**Danny Mccarthy Court, 4A Odessa Street, London, SE16 7LU**

We are pleased to announce the availability of 19 new Southwark Council properties during the bidding cycle 13th – 16th June 2019. These will be available on our Homesearch website and are identified as Danny Mccarthy Court.

In line with our Homesearch Allocations Scheme, 50% of the total number of available properties will be allocated to existing Southwark Council Tenants in the local Lettings area. Therefore only the Southwark Council tenants of the following properties will be considered during this bidding cycle:

* Osprey Estate
* Canada Estate
* Downtown Estate
* Howlands Estate

Once we have achieved the successful letting of 50% to the local lettings area tenants of the above properties we will then advertise the remaining properties to the rest of the households on our Homesearch bidding scheme in a future cycle.

Southwark council tenants living in the local lettings area in housing need should place a bid for the property size they need. At the close of the cycle, successful local lettings area tenants will be contacted to view. At the viewing, properties will be chosen and allocated in priority order according to current council allocation policies. Therefore, you may not be allocated the property type, room size or floor level of your preference.

This development consists of 1, 2 and 3 bedroom homes as displayed below.

|  |  |  |
| --- | --- | --- |
| **Bedroom Size/ Person Size:** | **Floor:** | **Flat Number:** |
| 1 Bed, 2 Person | Second Floor | Flat 10 |
| Third Floor | Flat 15 |
| 2 Bed, 4 Person | Second Floor | Flat 7 |
| Third Floor | Flat 12 |
| 2 Bed, 4 Person WCH Adaptable | First Floor | Flat 4 |
| First Floor | Flat 5 |
| Second Floor | Flat 8 |
| Second Floor | Flat 9 |
| 2 Bed, 4 Person  Fully WCH Adapted | Third Floor | Flat 13 |
| Third Floor | Flat 14 |
| 3 Bed, 5 Person | Ground | Flat 3 |
| Second Floor | Flat 6 |
| Third Floor | Flat 11 |
| Fourth Floor | Flat 16 |
| Fourth Floor | Flat 17 |
| 3 Bed, 6 Person | Fourth Floor | Flat 18 |
| Fourth Floor | Flat 19 |
| 4 Bed, 7 Persons | Ground | Flat 1 |
| Ground | Flat 2 |

**\*including 2 wheelchair accessible homes**

**There is designated parking for 6 identified flats only**

These properties are subject to covenants agreed in the lease and tenants must comply. These include :

* no clothes permitted to be hung outside premises
* no pets without permission
* The riding of skates or skateboards in communal areas permitted

Please also note the following criteria applicable for households whom are part of the qualifying properties listed above.

* That the local area is defined as Southwark council tenants resident on the estates listed above
* Rent arrears of less than four weeks or £50 if claiming housing benefit at point of application and point of offer
* Households can only move upon successful completion of pre-tenancy inspection and interview as per section 5.26 of the councils published allocation scheme.
* Households will be prioritised in existing priority bands and priority stars in accordance with our published allocations scheme.
* Be registered in bands 1-3 of the Council’s Housing List
* Relatives of tenants or private tenants of leaseholders will not be considered
* Requests for additional bedrooms to the assessed need will not be considered unless on medical grounds confirmed by Housing Solutions medical assessment service.

Bids received in the cycle from applicants who are not Southwark council tenants living in the above local lettings area will be discounted.

