

SPECTRUM HOUSING ASSOCIATION LOCAL LETTING PLAN FOR ST SIDWELLS EXETER

INTRODUCTION

1. This Local Letting Plan sets out how SHA will operate a local letting plan for flats at St Sidwells, King William Street, Exeter.
2. It will operate alongside SHA's and Exeter City Council's allocations policies. This plan has been put in place to enable SHA to allocate the flats at St Sidwells in Exeter to households that need housing and will contribute to the development of a sustainable community.
3. It has been produced with the full support of Exeter City Council and in consultation with residents and staff.
4. The Head of Community Support Services is responsible for compliance with this plan.

PROPERTIES INCLUDED IN THIS PLAN AND THE REASON WHY THEY ARE INCLUDED

5. St Sidwells is a large building; on the second floor are the 16 flats that will be let under this LLP. St Sidwells is located close to Exeter town centre.
6. The flats will be allocated to people with no or very low support needs. The local reputation of the development is such that we need to be sensitive in the allocation of the flats.
7. Good practice suggests that housing applicants from a variety of backgrounds and with differing circumstances creates a sustainable community that is more likely to thrive and function effectively.

CRITERIA FOR LOCAL LETTING PLAN

- 8.** SHA has introduced a local letting plan to assist with building a sustainable community. The specific issues addressed are:
 - 8.1 Increasing community stability
 - 8.2 Increasing flexibility on allocations at a local level
 - 8.3 Encouraging commitment to the local community
 - 8.4 Excluding potentially disruptive tenants
- 9.** We will only house applicants who have a local connection to the Exeter area who have chosen the property via Choice Based Lettings and know that it will meet their needs e.g. employment opportunities, transport, family/friends network and other facilities.
- 10.** The community will be more sustainable by allocating empty properties to people who have not had tenant enforcement action taken against them for anti-social behaviour (ASB) or been involved with any substance abuse for at least 2 years prior to their application. Exceptions to this may be made if the applicant can clearly demonstrate that they are actively engaging with support agencies, over a sustained period of time and are maintaining abstinence from their addiction.
- 11.** The community living in these flats will be more sustainable by allocating empty properties to people who are aged 18 years or over.
- 12.** 70% of allocations will be allocated to either people that have full or part time employment or in full or part time education/study.
- 13.** 30% of allocations should be to people unable to work because of long term sickness or disability, or actively looking for employment. Anyone with support needs will have a full support package and be engaged fully.
- 14.** Exeter will direct match 2 of the flats at the initial allocation. Further direct matches will be made with the agreement of Spectrum HA and Exeter City Council.
- 15.** The lettings manager will review all allocations for this scheme to ensure that the criteria are satisfied. Allocations of relets will be based on the mix of residents in the scheme at the time; the mix is subject to change as tenants circumstances change.