



**Local Lettings Plan
between
Sanctuary Housing
and
Plymouth City Council**

“Radford Estate”, Prince Rock, Plymouth, PL4 9

March 2025

Property Breakdown	
Scheme Address	The Radford Estate (The Estate)
Properties Numbers Affected	240
Property Types	14 x Studio apartments 97 x 1 bed flats 94 x 2 bed flats 16 x 2 bed houses 18 x 3 bed houses 1 x 4 bed house Category of Provision: General needs in all above properties
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 of anti-social behaviour• Harassment• Drug 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 of anti-social behaviour• Harassment• Substance abuse <p>Those under investigation will be reviewed on a case-by-case basis.</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>

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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) or a public protection sentence	Never spent	Never spent

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Justification

Justification for Behaviour Restrictions

- To reduce management issues
- Ensure a sustainable tenancy
- Promote a peaceful community.
- To reduce tenancy turnover

There has been persistent and regular antisocial behaviour on The Estate in the last 12 months resulting in Sanctuary opening ASB cases and seeking assistance from the Police and Plymouth City Council's Community Connections team, and also taking legal action.

Scheme	Nature of ASB
The Radford Estate	Unauthorised visitors to the scheme, substance misuse, fighting, drunken behaviour, drug dealing, threatening behaviour, sleeping in communal areas, criminal damage to front doors, criminal damage and vandalism internally, exploitation of vulnerable persons (Cuckooing), safety issues - disruption to the fire alarm system in the building by tampering with smoke detector heads.

The residents of The Estate 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.

This lettings plan is intended to work alongside the Safer Plymouth partnership and the Safer Plymouth Plan, a copy of which is available on www.plymouth.gov.uk/safer-plymouth

Safer Plymouth are a working partnership involving: -
 Plymouth City Council
 Devon & Cornwall Police
 Devon & Cornwall Probation Trust
 The Police & Crime Commissioner
 Devon & Somerset Fire & Rescue Service
 NHS Clinical Commissioning Group

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	01.04.2025
Date to be Reviewed	01.04.2026
Justification for Review Period	A large amount of agency time has been spent at this scheme and we can expect that the current antisocial behaviour issues will stabilise and improve over the year. Therefore a review within 12 months would be reasonable with the consideration of lifting the LLP
Date Reviewed	
Comments following review	

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