

Lettings on the Colville Estate

Your questions answered



Background

The regeneration of the Colville Estate was approved by Hackney Council's Cabinet on 27 March, 2006, and a local lettings policy was also approved in March 2010. This allows for vacant homes at Colville to be ring-fenced so that existing tenants take priority.

For the full lettings policy please visit the Hackney Council website at <http://www.hackney.gov.uk/Assets/Documents/How-We-Let-Our-Homes.pdf>

Can I permanently move away from the Colville estate?

Yes. In the following exceptional circumstances a tenant and their household can move away from Colville:

- Where they are assessed as having particular special needs such as a property with ground floor level access, or a wheelchair standard home to meet urgent health needs and there is none available on Colville.
- Where households have requested permanent re-housing off the estate.

Can my adult children be housed separately?

Yes. Where there are adult children and grandchildren living within a household that has been assessed as needing a larger home. For this to be considered:

- The adult child or grandchild and dependents must have lived continuously as part of the main household for 12 months prior to 27 March 2006.

- Providing them with their own home must help with moving a very large family (the adult child and grandchild must be 21 years and above)
- Re-housing them as a hidden household must prevent them from becoming statutory homeless (in this case 'hidden household' describes people who are staying with friends or family because they have no other option and where the housing is overcrowded).
- Housing them must contribute to wider community aims

How many bedrooms can I have?

Please see the Council's lettings policy or the Colville lettings policy for full details.

What if my house is too big for me? Will I lose my extra bedrooms when I move?

Where a tenant is living in a property with three or more bedrooms and they only need one bedroom, we may offer them an additional bedroom.

Example: For older tenants aged 55+ (in the case of couples, where one partner is over 55 years) living in a two bedroom home.

Where they have requested the same size of accommodation but their assessed need is for a one bedroom home, their request will be accommodated subject to meeting both of the following criteria:

- a) The tenant(s) have held a satisfactory Council tenancy for at least 15 years;
- b) There are enough homes of this size within the programme to accommodate the request.

How will new homes be allocated?

The following residents will take priority when allocating new-build homes at Colville to ensure fairness, transparency and consistency:

- Those with a Right to Return certificate;
- Those that need to move to make way for the start of the next phase of the regeneration programme

What will happen to empty homes at Colville?

Existing empty homes will be withdrawn from the Hackney Choice-based lettings system to enable the Council to make direct offers to current Colville tenants.

The Council's banding system will still apply to lettings at Colville.

The ring-fencing of the empty homes for current Colville tenants will help to address the wider housing need among the existing tenants who are receiving significantly less lettings than preferred.

Who will be considered for the empty homes?

To be considered for moving into an empty home at Colville, the following criteria will apply:

- The household which is ranked highest according to the Council's wider Letting's Policy will take priority;
- In a situation where more than one household are in the same band of priority, the household with the earliest band date, which has waited the longest, will be offered the property;

- The tenants must not be in rent arrears nor have caused anti-social behaviour – in line with the usual restrictions for eligibility for housing transfer
- **NB.** Tenants in the 'Reserve Band' who have been assessed and considered not to be in housing need because their current property meets their needs will not be considered for an empty home.

Will any properties be advertised through the Hackney Choice Lettings Scheme?

Yes. Where there are empty homes that are not required by Colville residents that have been assessed as having a housing need.

What is the process in place for allocating surplus homes that are not required by Colville residents?

Re-housing applications from tenants will be managed by Hackney Homes and will be prioritised according to specific criteria to ensure fairness. Re-housing requests from non-Colville tenants will be assessed by the Council's Housing Register team.

If you have any further questions please contact your local neighbourhood office:

Shoreditch Neighbourhood Office

(Managed by Hackney Homes Partner Pinnacle)

1 Cropley Street, London N1 7PT

Opening hours: Monday – Friday,
9am – 5pm

Tenancy queries: 020 8356 6701
(Mon, Tue, Wed, Fri: 9am – 5pm,
Thu: 8.30am – 7.30pm)

Repairs, maintenance and cleaning:
020 8356 3691

