



**Local Lettings Plan
between
Sanctuary
and
North Devon District Council**

Hughes Avenue, Barnstaple. EX32 9LN / EX32 9LW

March 2026

Property Breakdown															
Scheme Address	Hughes Avenue, Barnstaple. EX32 9LN / EX32 9LW														
Properties Numbers Affected	55														
Property Types	<table><tr><td>Hughes Avenue, Barnstaple.</td><td>2 Bedroom</td><td>3 Bedroom</td></tr><tr><td>25-33 - EX32 9LN</td><td>5</td><td>4</td></tr><tr><td>34-75 – EX32 9LW</td><td>22</td><td>20</td></tr><tr><td>79-82 – EX32 9LW</td><td>2</td><td>2</td></tr></table> <p>Category of Provision: General needs</p>			Hughes Avenue, Barnstaple.	2 Bedroom	3 Bedroom	25-33 - EX32 9LN	5	4	34-75 – EX32 9LW	22	20	79-82 – EX32 9LW	2	2
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25-33 - EX32 9LN	5	4													
34-75 – EX32 9LW	22	20													
79-82 – EX32 9LW	2	2													
Preference															
Behaviour	<p>Preference to applicants who, in the last 12 months, have not been cautioned or had enforcement action taken against them, for:</p> <ul style="list-style-type: none">Violent crimes or anti-social behaviourHarassmentDrug 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 behaviourHarassmentSubstance abuse <p>Those under investigation will be reviewed on a case by case basis.</p>														

Preference to applicants who have not, in the last 2 years, caused anti-social behaviour or nuisance which has resulted in enforcement action against a tenancy.

This could include action from any:

- Housing Association
- Social Housing Landlord
- Environmental Health
- Planning legislation
- Local Authority

Please note that this does not include 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.

Sentence	Rehabilitation period for adults (aged 18 and over when convicted) from end of sentence including licence period	Rehabilitation period for young people (aged under 18 when convicted) from end of sentence including licence period
Community order or youth rehabilitation order+	Total length of order plus 1 year	Total length of order plus 6 months
Prison sentence or detention in a young offender institution for 6 months or less	Total length of sentence (including licence period) plus 2 years	Total length of sentence (including licence period) plus 18 months
Prison sentence or detention in a young offender institution for over 6 months and up to and including 30 months (2½ years)	Total length of sentence (including licence period) plus 4 years	Total length of sentence (including licence period) plus 2 years
Prison sentence or detention in a young offender institution for over 30 months (2½ years) and up to 48 months (4 years)	Total length of sentence (including licence period) plus 7 years	Total length of sentence (including licence period) plus 3½ years
Imprisonment or detention in a young offender institution for over 48 months (4 years)	Never spent	Never spent

	or a public protection sentence						
Justification							
Justification for Behaviour Restrictions	<ul style="list-style-type: none">To stabilise and improve anti social behaviour issuesTo allow tenancies to be sustainedEncouraging a community presenceTo reduce tenancy turnoverTo reduce impact on local Emergency Services / local Agencies <p>Hughes Avenue has a long standing, local reputation, for historic and recent, persistent and regular, antisocial behaviour at the scheme over the last 20 years resulting in Sanctuary opening ASB cases, seeking assistance from North Devon District Council’s ASB Team, Police, Environmental Health, DSFRS and taking legal action. Sanctuary received an Environmental Order on them for the amount of illegal fly tipping from some of our residents. Even now, the Police still turn up with up to 6 police vehicles, when attending call outs for anti-social behaviour.</p> <table><tr><th>Scheme</th><th>Nature of ASB</th></tr><tr><td>Hughes Avenue, Barnstaple. EX32 9LN / EX32 9LW</td><td>Assaults Verbal and Physical Abuse Criminal damage to properties Criminal damage inside properties Criminal damage and vandalism to residents’ personal belongings including cars Unauthorised visitors to the scheme Substance misuse Drug dealing Fighting in communal areas Noise nuisance Harassment and Intimidation Threatening behaviour Weapons Drunken behaviour XL Bully breeding Animal cruelty Theft Extreme Fly Tipping Domestic Violence Bonfires in communal areas</td></tr></table> <p>The residents at this scheme have the right to live peacefully in their home or use shared areas without interference of their comfort or safety. Sanctuary are committed to providing homes and community that people love to live in.</p>			Scheme	Nature of ASB	Hughes Avenue, Barnstaple. EX32 9LN / EX32 9LW	Assaults Verbal and Physical Abuse Criminal damage to properties Criminal damage inside properties Criminal damage and vandalism to residents’ personal belongings including cars Unauthorised visitors to the scheme Substance misuse Drug dealing Fighting in communal areas Noise nuisance Harassment and Intimidation Threatening behaviour Weapons Drunken behaviour XL Bully breeding Animal cruelty Theft Extreme Fly Tipping Domestic Violence Bonfires in communal areas
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	<p>This lettings plan is intended to work alongside the North Devon and Torridge Community Safety Partnership initiative, a copy of which is available on North Devon and Torridge Community Safety Partnership North Devon Council.</p> <p>The agencies that make up North Devon and Torridge Community Safety Partnership include:</p> <ul style="list-style-type: none"> • North Devon Council • Devon and Cornwall Police • Devon and Somerset Fire and Rescue Service • Devon County Council • Torridge District Council • Dorset, Devon and Cornwall Community Rehabilitation Company <p>This local letting plan is supported by the local authority's ASB Team and the Police.</p>
Equality and Diversity	<p>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 this scheme.</p>
Review	
Date Completed	March 2026
Date to be Reviewed	March 2028
Justification for Review Period	<p>We are committed to resolving issues affecting our residents and also to reducing the impact on local emergency services and agencies. A large amount of agency time has been spent at this scheme and we can expect that the current anti-social behaviour issues will stabilise and improve over the next two years. Therefore we recommend a 24-month review period to ensure that our joint approach is successful for the community.</p>
Date Reviewed	
Comments following review	