



# LOCAL LETTINGS PLAN MOUNT WISE TOWERS



# INTRODUCTION

Over the past few years, there has been an increase in the levels of crime, anti-social behaviour and substance misuse within Mount Wise Towers. To try and improve the sustainability of the area, a Local Lettings Plan (LLP) is being introduced from 2017.

This Local Lettings Plan applies to the lettings of all future properties within Mount Wise Towers.

## PURPOSE

- **To ensure new lettings within Mount Wise Towers help achieve a sustainable and balanced community that will contribute to meeting the housing needs of the whole community in the long term.**
- **To help create and maintain Mount Wise Towers as a place where people want to live and are happy to stay.**
- **To be used as a guide for allocations, transfers and any future choice-based lettings adverts. The plan will apply to the allocation of rented homes.**
- **To achieve a fair balance between the needs of the existing community and the housing needs of the wider community of Plymouth, Devon & Cornwall.**

We want to make sure, as far as possible, that tenant/s will feel safe and happy in their home and that they will not be set up to fail by placing them somewhere that may be detrimental to their wellbeing. A Needs Assessment Plan may be required where vulnerabilities not covered by this LLP are identified.

## ELIGIBILITY, VERIFICATION & REFUSAL OF APPLICANTS

All offers of accommodation will be subject to the policies of Plymouth Community Homes. We will inform any unsuccessful applicant of the reason behind our decision. Applicants can request a copy of the Plymouth Community Homes Allocations Policy.

If we assess that the applicant does not meet this criteria, we may not offer a home within Mount Wise Towers.



# CRIME AND ANTI-SOCIAL BEHAVIOUR

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](http://www.gov.uk)) or by accessing Unlock Criminal Record Disclosure Calculator.

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 led to enforcement action or conviction.

Applicants or members of their household who have been convicted or had formal or informal action taken against them for crime/s of a violent or sexual nature, offences related to drug or alcohol use, anti-social behaviour, harassment or nuisance within the last 3 years will not be considered.

If we have reason to believe that an applicant or any member/s of their household have been involved in crime of a violent or sexual nature, drug or alcohol related offences, anti-social behaviour, harassment, or nuisance but there has been no formal action evidenced, a Needs Assessment Plan will be required.

# DRUG AND ALCOHOL MISUSE

Any applicant or household member with a history of drug, alcohol, or other substance misuse in the last 3 years will not be considered unless they have been:

- regularly engaging with relevant support services for a minimum of 12 months
- or**
- signed off by support services due to recovering to the point that regular support is no longer required
- and**
- taking a prescribed drug replacement or medication to treat alcohol dependency (e.g. methadone, Antabuse)
- or, where none have been prescribed:**
- had negative screenings for substances for at least 12 months
- or**
- script has ended due to recovering to the point that it is no longer required

Evidence of the above will be required and a Needs Assessment Plan will be carried out.



# DOMESTIC ABUSE

Any applicant or household member with a current restraining order, non-molestation order or domestic violence prevention order will be required to undertake a full Needs Assessment Plan and may not be considered for this scheme.

Any applicant or household member with an unspent conviction or caution for any domestic abuse related crime within the past 3 years will be required to undertake a full Needs Assessment Plan and may not be considered for this scheme.

# MOUNT WISE TOWER BLOCKS

In the event of an emergency in any of the Mount Wise tower blocks it is possible that the emergency services could chose to evacuate the building. The lifts will not be available at this time. Therefore, we will not allocate to anyone with a mobility issue that will prevent them from safely exiting the building via the stairs.

# EQUALITIES STATEMENT

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.

# MONITORING AND REVIEW

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 centred approach

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## Plymouth Community Homes

Signature: Joe Loughran ..... Job Title: Housing Officer .....

Print Name: Joe Loughran ..... Date: 23 June 2023 .....