

## **LOCAL LETTINGS/ESTATE PLAN**

### **Lettings Plan** **between** **Devon and Cornwall Housing Ltd** **and** **Cornwall Council**

**Foxfield Close Laira Plymouth**

**April 2016**

#### **1. Purpose of the Local Lettings Plan**

This Local Lettings Plan has been prepared to assist in the lettings of Foxfield Close.

[Foxfield Close](#) is owned by Devon and Cornwall Housing Ltd and is managed from our [Plymouth office](#). The purpose of this lettings plan is to promote an understanding of the problems currently being experienced by tenants at the property along with identifying solutions.

The neighbourhood consists of [a mixture of 1 bed flats, 2 bed maisonettes, 3 bed maisonettes and 4 bed houses](#). All are purpose built.

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

#### **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;
- iv) make best use of the housing stock – tackle issues of overcrowding and under occupation.

There is a need to create a sustainable [community within Foxfield Close](#).

This Local Lettings Plan will give overall preference to, and only consider those applicants who have not been involved in incidents of anti-social behaviour, nuisance or drug misuse; within the last 5 years; and must therefore meet the "good behaviour" criteria as set out below.

## **Defining anti social behaviour, serious harassment, nuisance and drugs misuse**

For the purpose of the Local lettings Plan, the following definitions support the existing policies of the Devon and Cornwall Housing Group and sets out the type of applicant who will **not** be re-housed in Foxfield Close.

### ● **Anti Social Behaviour**

Is where a householder has been **cautioned** for violent crimes against other people or properties or under any parts of the anti social behaviour legislation within the last 12 months.

Is where a householder has been **prosecuted or convicted** for violent crimes against other people or properties or under any parts of the anti social behaviour legislation within the last 5 years.

### ● **Harassment**

Is where a householder has been **cautioned** for crimes of harassment against others within the last 12 months.

Is where the householder has been **prosecuted or convicted** for crimes of harassment against others within the last 5 years.

### ● **Nuisance**

Is where a householder has caused a nuisance that has resulted in **legal action** by the Association or another social housing landlord within the last 5 years. This includes actions against a tenancy through environmental health or planning legislation.

### ● **Drug misuse**

Is where a householder has been **cautioned** for the possession or supply of a controlled drug within the last 24 months.

Is where a householder has been **prosecuted or convicted** for the possession or supply of a controlled drug within the last 5 years.

## **Overall Preference for 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, serious harassment, nuisance and drug misuse.**

The above criteria will be checked at verification stage. Should an applicant be refused on the above they will have a right of appeal which must be submitted in

writing within 7 days to the Lettings Manager of DCH, Kenwyn Street, Truro, TR1 3BA. The review of the decision will be completed within 14 days and the applicant advised of the decision in writing.

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:

10 x 1 bed flats  
26 x 2 bed Maisonettes  
26 x 3 bed Maisonettes  
5 x 3 bed flats  
8 x 3 bed houses  
8 x 4 bed houses

### **4. Local Connection and Qualifying Criteria**

There is no local connection or qualifying criteria for this scheme and do not wish for any to be applied.

### **5. Terms of Tenancy**

The terms of the tenancy will be as per Devon and Cornwall Housing 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**

Flats , maisonettes and houses.

### **7. Equality & Diversity**

This lettings plan is intended to work alongside the Equality and Diversity policies of both Cornwall Council and Devon and Cornwall Housing 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**

The Local Estate Plan will commence in April 2016 and run until March 2017. A review will take place in February 2017, in conjunction with Plymouth City council, on the impact on empty properties, the Homechoice Register and on the sustainability of the community.

## **Appendix A.**

Reasons for implementation of plan:

The housing management of these properties has historically been problematic but in recent months there has been a distinct increase in the severity of anti-social behaviour reported to the Association and police activity to the area. The number of times the police have been called out to Foxfield Close is in their opinion a substantial drain on existing resources and they are in full support of this agreement.

Complaints include:

- Intimidation of residents and visitors to the area specifically.
- Considerable noise disturbance
- Domestic abuse
- Harassment
- Police raids for drug related offences.
- Significant attendance by the Police.