

CLOSER



Issue 7 | December 2013

Decanting Special for Phase 1 Tenants



Bidding for properties using LOCATA

The decanting of phase 1 residents is progressing well, with 17 families moved away, however we thought it would be helpful to provide a little more explanation of the process.

If you are bidding for a Council property and you are shortlisted, you will receive a letter inviting you to a viewing and telling you your position on the shortlist. If you are in 1st position, you will have first refusal of the property. If you are a lower number you will only be offered the property if those above you refuse the property.

Normally there will be the top 5 ranked tenants invited to a viewing. It is likely that all 5 tenants will attend the viewing, so other people will be viewing the property at the same time as you. This will be explained in the viewing letter.

Some Housing Associations have different processes for viewings and may offer you the property subject to you producing additional information to ensure you are suitable for the property. This may take some time to process. If in doubt, you will need to contact the Housing Association for clarification.

Lastly, please understand that if you have been nominated, shortlisted or invited to a viewing you are not guaranteed to be offered the property. This will depend on your position in the shortlist and whether other tenants shortlisted higher than you accept the property.

If you have any concerns about bidding for properties on LOCATA or would like to discuss anything to do with bidding please contact Mumta on 020 8825 5935. You can also speak to Mumta at the Drop-In at No1 Target House any Monday from 10.30 till 12.30.

Housing Association properties on LOCATA offering a Starter or Fixed Term Tenancy

Sometimes on LOCATA Housing Associations will advertise properties on a fixed term tenancy or there will be a probationary period at the start of the tenancy. You need to be aware of what this would mean if you are considering accepting the offer of one of these properties and would recommend that you request a copy of the tenancy agreement and read it carefully before signing it.

Below is a **general explanation** of how fixed term tenancies work, but please check on LOCATA to understand what is being offered and ring the Housing Association to find out how their fixed term tenancy will work.

Fixed Term Tenancies

These will mostly be for 1 and 2 bed homes for a period of 6 years and will take into account some or all of the following at the end of the term to see if the tenant still qualifies for the tenancy on that particular home. The checks may look at whether:

1. The tenant's income is over £60,000
2. The tenant has a criminal conviction related to the property
3. The tenant breached the tenancy conditions
4. The property is under-occupied
5. The property has been adapted but the occupier that needs the adaptation no longer lives there
6. The tenant has savings of over £24,000

However, these conditions may be deemed unreasonable if:

- a. Someone in the household is suffering from a terminal illness
- b. Someone in the household has a disability
- c. Children in the household attend a local school
- d. The tenant is a foster carer
- e. The tenant is a care leaver
- f. The tenant is in a Family Intervention Project

The assessments will generally be carried out a year before the end of the fixed term. This will give enough time for the tenant to find alternative accommodation if required to move.

Please understand that unless your circumstances change a lot, as described from 1 to 6 above, it is likely that you will be able to continue to live at the property that you have chosen at the end of the fixed term.

If you are unclear about what is being offered you can always contact Mumta on 020 8825 5935. You can also speak to Mumta at the Drop-In at No1 Target House any Monday from 10.30 till 12.30.

Surgery Closed over Christmas

The Surgery will be closed on 23 & 30 December and 6 January. Mumta and Natalie will be back on 13 January.

The team would like to wish everyone a Merry Christmas and a Happy New Year!

Headline style

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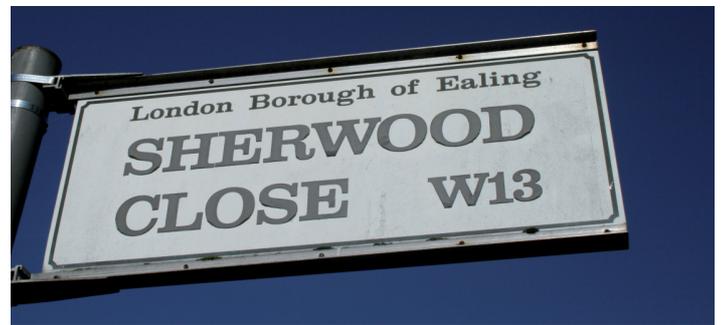
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How to contact Affinity Sutton

Telephone

0300 100 0303

Text relay

18001 0300 100 0303

Email

customerservice@affinitysutton.com

Or you can write to us at

Maple House, 157-159 Masons Hill,
Bromley, Kent BR2 9HY

Website

www.affinitysutton.com

We are committed to achieving equality of opportunity in every area of our work. We will work towards eliminating institutional practices that disadvantage minority groups, women and people with a disability.

Printed on paper from sustainable sources using vegetable based inks.

If you require a document or need to have a conversation in another language, please make us aware of this. We would generally expect you to organise your own translator or interpreter, but we may in some circumstances consider organising an interpreter or translation of a key document.