

# New Park Village (NPV)

## Temporary Decant

## Local Lettings Plan

### Introduction

The City of Wolverhampton Council's (CWC) Allocation Policy satisfies the requirement on the Council by Part VI Section 167 of the Housing Act 1996 to have a scheme for determining priorities, and the procedure to be followed, in allocating housing accommodation both to first time applicants and transferring tenants.

The Allocations Policy sets out that from time to time a Local Lettings Plan (LLP) can be used to meet specific aims not set out in the main policy for a limited number of homes and a set time period.

The homes on the New Park Village estate are homes managed by the New Park Village (NPV) Tenant Management Cooperative (TMC) and owned by the City of Wolverhampton Council (CWC). The estate is currently being redeveloped to replace 206 homes at Ellerton Walk, Valley Road and Shawbury Road.

This LLP allows the Council to set out the process for the decanting of tenants who wish to remain on the estate whilst waiting for a new build home to become available. This plan is specifically for those in the first phase of the development (**Phase 1**) who wish to be decanted into the second phase (**Phase 2**). (Please see map at Appendix 1)

The process of how we will support people who want to move of the estate will be established in a separate LLP as will the allocation of the new build homes.

### Location

This plan relates to Phase 1 of the Ellerton Walk redevelopment, specifically blocks 1-4; numbers 9-193, and bungalows at Valley Road and Ellerton Walk. These are the properties identified for demolition first. A map of the phases is set out at **Appendix 1** of this Local Lettings Plan.

## Phasing

Phase One 2024/25	Phase Two 2025/26
9 – 31 Ellerton Walk (Block 1)	58-79 Ellerton Walk (Block 5)
172 – 193 Ellerton Walk (Block 2)	124 -145 Ellerton Walk (Block 6)
32 – 57 Ellerton Walk (Block 3)	80 – 101 Ellerton Walk (Block 7)
146 -171 Ellerton Walk (Block 4)	102 – 123 Ellerton Walk (Block 8)
2,4,6 & 8 Valley Road	1-4 Ellerton Walk
5 Ellerton Walk	10,12,14,16,18, 20, 22,24 Valley Road
	29, 31, 33 & 35 Shawbury Road

## Scope

This plan relates to existing secure and introductory tenants **whose preference it is to remain on the New Park Village estate**. This will be achieved by moving tenants on a temporary basis whilst permanent accommodation is being built.

This will be referred to as a **temporary decant** which is when the tenant moves out of their current property into an empty property on the estate during the term of the development until a new build permanent home is available.

Tenants moving to a temporary home will retain their secure tenancy and all the rights associated with it. Those tenants with an introductory tenancy will retain their rights and will move on to a secure tenancy when the introductory period comes to an end as long as they have not broken the terms of their tenancy agreement during that period.

Those tenants choosing to temporarily decant and remain in the area of redevelopment will be guaranteed a property in the new build development.

This LLP has been developed in line with the NPV Residents Charter and with the support of the Resident Steering Group.

## Objective

This LLP sets out how the council will prioritise empty properties in Phase 2 of the redevelopment for those directly affected by the redevelopment in Phase 1. This is in order to:

- Support those tenants that choose to remain living within the estate to do so
- Support tenants whose homes are due to be demolished to remain in their local community.
- Ensure the fair management of the rehousing process for all those affected and ensure tenants are fully informed and aware of the process for rehousing.

- Ensure the delivery of the development proceeds on time by facilitating the moving of affected tenants into alternative suitable homes.
- Create a sustainable community throughout and at the end of the redevelopment process.

## Local Lettings Plan Criteria

Properties becoming vacant that are scheduled to be demolished in the second phase of the redevelopment will be used for temporary decants for those tenants living in properties due for demolition in **phase 1** of the redevelopment.

These properties will be allocated outside of the Choice Based Lettings (CBL) Scheme as they will provide a temporary housing solution to those tenants wishing to remain on the estate and move straight into a new build property.

Where a household has expressed their wish to remain on the estate and to move into a new build home, their housing application will be suspended until such time as:

- a) Circumstances change and the household wishes to move away from the estate
- b) They need a live housing application in order to bid on the new build properties on the estate.

## Bungalows

The bungalows on New Park Village have been traditionally classed as general needs family properties due to having a few steps leading into the properties, the intention is that for the purpose of temporary decants, priority for bungalows will be for vulnerable, elderly and those with a mobility restriction that would still allow for a few steps to be manageable.

To be considered for a bungalow, the tenant and their household must be eligible for the size of the property and therefore not be under occupying.

The bungalows will be prioritised to applicants in the following order:

- Where a tenant is already living in a bungalow in phase 1 of the redevelopment, a similar bungalow in Phase 2 will be offered.
- Elderly or disabled tenants who are able to evidence that they are mobility restricted but who **would** be able to manage no more than 3 steps leading into the property.

In the event that a match can't be found using the criteria set out above, the property will be utilised under the wider criteria as set out below.

## Ellerton Walk Maisonettes

The maisonettes will be prioritised in the following order:

- There will be a phased approach to the decanting of blocks 1-4, starting with **Block 1** and working through to **Block 4** as the last to be emptied.
- The only variation from this is where there is evidence that a household has significantly more needs than others such as experiencing frailty, illness and disability or where there is evidence that property conditions are worse than that of other similar properties. Those households will be moved first irrespective of the block they live in.
- Where possible, decants will be to a like for like property and under occupation will be considered after affordability has been established.

Though temporary decants will take place outside of the CBL Scheme; where there are not enough properties available to facilitate like for like moves, allocations will be assessed by New Park Village TMC in the following way:

- For two and three bedroom properties, priority will be given to families with children before allowing under occupation by adult only households.
- Using the tenants housing application, eligibility for the property type and any additional points will be prioritised first.

Where more than one application meets the above criteria, priority will be to:

- The applicant with the earliest tenancy start date.

Additional consideration will be given to households that are:

- a) Surrounded by empty properties
- b) Have a need to remain close to current support networks (i.e existing neighbours and family members)

To consider the above, applicants must provide New Park Village TMC with any information that supports this request.

## Eligibility

Applicants being decanted under this LLP must be an introductory or secure tenant of CWC living in a property managed by New Park Village TMC that is due to be demolished as part of the estate redevelopment. This includes properties at Ellerton Walk and Valley Road.

Where possible, decants will be to like for like properties. Examples would be:

Phase 1, 2 bedroom downstairs – Phase 2, 2 bedroom downstairs

Phase 1, 3 bedroom upstairs – Phase 2, 3 bedroom upstairs.

To assist with the decanting of blocks so that they can be made ready for demolition, some households seeking a temporary decant may be asked to under-occupy on a temporary basis if they are already doing so until a permanent new build home is made available for them to move into on a permanent basis on the estate. All new build homes will be strictly in line with eligibility as set out in the Allocations Policy.

Eligibility criteria and household categories are determined by the Council's Allocation Policy.

Non dependants seeking to move away from their household will not receive priority under this plan, they may however receive consideration for the new build properties if the property type is available after existing tenants have been rehoused.

Should a 'matrimonial' dispute resulting in separation arise between joint tenants who are spouses or civil partners (or persons living with the tenant as a spouse or civil partner) and who are subject to decanting, in the absence of agreement by the tenants, the court will decide who should be granted the secure tenancy and thus priority under this plan.

### **Disturbance and Homeloss Payments.**

Type of Payment	Who receives it?	How much is it?
Home Loss Payment For loss of home	All residents who have a secure tenancy who are eligible.  Assessed on case-by-case basis, advance payments can be made in some circumstances.	Currently £7,800 (02.2023).  The amount is set by the Government and is reviewed yearly.  For temporary decants, there is the option to take 25% of home loss payment upon decant and receive the balance upon being allocated a new build home.
Disturbance Compensation Payment (to reimburse moving expenses)	All secure tenants who move as part of the redevelopment.	The payment covers reasonable costs incurred

## **Ending the LLP**

This LLP will be in place throughout redevelopment of the estate up until the completion of all decanting.

This LLP will be reviewed upon the emptying of each block in the redevelopment programme and will be amended, if necessary, in consultation with New Park Village TMC and the Resident Steering Group (RSG). Any amendment will require further approval via an Individual Executive Decision Notice.

This LLP will come to an end when all tenants have moved out of their existing homes that are due for demolition.

# Appendix 1

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COUNCIL

## Development Sites - Ellerton Walk Redevelopment

