

LOCAL LETTINGS PLAN

BETWEEN

Bournemouth, Christchurch and Poole Council (BCP), Civic Centre, Poole, BH15 2RU

AND

Sage Housing

FOR

Canford Paddock

A. Background

Section 167 (2E) of the Housing Act 1996 (as amended by the Homelessness Act 2002) enables Housing Authorities to adopt Local Lettings Policies and Plans. The Code of Guidance states that these lettings plans could enable a Housing Authority to allocate to specific groups of people, whether or not they fall into the reasonable preference categories. However, it does also state that reasonable preference categories must be taken into account overall and that local lettings plans (LLPs) should not discriminate either directly or indirectly on any equality grounds.

Once agreed these schemes will have their own allocations criteria. LLPs may be applied in addition to any local planning restrictions (contained in agreements made under Section 106 of the Town and Country Planning Act 1990) which may be in place but will not override them.

LLPs can be put in place for a specific area or estate and will be set up in response to particular local circumstances. They will include a clear commitment to equality of opportunity, the provision of clear and accurate information to applicants and an appeals mechanism.

LLPs will be used to ensure, where possible, that there is a mixed and balanced community, working towards outcomes that reflect the wider community and address issues such as child density and the proportion of households in employment in any one area or estate. The precise approach to be adopted will reflect the particular problems/issues of an area or estate.

This LLP shall apply to the initial and subsequent allocations of new homes in Poole. The LLP will begin at the point that the first properties are handed over, approximately the end of July 2020 and continue until such time as all 11 properties have been allocated. The LLP applies the homes which consist of:

- 4 x 3 bed 5 person houses
- 1 x 2 bed 4 person flat over garage
- 6 x 2 bed 4 person flat

These properties are to be let as affordable homes with an affordable rent with the BCP having 100% nomination rights on the first and subsequent lettings. All tenancies will be offered on a Fixed Term Assured basis.

Completion of the first phase of these affordable homes is expected 5th August 2020.

Purpose of the Local Lettings Plan

The purpose of this local lettings plan for properties in Poole is to provide a stable community within the development.

C Objectives of the Local Lettings Plan

- i) to create a community that is sustainable
- ii) to meet the requirements of the Dorset Homechoice Allocations Policy (superseded by the BCP Allocations Policy) & Sage Housing's Letting Policy to ensure allocations are made to suitable applicants.
- iii) to make the best use of the housing stock
- ii) to ensure that current and future residents feel safe and content in their homes and have the same opportunities as any other resident
- iii) to minimise any possible stigmatisation of residents living in these properties
- iv) to protect the public and residents from nuisance/anti-social behaviour (ASB) in the town centre
- v) to create a sense of community within the blocks.
- vi) to promote a sense of pride within the blocks
- vii) to reduce turnover and potential refusals of properties

The existence of the lettings plan will mean that vacancies will not always be allocated to the applicant who can demonstrate the greatest housing need. Applicants who do not meet this criterion or with a lower priority need may be considered for an allocation if their being housed would help maintain a stable community.

D Key Elements

Properties will be allocated in accordance with the selection and allocation criteria set out in this Plan. Applicants will be considered who are eligible for a suitable sized property in accordance with the Council's Allocation Policy bedroom needs assessment. It is not intended to under occupy these properties.

For the initial and subsequent vacancies, the following will be considered by BCP prior to nominating applicants from the Housing Register:

- i. The properties will be occupied by a mix of housing need applicants and therefore from different bands.
- ii. In order to assist residents with downsizing, priority will be given to people under-occupying social homes.
- iii. We will aim to allocate a third of the units to residents who are economically active, and working either full time or part time, and therefore no wholly reliable on benefits. This proposed allocation is not exclusive.

Once the nomination has been received Sage Housing will assess whether the applicant/s meet the allocation criteria and will assess whether the accommodation is affordable for the individual households.

E Advertising & Lettings

All properties will be advertised to the Dorset Home Choice Allocations Scheme on an agreed phased arrangement to ensure an even spread of adverts.

The adverts will describe the property type, number of bedrooms, property attributes and rent levels, together with link to the LLP. The full LLP will be published on the BCP website

The properties will be openly advertised to all bands, ensuring the criteria of this plan is defined & clarifying properties will not always be allocated to those with the highest housing need.

F Exclusions

In line with Sage Housing's grounds for refusal, all applicants will be considered for housing based on their personal and housing history.

Bids will not normally be considered from those who have housing related debt or an outstanding notice for any breaches of tenancy with a registered social landlord.

If the association are to refuse a nomination, they will advise the BCP Housing Service and the applicant/s.

The association will provide evidence to support their recommendation for refusal to the BCP staff to consider and approve. Where a disagreement remains following initial consultation, the situation will be referred to the Housing Services Manager at BCP and the Housing Services Manager at Sage Housing.

G Equalities Impact Statement

We believe in treating everyone fairly and it's an essential part of our culture.

We expect all our employees to treat our residents, honestly and with respect, regardless of their age, gender, sex, marital status, sexual orientation, disability, race, nationality, religion, ethnicity or national origin.

The plan aims to ensure that the objectives set out above are met.

H Monitoring and Review

The Borough of Poole, and Sage Housing will review this LLP. The review will include:

- Assessment against the purposes and objective of the LLP.
- Satisfaction of permanently relocated tenants with their new allocated properties.

Signed by:



On behalf of BCP

Dated:

07/09/20

Signed by:

Yasmine Ameen

On behalf of ... Housing Association Limited

Dated:

1st September 2020