

Initial Local Lettings Plan

Lettings Plan **between** **LiveWest** **and** **Exeter City Council**

Monkerton Barratt

February 2019

1. Purpose of the Local Lettings Plan

This Local Lettings Plan has been prepared to assist in the initial lettings for all of the general needs flats for rent at Exeter, Monkerton Barratt.

The contents of this document will be used to prepare the advert for promoting the development under the Devon Homechoice scheme and will assist with the final selection of successful applicants.

It will ensure the properties are let to applicants who meet the stated criteria, minimise future housing management issues and provide a safe and sustainable community.

LiveWest will own the scheme consisting of a mix of one and two and bedroom flats. The properties are managed from our Exeter office and they are all social rent for general needs housing.

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) minimise future housing management issues
- iv) make best use of the housing stock.

LiveWest will only consider those 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 LiveWest and set out the type of applicant who will **not** be re-housed Exeter, Monkerton Barratt.

- **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** 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** for crimes of harassment against others within the last 5 years.

- **Nuisance**

Is where a householder has caused persistent low level ASB or 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** for the possession or supply of a controlled drug within the last 5 years.

These 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 Team Leader at LiveWest Ltd, Tolvaddon House, Tolvaddon Business Park, Tolvaddon, Camborne, TR14 0HZ. The review of the decision will be completed within 14 days and the applicant advised of the decision in writing.

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 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 application 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 development is a mixture of 1 and 2 bedroom flats over ground, first and second floors.

4. Local Connection and Qualifying Criteria

There are no local connection criteria.

5. Terms of Tenancy

The terms of the tenancy will be as per LiveWest standard tenancy conditions. Applicants will normally be offered a starter tenancy for a period of one year.

6. Household Type

One and two bedroom flats over the ground, first and second floors. There is no lift available in any block.

7. Equality & Diversity

This lettings plan is intended to work alongside the Equality and Diversity policies of Exeter Council and LiveWest group. 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 Monkerton Barratt as a whole will reflect the diversity of the community.

8. Future Lettings

All future vacancies on this development will be let to the highest banded applicant who meets criteria for the vacancy, in accordance with the Council's allocations policy and LiveWest's general lettings policy.

This Local Letting Plan will be reviewed and managed annually by LiveWest and ECC.