

Sensitive Let Request

Property Address:

7 Limestone Drive, Exeter

Property type
and size:

2-bed, 4-person mid-terrace house

Reason for
sensitive let request (please refer to sensitive let procedure to ensure request meets criteria):

Date void from:

The property has been the subject of 2 positive police warrants, executed under the Misuse of Drugs Act. The police recovered cannabis, large amount of cash, bags and other drug paraphernalia during both raids. The police investigation is still open.

There have been several persistent and ongoing complaints relating to the strong smell of cannabis in the area and alleged drug dealing from the property. This remains under police investigation.

Residents have been reporting to the police directly, though we have one direct complainant, who is an immediate neighbour.

The property is on a new build development and is mixed tenure, with private and HA residents being the immediate neighbours. Since moving in in August 2022, there have been complaints relating to the smell of cannabis and in the last year increased complaints alleging drug dealing.

Sporadic complaints were received during the first year, and an ASB case was opened in August 2023. This was closed due to lack of engagement/evidence from the reporting households. A second ASB case was opened in May 2024 following further reports and evidence, which remains open and under investigation.

It would be appropriate to apply a sensitive let to this property to show the community that we have listened to their concerns, acted and give the opportunity to rebuild community relations.

This property needs to be let to someone with no history of ASB, no history of drug use/county lines or cuckooing.

No previous police involvement or criminal activity.

Not to be let to anyone who is vulnerable or susceptible to these situations, or had a history of Domestic Abuse.

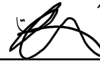
A preference to applicants who have not been cautioned or had enforcement action taken against them in the last 12 months for violent crimes, ASB, harassment or drug/alcohol abuse and would also include enforcement action such as criminal behaviour orders. This would also include preventative measures that customers have undertaken or been asked to undertake such as an Anti-Social Behaviour Contract.

- Preference to applicants who have not been prosecuted, convicted or are under investigation for a serious offence within the last 2 years for violent crimes, ASB, harassment, drug/alcohol abuse.

- Preference to applicants who have not in the last 2 years caused ASB or nuisance which has resulted in enforcement action against a tenancy, including any action from landlords, police, environmental health, local authority etc.

Housing Officer signature and date:

21/05/2025



Lettings Team Leader signature and date:



Date sent to local authority for approval: