

Council agenda item 8: Selection and Appointment of a Joint Venture Partner to Deliver the London Borough of Havering's Estate Regeneration Programme

Appendix 8.18 – Housing Regeneration Pack, amendment to paragraph 4.25 (page 564 of full agenda pack)

Amended paragraph to read as follows (changes shown in bold for clarity):

4.25 Tenants moving into a smaller property – **Qualifying** under occupiers will qualify for an additional bedroom above their assessed needs. For example:

- a tenant in a four bedroom property but the current housing need is assessed for a two bed, will be allowed to keep an additional bedroom and therefore will be offered a three bedroom property; or
- a tenant in a three bedroom property but the current housing need is assessed for a one bed, will be allowed to keep an additional bedroom and will therefore be offered a two bedroom property.

**The conditions of the Allocation policy must be met to qualify for this offer,** and tenants should have a clear rent account and no history of anti-social or other unacceptable behaviour in their council tenancy.

Officers will complete an affordability assessment to ensure that the tenants can afford to pay the rent for the additional bedroom without discretionary housing payment on a long-term basis. Any shortfall will not be covered by the Council