

Appendix 1:

Local Lettings Plan for any one-bedroom flats at Salter Close and White House Road becoming available to let

Introduction

The one-bedroom flats at Salter Close and White House Road have been designated elderly and the lettings to the flats are restricted so that only housing applicants aged 40 years or older can apply for vacant properties. These flats are due to be de-designated in April 2016, in the last phase of the citywide de-designation programme.

The minimum age restriction used to let vacant properties here will therefore be reduced to housing applicants aged 18 years or older.

There are on-going and historical issues in and around the vicinity of Salter Close and Whitehouse Road relating to noise nuisance and other anti-social behaviour. The Anti-Social Behaviour Investigation Team has been working with local residents and others agencies including the police to address these issues. In order to help reduce the impact of any new lettings on existing residents and to help address these issues it is proposed that a Local Lettings Plan is put in place, for the 40 one-bedroom flats owned by the Council in Salter Close and Whitehouse Road.

The Local Lettings Plan (LLP) would seek to ensure that new lets to vacant flats are sustainable and enhance the community in this area, with no disruption to the lives of existing residents, many of whom are elderly. The LLP is designed to provide an additional safeguard to the Allocations process to re-assure existing tenants that any new lets to applicants under 40 will have rigorous checks made in acknowledgement of the difficulties experienced by current residents in the past.

To assist in the transition, any existing tenants, over 70 years of age, that may wish to move to a sheltered or 55+ designated scheme, will also be assisted in this

It is proposed that the LLP will run for one year from April 2016 to March 2017. A review will be undertaken within this duration, and the plan extended further if this appears warranted, for example, if the incidence of anti-social behaviour in the locality has not substantially reduced.

Local Lettings Plan Approach

- Tenants must be aged 18 years old or older
- Housing applicants with children or who are pregnant will not be allocated a one-bedroom property
- Housing applicants with an identified support need, including those with a mental health issues and ex-offenders, will only be considered for an offer if they are considered ready to sustain a tenancy, have an on-going support package in place and the accommodation is suitable for their housing needs.

- No housing applicants with a current or historic dependency on drugs and/or alcohol will be considered for an offer.
- Careful consideration must be made before offering anyone with a history of being vulnerable to exploitation by others
- Introductory Tenancies will be offered to all new tenants (only as allowed in legislation)
- Tenancy Sustainment Officers will be available to effectively target any lifestyle issues associated with 'younger' tenants moving into previously designated elderly flats
- If they chose, any existing tenants aged 70 years or older requesting a transfer will be given priority through the Allocations Scheme to move to 55+ or sheltered accommodation elsewhere, and eligible residents will be informed of this accordingly

A review of lettings will be carried out after 12 months to assess the effectiveness on the Local lettings Plan and to consider whether it is necessary to consider extending the lifetime of the plan