



Local Letting Plan – Wharton Road Development, Winsford

1. Purpose of Local Lettings Plans

Local Lettings Plans are agreed local plans for the allocation and letting of properties.

They may be used within certain defined geographical areas or specific property archetypes, and are used to make adjustments to the main Allocations & Lettings Policy to meet specific local issues. For example, a Local Lettings Plan may include:

- ✓ Criteria to give a mix of household sizes, (often in new developments) to give a balanced community
- ✓ Criteria that aims to reduce the likelihood of anti-social behaviour in areas that have existing high levels of anti social behaviour.

This policy and plan has been developed to ensure that the Group complies with current legislation, Tenant Services Authority Standards and Best Practice. Local Lettings Plans also contribute towards Local Authority statutory duties and Crime Reduction partnerships.

2. Objectives of Local Lettings Plans

The objectives of the Local Lettings Plan are:

- To create a community which is sustainable
- To ensure that new residents blend in smoothly with the existing community
- To ensure that the needs of the local and wider community are reflected within the area / block / scheme.

The Group is committed to ensuring that where a Local Lettings Plan is developed, it will be flexible, non-discriminatory, responsive to demand and will give reasonable preference to those in priority need.

Local Lettings Plans can help avoid high concentrations of groups with particular needs which can lead to significant management problems; social exclusion; high turnover of stock and high demand for transfers. Local Lettings Plans may include;

- Restrictions on child densities
- Specific allocations to some schemes to overcome management problems (e.g. to not offer a property to someone with a known history of drug abuse in a scheme in which a drug problem is being experienced and dealt with). Where support needs or risk is identified, this will be dealt with in accordance with the Associations policies in this area.

Where a Local Lettings Plan is developed to tackle Housing Management problems, this will be developed as part of a wider strategy for the tackling the identified issues. The Group will take a multi-agency approach when dealing with these issues and may also include a revised approach to the physical aspects of the homes, blocks or schemes in question.

3. Allocation Process & Marketing Plan

An advert will be prepared for submission to the relevant Choice Based Lettings (CBL) vehicle. The advert will describe the property types and sizes available for letting together with an attachment of the agreed Local Lettings Plan. This may require some applicants to be considered before others irrespective of their relative housing need score or banding.

4. Monitoring

The Head of Service, Lettings and Tenancies, in conjunction with the Lettings and Tenancy Manager will monitor the effectiveness of this policy monthly against the following;

- Turnover of tenancies and resultant costs
- Reported incidents of anti-social behaviour
- Maintenance costs – communal areas, vandalism
- Customer satisfaction

5. Review and Duration

This policy will be reviewed in 12 months time from the date of handover in conjunction with the Group-wide Allocations policy.

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6. Profile of Scheme & Breakdown of Property Types

This local letting policy is proposed for a new build development of social housing on Wharton Road in Winsford, CW7 3RH.

The new development will consist of 205 units in total, of which will be 42 x 2-bedroom houses, 77 x 3-bedroom houses, 8x 4-bedroom houses, 60 x 1 bedroom apartments and 18 x 2 bedroom apartments.

The circumstances that gave rise to this Local Lettings Plan are:

With new build developments of this size, getting the correct balance of households is essential, to ensure the success of the scheme in terms of reputation and sustainability. The large number of tenants moving to one area at the same time, increases the risk of potential neighbourhood problems.

The specific areas this policy aims to address are:

- Creation of a sustainable community with a low turnover of properties
- Creation of sustainable tenancies with households that can afford to rent and live in the area.
- Creation of a well-balanced community with low levels of housing management problems such as anti-social behaviour.
- Increase demand for the area with a positive reputation of the estate. Demand for new build properties in this area has been a concern for the Association from experience with other sites so it is crucial to make this a popular place to live,

7. Qualifying Criteria

The qualifying criteria for this particular Local Lettings Plan are:

- Applicants in employment will be given priority for 50% of all property types. The remaining 50% properties will be advertised without a working restriction.
- Applicants will be asked to provide evidence of a successful tenancy history via landlord references. Exceptions will be made for applicants who haven't rented before or can evidence a change in behaviour since the tenancy problems on a case by case basis.