

Local Lettings Plan

Lettings Plan

between

Livewest

and

Jubilee Close Dartmouth TQ6 9LY

1. Purpose of the Local Lettings Plan

This Local Lettings Plan has been prepared to assist in the letting of 50 properties for rent at Jubilee Close Dartmouth TQ6 9LY.

Jubilee Close is a Livewest Ltd owned property and is managed from our Totnes office. The purpose of this lettings plan is to promote an understanding of the problems that have been experienced by the tenants at the property along with identifying solutions. Jubilee Close is a general needs block with 3 leaseholders, there are 9 blocks with 2 one bed roomed flats on each level and there are 3 levels.

There has been a distinct increase in the amount of anti-social behaviour cases at the property over the past five years.

2. Objectives of the Local Lettings Plan

The objectives of this plan are to:

- i) Create a balanced sustainable community that reflects the community's present and future needs
- ii) Ensure the needs of the local and wider community are reflected within the property
- iii) Make best use of the housing stock

There is an obvious need to create a sustainable community at Jubilee Close Dartmouth TQ6 9LY.

This lettings plan will give an overall preference to, and only consider those applicants who have never been involved with incidents of anti-social behaviour, nuisance or drug misuse, and must therefore meet the "good behaviour" criteria.

The plan has been agreed following the associations intensive housing management resource requirement following a series of incidents detailed in **Appendix A**.

Defining anti-social behaviour, serious harassment, nuisance and drug misuse

For the purpose of the Local Lettings Plan, the following definitions support the existing policies of the Livewest Ltd and set out the type of applicant who will **not** be re-housed at Jubilee Close.

- **Anti-Social Behaviour**

Is where a householder has ever been **cautioned** for violent crimes against other people or properties or under any parts of the anti-social behaviour legislation.

Is where a householder has ever been **prosecuted** for violent crimes against other people or properties or under any parts of anti-social behaviour legislation.

- **Drug Misuse**

Is where a householder has ever been **cautioned** for the possession or supply of illegal substances.

Is where a householder has ever been **prosecuted** for the possession or supply of illegal substances

- **Sexual Offences**

Is where a householder has ever been **cautioned** for any type of Sexual Related offence

Is where a householder has ever been **prosecuted** for the possession of any Sexual Offence.

Is where a householder is on the sex offenders register.

Overall Preference of Good Behaviour

All applicants including homeless applicants will **have** to pass the test of not being cautioned or prosecuted or had any legal action taken against their tenancy for **anti-social behaviour, sexual offences or drug misuse**.

The fact that the property is subject to a Local Lettings Plan will be identified in the advert and this will be verified as part of the allocation/verification process. An allocation will be refused or offer withdrawn if evidence comes to light that an applicant fails to meet the criteria within the Local Lettings Plan.

3. Breakdown of Property Types

The neighbourhood consists of:

50 one bed roomed flats

4. Local Connection and Qualifying Criteria

There's no local connection or qualifying criteria for this scheme.

5. Terms of Tenancy

The terms of the tenancy will be as per Livewest Ltd standard tenancy conditions. Applicants will normally be offered a starter tenancy for a period of one year. Following this if the tenancy has been conducted in a satisfactory manner, the tenancy will become a six year Assured shorthold Tenancy.

6. Household Type

Single bedroom flats – max two person occupancy.

7. Equality and Diversity

This lettings plan is intended to work alongside the Equality and Diversity policies of both Devon Council and Livewest Ltd. It should ensure that the assessment and nomination process does not discriminate against households and enables applicants with diverse needs to access accommodation on this scheme. The aim is that the residents of Station Court as a whole will reflect the diversity of the community.

8. Future Lettings

This Local Lettings Plan will commence November 2017 and will run until November 2018. A review will take place in July 2018, on the impact on empty properties, the Home Choice register and on the sustainability of the community.

Appendix A

Reasons for implementation of the plan:

- Considerable disturbance
- Substance misuse
- Intimidation of residents and visitors
- Threatening behaviour
- Police attendance
- Sex Offenders being targeted