

**Local Lettings Plan
between
LiveWest
and
EXETER CITY COUNCIL**

Pinhoe Quarry- Harrington Park
MARCH 2024

Property Breakdown	
Scheme Address	Pinhoe Quarry – Harrington Park, Exeter, EX4 8 This LLP is to be used on initial lets of the below properties
Properties Affected	<p><u>General Needs:</u></p> <p>36, 38, 40, 42, 44, 46, 48, 50, 52 Slate Road, EX4 8RJ – (3x 1bedroom, 2-person ground floor flats, 3x 1 bedroom, 2-person first floor flats & 3x 1 bedroom, 2-person first floor flats)</p> <p>25, 26, 27, 28, 29, 30, 31, 32, 33 Granite Rise, EX4 8RL - (3x 1bedroom, 2-person ground floor flats, 3x 1 bedroom, 2-person first floor flats & 3x 1 bedroom, 2-person first floor flats)</p> <p>13, 15, 17, 19, 21, 23, 25, 27 Limestone Drive, EX4 8RP – (2x 1bedroom, 2-person ground floor flats, 3x 1 bedroom, 2-person first floor flats & 3x 1 bedroom, 2-person first floor flats)</p> <p>1, 2, 3, 4, 5, 6, 7, 8, 9 Stoney Walk, EX4 8RN – (3x 1 bedroom, 2-person ground floor flats, 3x 2 bedroom, 3-person first floor flats & 3 x 2 bedroom, 3-person second floor flats)</p>
Preference	
Behaviour	<p><i>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.</i></p> <p><i>You can find out more regarding when a conviction is spent online at: Rehabilitation Periods - GOV.UK (www.gov.uk) or by accessing Unlock Criminal Record Disclosure Calculator.</i></p> <p><i>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.</i></p> <p>Preference to applicants who, in the last 12 months, 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"> • Violent crimes or anti-social behaviour • Harassment • Substance abuse <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 last 2 years for:</p> <ul style="list-style-type: none"> • Violent crimes or anti-social behaviour • Harassment • Substance abuse <p>Those under investigation will be reviewed on a case-by-case basis.</p> <p>Preference to applicants who have not, in the last 2 years, 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"> • Housing Association • Social Housing Landlord • Environmental health • Planning legislation • Local Authority
Occupant Restriction	50% of the scheme to be allocated to working persons or those who are unable to work due to protected characteristic. For example, but not limited to age or disability or are volunteering.
Child Density	In 2-bedroom flats only: First floor flats to be let with a preference to children over the age of 5. Second floor flats to be let with preference to applicants with children over the age of 10.
Justification	
Justification	<p>This lettings plan is to promote sustainable long-term communities and contribute to stable and balanced communities.</p> <p>LiveWest are committed to providing homes and community that people love to live in and want to promote a peaceful community.</p>
	The working preference is to ensure that those working on a lower wage have access to affordable housing in the area and to promote stable and balanced communities.
	The child age preferences for the 2-bedroom flats is to ensure safe evacuation in emergencies and to ensure the children can safely navigate the stairs (no lift)
Equality and Diversity	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.
Review	
Date Completed	19 th March 2024
Date to be Reviewed	Only to be utilised for the initial lets of these properties
Date Reviewed	
Comments following review	