

Grange Farm Allocation Process for Permanent Decant

1. All those registered for Housing with the council are placed in one of the following categories or Bands:
 - A *** includes moving from council or Housing association into smaller property, moving to facilitate fostering or adoption, emergency medical need emergency risk of harm, or if you are leaving Armed forces
 - A** includes young person leaving care of local authority, living in private property with Cat 1 Hazard, Ill health impacted by your housing conditions, overcrowded lacking at least 2 bedrooms
 - B** Registered for Sheltered Housing
 - C** Accepted homeless cases in temporary accommodation
 - C -** (This is not currently used but is proposed to be created for households who have a need but have not yet been resident in the borough for 5 years.)
2. Residents of Grange Farm are categorised as band A
3. The council allocates the properties that it owns and those properties for which it has nomination rights from Housing Associations.
4. The procedure with each void property is as follows
 - a) People with emergency need to move in order of banding and priority date. Normally band A* and A are considered first and if suitable invited to view
 - b) Consider if likely to appeal to Grange Farm tenant – if so invite to view
 - c) If not suitable for Grange Farm consider for Temporary housing needs
5. If more than one Grange Farm resident says they want property the one with the highest priority will be allocated first (e.g. if they have extra medical priority), then the one with the longest registered transfer request will be considered.
6. Some Housing Association properties are advertised on LOCATA directly by the association on Harrow pages where Harrow has nomination rights. In addition Housing Associations also advertise properties that Harrow does not have nomination rights to on their own page. To be considered for these properties Grange Farm residents will need to bid on LOCATA. They will only be considered for these properties after all the housing associations tenants. There is also a voluntary cross borough page on Locata where Landlords advertise properties that are deemed “hard to let”. To be considered for these properties, Grange Farm residents will need to bid.
7. Once the properties to be included in the first phase of demolition are confirmed the council will prioritise moving these tenants. These moves will either be to vacancies

created elsewhere on the existing Grange Farm Estate or to vacant properties elsewhere in Harrow. Those tenancies on the defined first phase of demolition will take priority for allocations over existing transfer requests from Grange Farm.

8. Once sufficient numbers and mix of 1 & 2 bed properties have been emptied on Grange Farm, to allow the scheme to start, the A priority status for a transfer will be removed.