

Transfers

75% of all Newlon social rent properties that become vacant get allocated to local authority housing waiting list applicants, which leaves limited stock available for us to offer to Newlon residents. In addition 100% of vacant Newlon properties in Tower Hamlets are given over to the local authority applicants as we are part of the Common Housing Register. All new schemes that Newlon builds are for 100% local authority nominees so we are not able to transfer residents to these homes. Due to the 100% nominations agreement, we cannot transfer anyone to Tower Hamlets.

Also, please note that at present we are not transferring any residents onto the Barnsbury Estate from other areas. Due to the transformation of the Barnsbury Estate and the agreement with the local authority we have been able to move 12 Barnsbury residents within the estate in 2024-25.

Below is a table of the current number of our social rent properties in each borough, by bedroom size.

To ensure we are able to assist you with rehousing, we would suggest that where boroughs have less than 100 properties of the size you require, we would strongly recommend that you do not only select these boroughs to transfer to.

Also there are fewer ground floor and adapted Newlon properties, should you require one of these.

Boroughs	Bedsit	1 bed	2 bed	3 bed	4 bed	5 bed	6+ bed
Barking and Dagenham	-	-	-	-	1	-	-
Camden	-	25	39	52	3	-	-
Enfield	1	37	157	128	29	-	2
Hackney	5	351	477	466	145	18	3
Haringey	-	81	246	206	36	6	-
Islington	18	186	377	248	94	13	-
Redbridge	-	5	13	11	10	2	-
Waltham Forest	-	3	47	31	-	-	1

As of August 2025 we have 138 residents on the transfer list, of which 18 have been on the list for more than 5 years.

Number of offers

In 2023-24 and 2024-25 we transferred 9 residents each year across our stock.

Assessing bedroom requirements

From November 2022 we have changed our letting's policy, which means that siblings of the same sex will not qualify for separate bedrooms until one has reached the age of 18, unless medical evidence is provided.

Mutual exchange

In 2024-25, 18 Newlon residents did a 'mutual exchange' to move. This is double the number of residents who transferred. Mutual exchange provides a much better opportunity for residents and we would encourage everyone wishing to move to actively explore this. You can find out more about mutual exchange by reading our Mutual Exchange leaflet on the Newlon website leaflets and brochures page: www.newlon.org.uk/publications/leaflets-brochures

Please note that we are unable to advise how long it will take before we are able to make an offer to you, this will depend on the type of property you require and this becoming available. Unfortunately, it can take years for some people. Once a suitable property becomes available, we will contact you, it is important that you keep Newlon up to date on any changes in your household, whether someone has moved out or you have new dependants, so we are able to make suitable offers.

We encourage residents to explore mutual exchanges as this can be very successful, if you are unclear about this, please contact the Homes & Lettings team.

If you would like this information in large print, audio, Braille, or an alternative format, please ask a member of staff, email us at **customerservice@newlon.org.uk**, or call our Service Centre on **020 7613 8080**.

Newlon Housing Trust is a charitable housing association.

Newlon Housing Trust, Newlon House, 4 Daneland Walk, Hale Village, London, N17 9FE.

Tel: 020 7613 8080 (Phone calls may be recorded for training and quality purposes.)

This leaflet was correct at the time of printing. Information does change over time. Please check our publications at **www.newlon.org.uk/publications/leaflets-brochures/** for the latest version.