

**Local Lettings Plan
Between
Westward Housing**

and

Devon Home Choice

And

Devon and Cornwall Police

Belmont House
June 2024

Property Breakdown	
Scheme Address	Belmont House, Silver Lane, Exeter, EX4 6SQ
Addresses Affected	Entire scheme
Property Types	No. of Bedrooms per property: 1, 2 & 3 bedroom flats Type of Properties: Flats Category of Provision: General needs
Preference	
Behaviour	<p><i>Please note that applicants are not required to disclose 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. Some convictions, depending on the nature of the offences and the sentence given, will never be termed as spent. You can find out more regarding when a conviction is spent online at: Rehabilitation Periods - GOV.UK (www.gov.uk) or by accessing Unlock Criminal Record Disclosure Calculator.</i></p> <p><i>If there is a history of behaviour or conduct that may pose a risk to our staff, our customers or the sustainability of the tenancy, we would expect to be informed of this regardless of whether it lead to enforcement action or conviction.</i></p> <p>Preference to applicants who, in the last 12 months, have not displayed behaviour or conduct that lead to police involvement, or had enforcement action taken against them, for:</p> <ul style="list-style-type: none">• Violent crimes or anti-social behaviour• Harassment• Substance 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, in the last 2 years, caused antisocial behaviour or nuisance which has resulted in enforcement action against a tenancy.</p>

	<p>This could include action from any:</p> <ul style="list-style-type: none"> • Housing Association • Social Housing Landlord • Environmental health • Planning legislation • Local Authority
Age Restriction	Preference to Applicants over the age of 25.
Occupant Restriction	50% of the scheme to be allocated to working persons or those who are unable to work due to protected characteristic. For example but not limited to age or disability or are volunteering.
Child Density	Applicants with children over the age of 16yrs
Local Connection	Preference will be given to applicant out of area.
Justification	
Justification	<p>Example ASB:</p> <ul style="list-style-type: none"> • To reduce management issues • Ensure a sustainable tenancy • Promote a peaceful community. • To reduce tenancy turnover <p>There has been persistent and regular antisocial behaviour across the scheme in the last 2 years.</p> <p>The majority of ASB has been drug related which causes significant ASB and violence towards other residents.</p> <p>The police have also received numerous numbers of logs of antisocial behaviour at Belmont House. Local PCSO is present on the scheme daily and officers attending through-out the day and night.</p> <p>The residents at Belmont House have the right to live peacefully in their home or use shared areas without interference of their comfort or safety. Westward Housing is committed to providing homes and community that people love to live in.</p> <p>This local lettings plan is supported by the police.</p>
Justification	<ul style="list-style-type: none"> • To promote sustainable long term communities and contribute to stable and balanced communities

	Westward Housing is committed to providing homes and community that people love to live in and want to promote a peaceful community. Part of Westward's objectives is to establish places where people want to live.
Justification	<p>Example Occupant Restriction:</p> <ul style="list-style-type: none"> To promote sustainable long term communities and contribute to stable and balanced communities <p>Westward Housing estimate the scheme is made up of 20% working and 80% non working persons. The preference is to ensure that those working on a lower wage have access to affordable housing in the area and to promote stable and balanced communities.</p>
Justification	<p>Example Adult Density:</p> <ul style="list-style-type: none"> To reduce management issues To promote sustainable tenancies To reduce tenancy turnover <p>There have been persistent and regular reports in the last year of adults of age of 18 years causing Drug dealing, knife crime, violent behaviour, alcohol abuse, slander, noise nuisance on the estate which relates to high tenancy turnover and very dissatisfied residents.</p> <p>The residents at Belmont House have the right to live peacefully in their home or use shared areas without interference of their comfort or safety. Westward Housing are committed to providing homes and community that people love to live in. Part of Westward's objectives is to establish places where people want to live.</p>
Equality and Diversity	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 these schemes.
Review	
Date Completed	04/06/2024
Date to be Reviewed	04/06/2026
Justification for Review Period	<p><i>The review should be undertaken considering if the current LLP has achieved its objective in reducing risks to the neighbourhood or individual customers, following a risk cantered approach.</i></p> <p>Behaviour</p> <p>We have a high number of lettings on this scheme due to the nature of ASB on the scheme and the impact this has on other residents daily lives.</p>
Date Reviewed	
Comments following review	

