

**Local Lettings Plan  
between  
LiveWest  
and  
Mid-Devon Council**

Cullompton, Willand Road  
January 2024

Property Breakdown						
	This Local Lettings Plan is written to cover the initial allocation of general needs rented properties on this scheme.					
Addresses and property types affected	Plot No	HouseNo	Unit Address Line 1	Unit Address Line 2	Unit Address Line 3	Postcode
	47	5	Upton Drive	Cullompton	(blank)	EX15 1ZR
	48	6	Upton Drive	Cullompton	(blank)	EX15 1ZR
	49	7	Upton Drive	Cullompton	(blank)	EX15 1ZR
	50	8	Upton Drive	Cullompton	(blank)	EX15 1ZR
	143	43	Sellwood Gardens	Cullompton	(blank)	EX15 1TH
	144	42	Sellwood Gardens	Cullompton	(blank)	EX15 1TH
	190	9	Platinum Way	Cullompton	(blank)	EX15 1ZL
	191	15	Platinum Way	Cullompton	(blank)	EX15 1ZL
	192	13	Platinum Way	Cullompton	(blank)	EX15 1ZL
	193	11	Platinum Way	Cullompton	(blank)	EX15 1ZL
	49	3	Poplar Mead	(blank)	Cullompton	EX15 1YU
	50	2	Poplar Mead	(blank)	Cullompton	EX15 1YU
	56	9	Alder Meadows	(blank)	Cullompton	EX15 1TA
	60	26	Hornbeam Crescent	(blank)	Cullompton	EX15 1BZ
	61	25	Hornbeam Crescent	(blank)	Cullompton	EX15 1BZ
	62	24	Hornbeam Crescent	(blank)	Cullompton	EX15 1BZ
	74	17	Poplar Mead	(blank)	Cullompton	EX15 1YU
	75	18	Poplar Mead	(blank)	Cullompton	EX15 1YU
	76	19	Poplar Mead	(blank)	Cullompton	EX15 1YU
	77	20	Poplar Mead	(blank)	Cullompton	EX15 1YU
Preference						
Behaviour	<p>Please note that applicants are not required to disclose spent convictions. The time taken for a conviction to be spent (known as the rehabilitation period) is determined by the sentence given, rather than by the type of offence. Some convictions, depending on the nature of the offences and the sentence given, will never be termed as spent.</p> <p>You can find out more regarding when a conviction is spent online at: <a href="https://www.gov.uk">Rehabilitation Periods - GOV.UK (www.gov.uk)</a> or by accessing <a href="#">Unlock Criminal Record Disclosure Calculator</a>.</p> <p>If there is a history of behaviour or conduct that may pose a risk to our staff, our customers or the sustainability of the tenancy, we would expect to be informed of this regardless of whether it lead to enforcement action or conviction.</p>					

	<p>Preference to applicants who, in the <b>last 12 months</b>, have not displayed behaviour or conduct that lead to police involvement, or had enforcement action taken against them, for:</p> <ul style="list-style-type: none"> <li>• Violent crimes or anti-social behaviour</li> <li>• Harassment</li> <li>• Substance abuse</li> </ul> <p>Types of enforcement action may include but not limited to Criminal Behaviour Orders or Acceptable Behaviour Contracts.</p> <p>Preference to applicants who have not been prosecuted, convicted or are under investigation for a serious offence in the <b>last 2 years</b> for:</p> <ul style="list-style-type: none"> <li>• Violent crimes or anti-social behaviour</li> <li>• Harassment</li> <li>• Substance abuse</li> </ul> <p>Those under investigation will be reviewed on a case by case basis.</p> <p>Preference to applicants who have not, in the <b>last 2 years</b>, caused antisocial behaviour or nuisance which has resulted in enforcement action against a tenancy.</p> <p>This could include action from any:</p> <ul style="list-style-type: none"> <li>• Housing Association</li> <li>• Social Housing Landlord</li> <li>• Environmental health</li> <li>• Planning legislation</li> <li>• Local Authority</li> </ul>
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<b>Justification</b>	
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<b>Justification</b>	<p>Behaviour</p> <p>LiveWest are committed to providing homes and community that people love to live in and want to promote a peaceful community. Applying additional preferences in the initial allocation of new build schemes enables us to build long term sustainable, stable and balanced communities.</p>
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<b>Equality and Diversity</b>	<p>This lettings plan is intended to work alongside our Equality and Diversity policy. It should ensure that the assessment and nomination process does not discriminate against households and enables applicants with diverse needs to access accommodation to these schemes.</p>
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<b>Review</b>	
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<b>Date Completed</b>	January 2024
<b>Date to be Reviewed</b>	N/A
<b>Justification for Review Period</b>	This LLP is for use on initial allocations of new build properties. Any subsequent need for LLP should be evidence based and re-submitted to the local authority for discussion.
<b>Date Reviewed</b>	
<b>Comments following review</b>	