



Family Mosaic Local Lettings Plan - Key Points

QUEEN ELIZABETH HOSPITAL SITE on Hackney Road, Bethnal Green E2

Occupancy Levels

- The tenant and any spouse or partner will always be assumed to occupy a double bedroom.
- Single bedrooms will not be occupied by more than one person of any age.
- The total count of people in any household will not exceed the person size of the home allocated.
- Confirmed pregnancies will count as a live birth for the purpose of matching households to homes.

Affordability Assessments

- Every nominee will be required to participate in a robust affordability assessment to estimate income and expenditure including any benefit entitlements in order to establish whether they will be able to afford the rent in the long term
- We will ask prospective tenants who indicate an interest in accepting a home in this scheme to pay an administration fee to cover the cost of taking up references. The fee will be £50 for nominees receiving Housing Benefit and £100 for all others.
- Once a nominee signs a tenancy agreement for a home we will credit their rent account with the administration fee they have paid. Nominees who change their mind after paying the administration fee will not receive a refund.
- We will also require nominees to pay one week's rent in advance in order to secure a home in this scheme. Those on Housing Benefit will be required to pay a reduced amount.

Tenancy Offered

- We offer Fixed Term tenancies of 5 years plus a starter period of one year in most cases but we offer some exemptions including existing social housing tenants with an assured or secure tenancy which started before 1st April 2012.