

Local Lettings Plan for Tybalds Estate regeneration programme

28.06.2023 (V22)

1. Introduction

1.1 The development of the revised scheme for Tybalds estate will provide a total of 56 new homes:

- 16 social housing flats for Camden council tenants
- 12 flats provided by a Registered Provider (Housing Association): 7 social rent and 5 intermediate rent
- 28 homes for sale

The new homes will comprise a mix of one, two, three and four bedroom homes including six wheelchair adapted homes.

1.2 No existing homes on the estate will be demolished and as a result, no residents will be required to move out of their homes during the construction period.

2. Aims of the Local Lettings Plan

2.1 This Local Lettings Plan sets out the aims and process for all the lettings of new social rented and affordable rent homes to be built on the Tybalds estate.

2.2 The aims of this Local Lettings Plan (LLP) are to:

- Ensure existing tenants of Tybalds estate are able to share the benefits of building new homes;
- Encourage the continued development of a mixed, stable and sustainable community on the Tybalds estate.

3. Letting arrangements – social rented housing (General Needs)

3.1 All the new council and housing association homes on the estate will be advertised via the Council's allocations process, Choice-based Lettings. Tenants on the estate will be expected to place bids for these homes.

3.2 Following protocols agreed by Camden Council Cabinet meeting on 5 December 2012 which ratified the Executive's decision of 1 April 2009, Tybalds council tenants who are on the council's Housing Register and in housing need will be prioritised for the new social rented homes developed on the Tybalds estate, ahead of all other housing applicants.

3.3 The Tybalds Local Lettings Plan will initially give priority to council tenants from the Tybalds estate who are in housing need, in accordance with Camden Council's housing allocations scheme, subject to the following amendments:

- 3.3.1 All households currently under occupying their accommodation will be entitled to bid for properties that have one bedroom more than their assessed bed need. It should be noted that anyone that under occupies accommodation could be affected by “social sector size criteria” (bedroom tax).
 - 3.3.2 Ground floor properties will be prioritised for Tybalds tenants who have a medical recommendation within their bed need for a ground floor home, followed by other Tybalds estate tenants without the ground floor recommendation, based on the time they have lived on the estate.
 - 3.3.3 Tybalds tenants with a need for wheelchair accessible accommodation will be given priority to move to one of the six new wheelchair accessible homes on the estate and the vacated homes will be ring fenced for Tybalds tenants. If the wheelchair accessible homes cannot be offered to Tybalds residents, they will be offered to Camden residents with a wheelchair need living off the estate.
 - 3.3.4 Tybalds tenants and residents who have not been successful in bidding for one of the new homes will be able to bid for one of the flats vacated by tenants from the Tybalds estate who have moved to the new homes.
- 3.4 Any units that remain unallocated to Tybalds Estate council tenants will be let to applicants who placed bids for them who live outside the estate.
 - 3.5 Where vacancies occur on the estate as a result of tenants moving to the new homes, these will be initially ring-fenced for other Council tenants on the estate needing to move.
 - 3.6 After this process has completed, any future homes on the estate that become available for letting will be advertised under Choice Based Letting for all Camden residents who are eligible to bid. The Local Lettings Plan will not be applied.

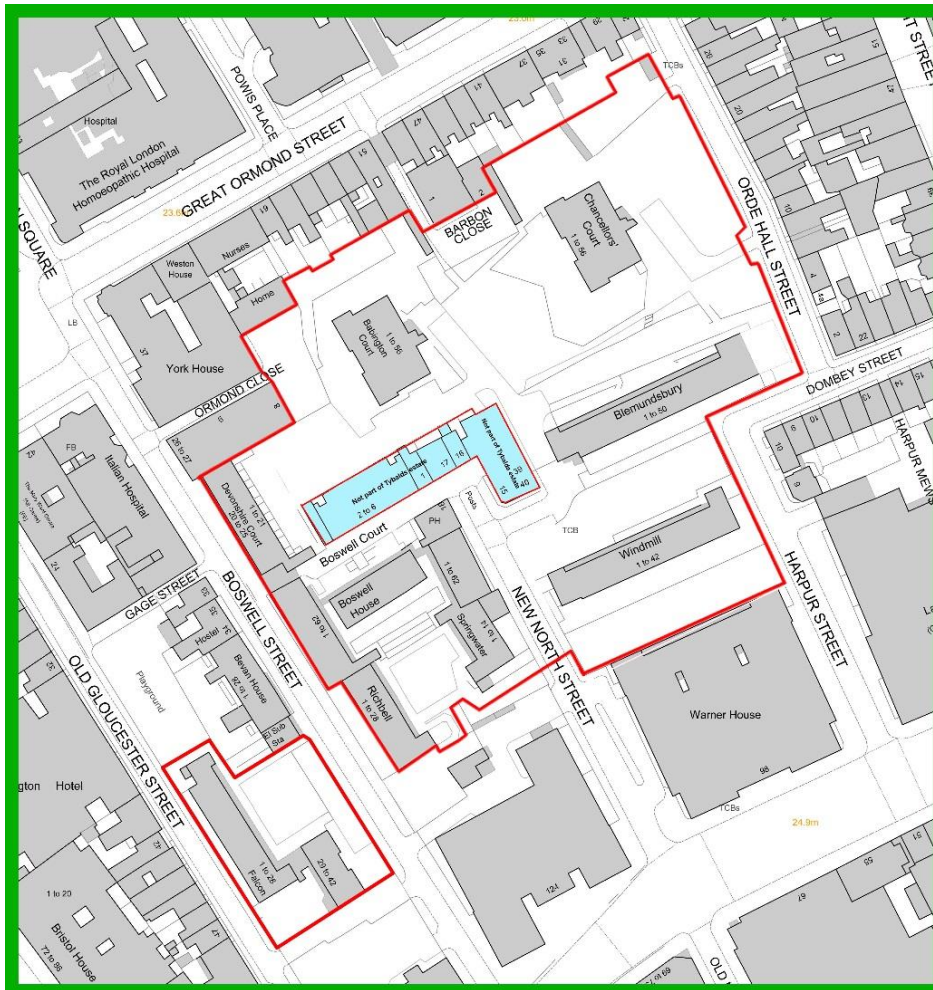
4. Registered Provider RP (Housing Association) properties for intermediate rent

- 4.1 Tenants from the Tybalds estate or verified adult children living with them will be given priority for the intermediate rent properties if they meet the criteria for and are registered on Camden Council's Intermediate Housing Register of Interest where a separate lettings process will apply. See <https://www.camden.gov.uk/affordable-housing>
- 4.2 Any RP intermediate rent properties not allocated to Tybalds residents within an initial period may be offered to applicants without prior connection to the estate.

5. Appendix: Boundary of the Tybalds estate

The red lines on this plan show the boundaries of eligibility for priority in the Local Lettings Plan for Tybalds estate tenants.

NB. The area coloured light blue on the plan is not part of the Tybalds estate and residents in this area will not be prioritised under the Local Lettings Plan for the estate.



[Link to return to top of document](#)