



Local Letting Plan – St Georges Court

This plan was produced in 2024 and is version 1.00

This Plan was adopted by the Cabinet member for Housing and Property Services on xx December 2024 by delegated decision.

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1 Background

- 1.1 St Georges Court, Tiverton is a new development situated within the Westex ward of Tiverton town, (map of the scheme can be seen at appendix 1).
- 1.2 Mid Devon Housing will be the managing landlord of the properties.
- 1.3 There are two Local Letting Plans for the development. One is for the 1 & 2 bedroomed apartments and one is for the remaining 2 & 3 bedroomed houses on site.

2 Total Number of Properties

- 2.1 The development will consist of 11 properties that will be affordable rented properties and 28 socially rented homes.

3 Breakdown of Properties

- 3.1 The scheme features a combination of 1, and 2 bedroom apartments and 2 and 3 bedroom homes as follows:
 - 16 x 1 bed apartments
 - 12 x 2 bed apartments
 - 9 x 2 bed houses
 - 2 x 3 bed houses
 - Resident parking

4 Purpose of Local Letting Plans

- 4.1 These local lettings plans have been prepared by Mid Devon Housing, for the allocation of the 39 proposed properties at St Georges Court, Tiverton.
- 4.2 The aim of the Local Lettings Plans is to promote, as far as reasonably possible, a socially, economically balanced and sustainable community where people want to live and work, now and in the future.
- 4.3 We want to meet the diverse needs of existing and future local residents, providing an environment that is sensitive to their needs and contribute to a high quality of life.
- 4.4 The local lettings plans will enable Mid Devon Housing to help provide a community that is safe and all-encompassing, and offer equal opportunities and good services for all.

5 Letting of the Properties

- 5.1 Mid Devon Housing let their homes via the Choice Based Lettings system, Devon Home Choice. All lets are made in accordance with the Devon Home Choice Policy and Mid Devon Housing's Allocations Policy.
- 5.2 For the St Georges Court, Tiverton development, the allocations will also be made in accordance with this Local Lettings Plan. Applicants who bid on the properties who do not meet the criteria set out in the Local Lettings Plan may be bypassed.
- 5.3 In the occurrence where there are no applicants that have bid on the properties that meet the requirements set out in the Local Lettings Plan, then the allocation will be made to the household who has the closest match.
- 5.4 Mid Devon Housing reserves the right to use the framework in determining the allocation of these homes.

6 Duration of Local Letting Plan

- 6.1 Mid Devon Housing will rely upon the Local Lettings Plans for the initial allocations and for future lets of the scheme. There is no end date for the scheme.

7 Individual Letting Plans dependant on accommodation offered

Local Lettings Plan 1 – 1 & 2 Bedroomed Apartments

Selection Principles

Household Composition

- In order to build a stable community MDH will ensure that St Georges Court, Tiverton will have a balance of residents minimising the impact that a lack of a multiplicity can cause.

Sensitive Let

Due to the intended occupants, and challenges with ASB in the local vicinity the Apartments are to be identified as a sensitive let and occupants are to meet the selection principles set out herein.

History of Tenancy Breaches

If an applicant or member of their household has a history of tenancy breaches relating to anti-social behaviour or have been guilty of unacceptable behaviour MDH will assess the application and consider the following:

- MDH will consider when the breach was and will require evidence to support a sustainment of good behaviour for a period of 12 continual months;
- The quality of life for people already living in the area and whether they would be adversely affected:

- Whether the applicant or household member is able to demonstrate on going engagement with support agencies; and
- If the applicant owes rent arrears to MDH or another landlord MDH will not consider an allocation unless in exceptional cases such as in the situation where the applicant is subject to Bedroom Tax and is moving to smaller accommodation in order to improve their financial health or in cases of Domestic Abuse

An applicant or a member of their household will not be eligible to apply for a property at this development if they have been subject to any enforcement action for any of the following offences:

- Violent crimes or anti-social behaviour
- Harassment
- Substance Abuse
- Domestic Abuse
- Gang related crimes
- Prostitution
- Any criminal activity

Types of enforcement action may include but not limited to:

- Community Protection Warning
- Community Protection Notice
- Criminal Behaviour Orders
- Civil Injunction
- Acceptable Behaviour Contracts
- Any unspent conviction or prosecution
- Notice seeking possession of a property

Occupant Restriction

- 100% of the one and two bedroom apartments at the scheme will give preference to at least one named tenant being over the age of 55.
- 100% of the one and two bedroom apartments at the scheme will be allocated to those with a medical need for level access properties
- Preference will be given to existing MDH tenants who wish to downsize from a larger home

Local Lettings Plan 2 – 2 & 3 bedroomed houses

Selection Principles

Household Composition

In order to build a stable community MDH will ensure that St Georges Court, Tiverton will have a balance of residents minimising the impact that a lack of a multiplicity can cause;

Economic Mix

- MDH will consider a mix of households that are dependent on welfare benefits and those that are in employment as we recognise that this will assist in achieving an economic mix and avoid high concentration of deprivation; and

- The intention is to encourage people who can, to work and therefore reduce levels of antisocial behaviour and improve the social and economic well-being of the area.

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Local Need/Connection Qualification Criteria

MDH would like the properties to meet the needs of the local Mid Devon District therefore MDH will allocate in line with the following preference:

1. The intended household must have been a continuous resident in the Mid Devon District for at least five years in Bands A-D;

2. The intended household must have been permanently employed, save where unable to work due to protected characteristic in the Mid Devon District in Bands A – D and whose work is primarily based in this parish. For the purposes of this criteria 'permanently employed' means having held a permanent contract for a minimum of 16 hours per week for at least the preceding 12 months;
3. Former residents (who previously lived in the Mid Devon District for a period of at least three years within the last five years);
4. The intended household is in the A – D band and has a close living relation resident in the Mid Devon District. This means immediate family members (parents, siblings, dependent and non-dependent children) who themselves live in the Mid Devon District and have done so for at least five years. Exceptional circumstances will be taken into consideration;
5. The intended household have been continuously resident in the Mid Devon District for twelve months or more in Bands A – D);
6. The intended household has a local connection to the Mid Devon District according to clauses 1 – 5, in order of preference, in the E Band and working, but where the household income is insufficient to enable them to afford or to sustain to rent or purchase a property suitable for their needs in the Mid Devon District.

The above preferences are to be considered in conjunction with the obligation for Reasonable Preference, Additional Preference and Exceptions to the Local Connections criteria as set out in MDH's Allocation Policy.

If properties cannot be let to applicants with a Mid Devon District connection consideration will be given to other applicants on a case by case basis.

Occupant Restriction

- Preference that the eleven two and three bed houses to be allocated to those with a local need/connection

8 Justification

- 8.1 There has been persistent and regular antisocial behaviour across the Westex area in the last 5 years.
- 8.2 Using a local lettings plan aims to:
 - To reduce management issues.
 - Ensure a sustainable tenancies.
 - Promote a peaceful community.
 - To reduce tenancy turnover.
- 8.3 The 1 & 2 bedroomed apartments on this scheme are fitted with additional facilities, suitable for older persons or disabled persons. Preference is given to ensure the best use of these facilities, allow persons to move to a more suitable home and reduce the need for Disabled Facilities Grants in unsuitable properties.

Scheme Facilities	
Walk in Showers	Step free level Access
Emergency Alarm/Lifeline – offered separately	Suite of appliances provided
Lifts for accessibility	Shared Common area facility

9 Parking on site

- 9.1 Each unit will be allocated one parking permit.

10 Mobility Scooters

- 10.1 Residents are not permitted to store or charge any electric mobility scooters in any communal areas.

11 Equalities Statement

- 11.1 Mid Devon Housing is committed to providing equal opportunities. We aim to ensure that all applicants receive equal and fair treatment, and are free from direct or indirect discrimination on all grounds.
- 11.2 It should be noted that the 1 & 2 bedroomed apartments at St Georges Court, Tiverton development have been purposely adapted to consider those that may have a medical need for level access properties.

12 Maps of Site

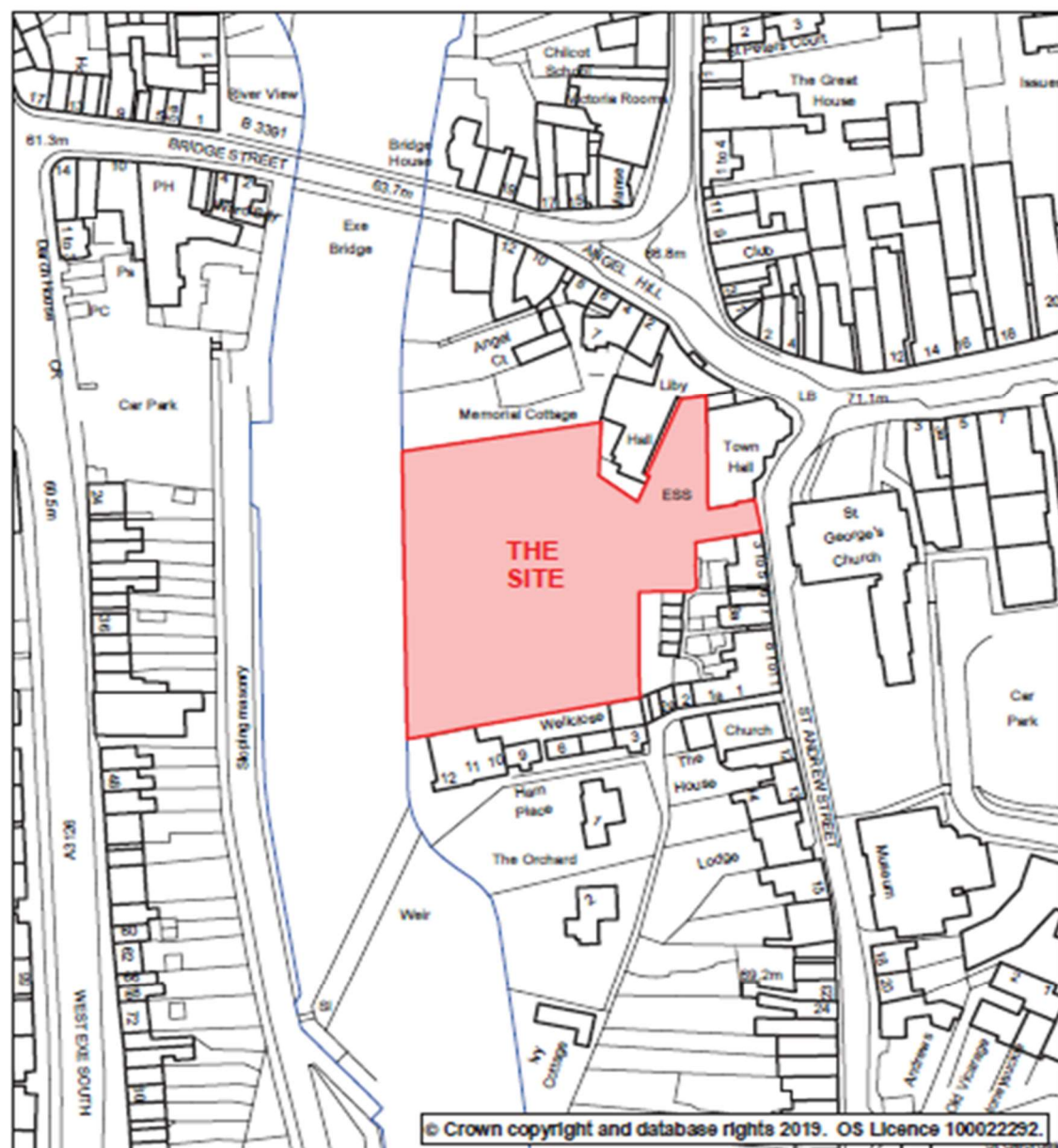


Street Naming and Numbering

Phoenix House
Phoenix Lane, Tiverton EX16 6PP

Tel: 01884 255255

Website: www.middevon.gov.uk



Scale	1:1,250 @ A4	Date	24 April 2019
Org. No.	St George's Court_Tiverton_Location	Produced by	GMS Unit



Street Naming and Numbering

Phoenix House
Phoenix Lane, Tiverton EX16 6PP

Tel: 01884 255255

Website: www.middevon.gov.uk



Scale 1:250 @ A3

Date 24 April 2019

Org. No. St George's Court, Tiverton_GF

Produced by GMS Unit

Title Development rear of Town Hall
St Andrew Street
Tiverton