EIA concludes that not all of the negative impacts can be mitigated. For example, temporary accommodation and private tenants cannot be offered a new home in the redevelopment as this could impact negatively on other groups that had been waiting longer for social housing or had a higher priority for it (there are currently nearly 4,000 households waiting for social housing in Westminster). Overall the EIA finds that the Policy is justified as it helps to meet the legitimate aim of increasing affordable housing supply through housing renewal.

## **7. Financial Implications**

- 7.1 The updates to this Policy do not result in any fundamental changes to the financial implication of decanting tenants.
- 7.2 Any one-off costs associated with decanting as part of regeneration schemes will be recorded as revenue costs within the Housing Revenue Account (HRA). The relocations team have provided a revised schedule of all anticipated decants and this will be included in the HRA Business Plan from 2020/21.

## **8. Legal Implications**

- 8.1 Counsel's advice has been sought on the Policy.
- 8.2 Tenants displaced due to the council's housing renewal proposals have statutory rights. These include the right of secure tenants to be re-housed. Provision of alternative council accommodation will need to be in accordance with the council's Housing Allocation Scheme. The Policy's eligibility criteria and assessment of need (with regard to bedroom size) mirrors those set out in the council's Housing Allocation Scheme, aside from some variations, which are set out in 5.5.
- 8.3 Displacement of tenants can also give rise to statutory compensation under the Land Compensation Act 1973 with financial compensation to be paid in line with the statutory framework relating to compulsory purchase; this includes a home loss payment (fixed by legislation) and reasonable disturbance payments.
- 8.4 Although the council will generally seek to decant tenants by agreement, where this fails, the council has powers under Ground 10 and 10A of the Housing Act 1985 to gain possession of secure tenancies, or as a last resort can use its compulsory purchase powers under Section 226 Town and Country Planning Act.
- 8.5 Section 149 of the Equality Act 2010 sets out the public sector equality duty which requires the local authority when exercising its functions to have due regard to the need to eliminate unlawful discrimination, harassment and victimisation; advance equality of opportunity between persons who share a relevant protected characteristic and persons who do not share it; and foster good relations between persons who share a relevant protected characteristic and those who do not. Relevant protected characteristics for these purposes include age, disability, gender reassignment, pregnancy and maternity, race, religion or belief, sex and sexual orientation.
- 8.6 An Equality Impact Assessment has been carried out and the findings are summarised in Section 6.

8.7 As a public authority, the council must take account of the provisions of the Human Rights Act 1998 and not act in a way which is incompatible with a Convention right. Under Article 8, any interference with the right to respect for a person's private and family life and home must be proportionate, and officers of the council need to ensure proportionality in their decision making, and Article 14 requires that there must be no unjustified discrimination within the scope of human rights on any grounds, such as sex, race, colour, language, religion, political or other opinion, national or social origin, association with a national minority, property, birth, or other status.

## 9. Risk Management Implications

9.1 A table of possible risks and mitigations is in table 1.

Table 1: Potential risks associated with the updated Policy and mitigations

	<b>Risk</b>	<b>Mitigation</b>
1.	<ul style="list-style-type: none"> <li>The policy doesn't meet the expectations of council tenants needing to move, for example, some may be offered smaller homes. This could in turn hold up housing renewal</li> </ul>	<ul style="list-style-type: none"> <li>The reasons behind this will be fully explained i.e. due to high levels of demand and the need to balance the needs of tenants affected by housing renewal with others in housing need</li> <li>A case management approach will be taken i.e. to explore all options</li> <li>Whilst every effort will be taken to obtain voluntary possession, legal action may be taken as a last resort</li> </ul>
2.	<ul style="list-style-type: none"> <li>The updated Policy is more flexible on the household members that are included in the assessment (to determine the size of the new home) and on the size. These changes could in turn reduce social supply for other households in need, at least in the medium term</li> </ul>	<ul style="list-style-type: none"> <li>The Policy is clear in 7.12 that where discretion is being exercised, under occupiers will only be offered an additional bedroom if there is available supply</li> <li>In the longer term housing renewal will increase supply for all groups in need, particularly families, as more larger homes will be developed</li> </ul>
3.	<ul style="list-style-type: none"> <li>High numbers of private tenants, at risk of homelessness, could be referred to the Early Intervention Trailblazer Service, beyond its current capacity</li> </ul>	<ul style="list-style-type: none"> <li>Referrals will be closely monitored and further resources dedicated to the Service if needed</li> </ul>

	<b>Risk</b>	<b>Mitigation</b>
4.	<ul style="list-style-type: none"> <li>More households are prioritised for temporary accommodation in London which could place pressure on supply</li> </ul>	<ul style="list-style-type: none"> <li>Every effort is made to procure temporary accommodation as close to Westminster as possible and only 3% is outside London</li> </ul>
5.	<ul style="list-style-type: none"> <li>New case law could develop, or national policy could change with regards to rehousing tenants</li> </ul>	<ul style="list-style-type: none"> <li>Officers will keep abreast of the landscape</li> </ul>

## 10. Consultation

10.1 The updated draft Policy was consulted on between November 2018 and February 2019 (given the low turn out at the Church Street drop-in session, a further event was held there in April 2019). A simple summary leaflet highlighting the proposed changes to the Policy was widely distributed. Respondents were invited to comment on the proposed changes to the Policy and to make any other comments about it.

10.2 Responses could be made by email, free post or at dedicated sessions at Ebury and Church Street. Twenty six responses were received and the Policy was discussed at 2 meetings.

Table 2: Responses to the consultation

<b>Response type</b>	<b>No</b>
Individual responses	21
Group responses	3
Organisational	2
<b>Total</b>	<b>26</b>
<b>Discussion at meetings</b>	
Ebury Community Futures Group Meeting	1
Residents Council meeting	1
<b>Total</b>	<b>2</b>

10.3 The main issues raised by consultees and the response to them are summarised in tables 3 and 4 and these highlight where changes are proposed.

Table 3: Feedback on proposed changes to the Policy

	Proposed change	Raised	Main comments	Response
	<i>Council tenants</i>			
1	<ul style="list-style-type: none"> <li>Changes to the appeals process</li> </ul>	X1	<ul style="list-style-type: none"> <li>Support for an extended period to make appeals, but not for the removal of decisions being made by a panel</li> </ul>	<ul style="list-style-type: none"> <li><i>No change.</i> There is now a longer period to appeal and the Policy is in line with the equivalent Leaseholder Policy</li> </ul>
2	<ul style="list-style-type: none"> <li>More flexibility for some older people to be included as part of the household, to determine the size of the new homes</li> </ul>	X5	<ul style="list-style-type: none"> <li>General view that the whole criteria should be more flexible</li> </ul>	<ul style="list-style-type: none"> <li><i>No change.</i> There is discretion in the Policy to deal with exceptional circumstances</li> </ul>
3	<ul style="list-style-type: none"> <li>Clarity on options for tenants in Community Supportive Housing (CSH or sheltered) i.e. that they may not have an option to return, if there is no CSH in the new development</li> </ul>	X2	<ul style="list-style-type: none"> <li>There should be right to return to CSH</li> </ul>	<ul style="list-style-type: none"> <li><i>Change.</i> The Policy now includes a right to return for CSH tenants</li> </ul>
4	<ul style="list-style-type: none"> <li>Higher priority in Allocation Scheme for those needing to move due to housing renewal (currently under occupiers wishing to downsize have the highest priority)</li> </ul>	X3	<ul style="list-style-type: none"> <li>Mixed views: ranging from support, to a view that downsizers and those needing to move due to housing renewal have equal priority</li> </ul>	<ul style="list-style-type: none"> <li><i>No change.</i> This enhanced priority will enable housing renewal to happen more quickly which will benefit all those in housing need</li> </ul>
5	<ul style="list-style-type: none"> <li>Changes to the way properties are let i.e. choice based lettings for a 'bidding period' followed by direct offers</li> </ul>	X2	<ul style="list-style-type: none"> <li>General comments made in support of choice based lettings</li> </ul>	<ul style="list-style-type: none"> <li><i>No change</i></li> </ul>

	<b>Proposed change</b>	<b>Raised</b>	<b>Main comments</b>	<b>Response</b>
6	<ul style="list-style-type: none"> <li>Flexible, rather than secure, tenancies to be issued, where separate tenancies are being offered to adult household members</li> </ul>	X1	<ul style="list-style-type: none"> <li>Only indirectly referred to</li> </ul>	<ul style="list-style-type: none"> <li><i>No change</i></li> </ul>
<i>Other tenants</i>				
7	<ul style="list-style-type: none"> <li>More help for private tenants at risk of homelessness</li> </ul>	X2	<ul style="list-style-type: none"> <li>There may be high numbers at risk of homelessness at Church Street</li> </ul>	<ul style="list-style-type: none"> <li><i>No change.</i> Numbers to be monitored and provision made</li> </ul>
8	<ul style="list-style-type: none"> <li>Homeless households in temporary accommodation, to be prioritised for alternative temporary accommodation in London (under the current policy they could move anywhere, including outside London)</li> </ul>	X7	<ul style="list-style-type: none"> <li>Addressed indirectly. General concern from homeless households feeling overlooked and not benefiting from housing renewal</li> </ul>	<ul style="list-style-type: none"> <li><i>No change.</i> Consideration was given to prioritising temporary accommodation households for 'in borough' accommodation, but this is not proposed as it could reduce supply for those with the highest needs to remain in Westminster (i.e. on health and welfare grounds)</li> </ul>

Table 4: Feedback on other areas of the Policy (three times or more)

	<b>Issue</b>	<b>Raised</b>	<b>Main comments</b>	<b>Response</b>
	<i>Council tenants</i>			
9	<ul style="list-style-type: none"> <li>The housing renewal process</li> </ul>	X6	<ul style="list-style-type: none"> <li>Single moves preferred, rather than tenants having to move away and then return</li> </ul>	<ul style="list-style-type: none"> <li><i>No change.</i> Not covered in the Policy</li> </ul>
10	<ul style="list-style-type: none"> <li>Moving generally</li> </ul>	X5	<ul style="list-style-type: none"> <li>Questions about when information would be available etc.</li> </ul>	<ul style="list-style-type: none"> <li><i>No change.</i> To be addressed in general communications</li> </ul>
11	<ul style="list-style-type: none"> <li>Size of the new homes</li> </ul>	X9	<ul style="list-style-type: none"> <li>Single people already living in one bedroom homes shouldn't be offered studios (raised x3)</li> <li>Adults children of tenants should not share bedrooms (raised x4)</li> <li>Under occupiers should have an additional bedroom (raised x1)</li> </ul>	<ul style="list-style-type: none"> <li><i>Change.</i> Studios will not be offered to single people already living in one bedrooms. There is discretion to offer under occupiers one bedroom above their assessed need (subject to supply)</li> </ul>

**If you have any queries about this Report or wish to inspect any of the Background Papers please contact:**

Cecily Herdman – Principal Policy Officer  
cherdman@westminster.gov.uk

## **BACKGROUND PAPERS**

Westminster Housing Renewal Strategy 2010  
[file:///Q:/wcc\\_housing\\_renewal\\_report2010\\_lowres%20\(17\).pdf](file:///Q:/wcc_housing_renewal_report2010_lowres%20(17).pdf)

Westminster City Council's Tenant Decant Policy for Renewal Areas March 2015  
[www.westminster.gov.uk/housing-strategies](http://www.westminster.gov.uk/housing-strategies)

Department of Housing, Communities and Local Government, Estate Regeneration  
National Strategy: Resident Engagement and Protection 2016

[www.gov.uk/government/publications/estate-regeneration-resident-engagement-and-protection](http://www.gov.uk/government/publications/estate-regeneration-resident-engagement-and-protection)

Better homes for local people The Mayors Good Practice Guide to Estate Regeneration  
February 2018  
[www.london.gov.uk/sites/default/files/better-homes-for-local-people-the-mayors-good-practice-guide-to-estate-regeneration.pdf](http://www.london.gov.uk/sites/default/files/better-homes-for-local-people-the-mayors-good-practice-guide-to-estate-regeneration.pdf)

Westminster City Council's Policy for Leaseholders in Housing Renewal Areas 2018  
[www.westminster.gov.uk/housing-strategies](http://www.westminster.gov.uk/housing-strategies)

For completion by the **Cabinet Member for Finance, Property and Regeneration**

**Declaration of Interest**

I have <no interest to declare / to declare an interest> in respect of this report

Signed: \_\_\_\_\_ Date: \_\_\_\_\_

NAME: \_\_\_\_\_

State nature of interest if any .....

.....  
*(N.B: If you have an interest you should seek advice as to whether it is appropriate to make a decision in relation to this matter)*

For the reasons set out above, I agree the recommendations in the report entitled **Policy for Tenants in Housing Renewal Areas 2019** and reject any alternative options which are referred to but not recommended.

Signed .....

Councillor Rachael Robathan, Cabinet Member for Finance, Property and Regeneration

Date .....

If you have any additional comment which you would want actioned in connection with your decision you should discuss this with the report author and then set out your comment below before the report and this pro-forma is returned to the Secretariat for processing.

Additional comment: .....

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If you do not wish to approve the recommendations, or wish to make an alternative decision, it is important that you consult the report author, the Director of Law, the Executive Director – Finance and Resources, and, if there are human resources implications, the Director of People Services (or their representatives) so that (1) you can be made aware of any further relevant considerations that you should take into

account before making the decision and (2) your reasons for the decision can be properly identified and recorded, as required by law.

Note to Cabinet Member: Your decision will now be published and copied to the Members of the relevant Policy & Scrutiny Committee. If the decision falls within the criteria for call-in, it will not be implemented until five working days have elapsed from publication to allow the Policy and Scrutiny Committee to decide whether it wishes to call the matter in.

## **Appendix A**

### **Other Implications**

#### **1. Resources Implication**

1.1 See the Financial Implications in Section 7 of the main report.

#### **2. Business Plan Implications**

2.1 Delivering housing renewal is a key objective of the Growth, Planning and Housing Business Plan 2018/19.

#### **3. Health and Wellbeing Impact Assessment including Health and Safety Implications**

3.1 Housing renewal, which involves the demolition of homes and decisions about future rehousing, is stressful for all tenants it has the potential to have a detrimental impact on their health and wellbeing. The updated Policy seeks to mitigate this impact by ensuring that council tenants are supported through the process of moving. They have a named officer to discuss their options with and have access to independent advice.

3.2 The updated Policy includes a range of rights/options for council tenants to remain in the local area, which will help to keep communities together, and to maintain any care and support networks for those with physical disabilities and mental health issues.

#### **4. Crime and Disorder Implications**

4.1 There are no crime and disorder implications.

#### **5. Impact on the Environment**

5.1 There are no environmental implications.

#### **6. Staffing Implications**

6.1 There are no staffing implications arising from the proposed new Policy. There new Policy will be implemented by the Relocations Team which are part of the Housing Service.

## **7. Human Rights Implications**

7.1 Section 6 Human Rights 1998 Act prohibits public authorities from acting in a manner incompatible with the European Convention on Human Rights (referred to below as “The Convention.”). There are two main articles of The Convention, which are applicable to the recommendations in this report.

### **7.2 ARTICLE 8**

1. “Everyone has the right to respect for private and family life, his home and his correspondence.”

2. “There shall be no interference by a public authority with the exercise of this right except such as is in accordance with the law and is necessary in a democratic society in the interests of national security, public safety or the economic well-being of the country, for the prevention of disorder or crime, for the protection of health or morals, or for the protection of the rights and freedoms of others.

### **7.3 ARTICLE 1 of the FIRST PROTOCOL**

“Every natural or legal person is entitled to the peaceful enjoyment of his possessions. No one shall be deprived of his possessions except in the public interest and subject to the conditions provided for by law and by the general principles of international law.

The preceding provisions shall not, however, in any way impair the right of a State to enforce such laws as it deems necessary to control the use of property in accordance with the general interest or to secure the payment of taxes or other contributions or penalties.”

7.4 In the context of this report, Article 8 applies where local authorities are considering disturbing residents’ private and family lives and removing them from their homes. It may also be relevant where residents who, although not directly affected by removal or dispossession, suffer significant disruption to their lives as a consequence of the authority’s actions.

## **8. Energy Measure Implications**

8.1 There are no energy measure implications.

## **9 Communications Implications**

9.1 The updated Policy and an easy to read summary will be available on line and hard copies will be available and distributed as they are needed. In housing renewal areas, a wide range of communication methods will be used to advise residents that the updated Policy has been finalised, such as through newsletters, public meetings and steering group meetings. Where possible everyone responding to the consultation will also be advised that it has been finalised. Ward councillors in housing renewal areas will also be briefed on it.