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Southwark Council to create intermediate waiting list

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Southwark Council is preparing to launch a new intermediate housing list that will enable it to allocate eligible candidates to discounted market rent products.

The council is expected to start a consultation in the spring on how it can introduce the list, in a borough that is looking to spearhead London's move towards intermediate forms of housing such as the London Living Rent.

Southwark's list will be separate from its conventional housing list and is expected to be trialled initially at the Elephant & Castle Shopping Centre scheme being developed by Delancey, where it is currently considering a planning application for a mixed-use scheme that includes 1,000 build-to-rent units.

The council said that it would use the list to allocate tenants to the scheme, which is offering 35% discounted market rent in its Section 106 obligation to the council. Southwark will then use its list to allocate tenants to further private build-to-rent schemes, as well as to its own intermediate housing developments.

The council is on a concerted drive to provide accommodation for key workers – such as teachers and care workers – with total household earnings of £20,000 to £30,000. These tenants are part of a 'squeezed middle' who are unable to afford shared ownership, but are earning too much to be eligible for social housing, and risk being priced out of the borough.

London **mayor Sadiq Khan's proposed London Living Rent**, which is currently out for consultation from the Greater London Authority, looks to answer concerns about this demographic grouping.

Local authorities such as Westminster, Wandsworth and Greenwich have previously held intermediate housing lists focused on shared ownership. Southwark's will be the first to concentrate on discounted market rent, which a Greater London Authority source said was "a vote of confidence" in the future of this housing solution.

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