

Defend Council Homes Policy Consultation

Have
your say

New protection for tenants and leaseholders in Hammersmith & Fulham

As a council we believe in doing things with people, not to them. We want all residents to have the peace of mind that they will always be fully involved in any decisions affecting the future of their homes.

To make sure this happens we've produced a new policy – **the Defend Council Homes policy**.

The policy will come into force whenever there's a redevelopment proposal that could significantly affect council homes and their surrounding environment. This includes estates, small blocks, street properties and sheltered housing schemes.

This could be a plan to build more homes on an existing estate, a plan to replace outdated housing with more modern homes, a plan to deal with a structural or health and safety problem or a major transport project like a road or rail scheme.

This protection doesn't just cover your home – it includes all council-owned housing land.

In **Defending Council Homes** we're making these three commitments to you:

1. The council will never take decisions about the future of your home without your full involvement.
2. The council will always make sure you have all the available information about any redevelopment proposal that might affect the future of your home.
3. If there is a redevelopment proposal that affects your home, the council will follow the highest standards of good practice* at all times.

The council cannot take back these commitments without full consultation with all residents.



How the policy works

Under the policy the council has to:

- write to you to let you know what the proposal is and how you can get involved.
- set up a local residents' steering group.
- carry out full consultation with all the residents affected.
- follow the highest standards of good practice.

If the proposal goes ahead the council has to:

- write to you again with details of the scheme and timetable.
- tell you what you can expect to happen, how you will be affected and how you can be involved.
- give you firm commitments on issues like programming of work, health and safety, rehousing and compensation

Legal safeguards: the 'triple-lock'

We want the policy to be binding on this and any future council, so that all residents can have real peace of mind.

To do this we've introduced a triple-lock of safeguards into the policy.

First, there's the legal principle of Legitimate Expectation. Once the council makes commitments to residents under the policy it can be taken to court if it doesn't deliver.

Second, we'll register a legally binding restriction on all of our housing land that we own outright. This means that no homes or land can be sold unless we can prove that we've followed the policy.

Third, residents will be able to complain if they think the council isn't following the policy. If they're not happy with the response they can appeal to the council's Monitoring Officer, whose job it is to make sure the council doesn't do anything that could be unlawful.

We want to know what you think!

* Current good practice is set out in the Mayor of London's guide Better Homes for Local People.

To read the new policy in full, watch videos that explain the policy, or receive a copy by email or post, please go to: www.lbhf.gov.uk/defendcouncilhomes or call **020 8753 6652**

Tell us what you think by completing the online or postal survey.

The deadline for feedback is **Friday 2 October 2020**.

If you need help with posting this survey, please ring the helpline number above.



Make your voice count - No decision about you, without you

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