

Local Lettings Plan

Between

LiveWest

and

South Hams Council
St Catherines Park

August 2019

1. Purpose of the Local Lettings Plan

This Local Lettings Plan has been prepared to assist in the allocations of previous properties which were designated elderly for rent at various Schemes throughout Devon.

The contents of this document will be used to prepare the advert for promoting the development under Devon Homechoice and will assist with the final selection of successful applicants.

The Scheme is at various developments. The properties will be managed from our Tolvaddon office and they are all social and affordable rent for general needs housing.

2. Objectives of the Local Lettings Plan

The objectives of this Plan are to:

- i) create a balanced sustainable community that reflects the community's present and future needs;
- ii) ensure the needs of the local and wider community are reflected within the property;
- iii) minimise future housing management issues
- iv) make best use of the housing stock and ensure that it is allocated in accordance with its primary purpose.

3. Good behaviour test

This Local Lettings Plan will consider those who have not been involved in incidents of anti-social behaviour, nuisance or drug misuse; within the last 5 years; and must therefore meet the "good behaviour" criteria as set out below.

Defining anti social behaviour, serious harassment, nuisance and drugs misuse

For the purpose of the Local lettings Plan, the following definitions support the existing policies of LiveWest and set out the type of applicant who will **not** be re-housed in any of the schemes.

• Anti Social Behaviour

Is where a householder has been **cautioned** for violent crimes against other people or properties or under any parts of the anti social behaviour legislation within the last 12 months.

Is where a householder has been **prosecuted** for violent crimes against other people or properties or under any parts of the anti social behaviour legislation within the last 5 years.

• Harassment

Is where a householder has been **cautioned** for crimes of harassment against others within the last 12 months.

Is where the householder has been **prosecuted** for crimes of harassment against others within the last 5 years.

• Nuisance

Is where a householder has caused persistent low level ASB or a nuisance that has resulted in **legal action** by the Association or another social housing landlord within the last 5 years. This includes actions against a tenancy through environmental health or planning legislation.

• Drug misuse

Is where a householder has been **cautioned** for the possession or supply of a controlled drug within the last 24 months.

Is where a householder has been **prosecuted** for the possession or supply of a controlled drug within the last 5 years.

These criteria will be checked at verification stage.

Overall Preference for Good Behaviour

All applicants including homeless applicants will **have** to pass the test of not being cautioned or prosecuted or had any legal action taken against their tenancy for **anti social behaviour, serious harassment, nuisance and drug misuse**. The fact that the property is subject to a Local Lettings Plan will be identified in the advert and this will be verified as part of the allocation/verification process. An allocation will be

refused or offer withdrawn if evidence comes to light that an applicant fails to meet the criteria within the Local Lettings Plan.

4. Age preference to over 55's

As this scheme was originally designed to support the housing requirements of older people, in the first instance bidders over the age of 55 will be given preference when shortlisting.

Should the shortlist fail to provide a suitable bidder over the age of 55, LiveWest will allocate in line with banding and band date from the top of the shortlist.

5. Local Connection

To be specific to the scheme

5. Terms of Tenancy

The terms of the tenancy will be as per LiveWest standard tenancy conditions. Applicants will normally be offered a starter tenancy for a period of one year. Following this if the tenancy has been conducted in a satisfactory manner, the tenancy will become a six year Assured shorthold Tenancy.

6. Household Types

To be specific to the scheme

7. Household size

In the interests of creating a safe and sustainable community and to minimise future management issues it is proposed that all of the properties will generally be let in accordance with the person specification for the property. Under occupation will only be considered on exception.

8. Equality & Diversity

This lettings plan is intended to work alongside the Equality and Diversity policies of both Cornwall Council and LiveWest. It should ensure that the assessment and nomination process does not discriminate against households and enables applicants with diverse needs to access accommodation on this scheme. The aim is that the residents of the scheme as a whole will reflect the diversity of the community.

9. Future Lettings

All future vacancies on this development will be let to the highest banded applicant who meets the qualifying criteria for the vacancy, in accordance with the Council's allocations policy and LiveWest's general lettings policy.

This Local Letting Plan will be reviewed and managed annually by the LiveWest.