

## Local Lettings Plan for Phase 1, Peters Village, Wouldham.

### 1. Description of site

This site is made up of 25 general needs rented properties and consists of a mix of 2 bed flats, 2 bed houses and 3 bed houses.. There is no lift in the block of flats.

### 2. Issues to take into account

- This is a new development of general needs rented accommodation to be let on an affordable rent.
- Section 106 Site

### The rented properties consist of:

12 x 2 bed flats  
8 x 2 bed houses  
5 x 3 bed houses

### 3. Justification for Lettings Plan

This lettings plan is for the rented properties managed by Orbit to which Tonbridge and Malling Borough Council has nomination rights via the Kent Homechoice, choice based lettings system. It is designed to support sustainable lettings in accordance with the Kent Sustainable Communities Protocol. It also aims to meet housing need whilst preventing potential management problems on the site, freeing up larger properties within the Borough which are under occupied.

### 4. Aims

- To allocate to those in housing need.
- To create a local thriving community.
- To reduce the problems of anti-social behaviour (ASB) reported, relating to the rented properties.
- To reduce potential breaches of tenancy.
- Open opportunities to those who are economically active and have restricted housing options.
- Open up housing opportunities to those who have a local connection to this Borough.
- Enable direct lets to help the council discharge its duties under homeless legislation to households in temporary accommodation.

### 5. Allocation and letting

- The properties will be advertised through Kent HomeChoice, unless they are offered on a direct let. Priority will be given to applicants with a local connection to Burham, Eccles and Wouldham
- All applicants will be given a Fixed Term Assured Shorthold Tenancy for 5 years.
- The Units will be advertised at Affordable Rent Levels capped at Local Housing Allowance rates. These will be made available to those who have registered a Housing Need with Tonbridge and Malling Borough Council
- Exclude households who have reports of, or faced legal action for anti social behaviour, this includes any related drug, alcohol substance misuse or any other behaviour resulting in criminal convictions within the preceding 3 years.

### 6. Age distribution and child density

In line with the aims of the Kent Sustainable Communities Protocol, we wish to ensure the creation of sustainable and balanced communities.

- **5 x two bedroom ground floor flats.** Priority will be given to households that have a medical need for accommodation on the ground floor, unable to manage stairs.
- **3 x two bedroom 1<sup>st</sup> floor flats.** Families must have at least one child or children over 2 years old due to there being no lift at the property and nowhere to store prams or pushchairs.
- **4 x two bedroom 2<sup>nd</sup> floor flats.** Families must have at least one child over 5 years old due to there being no lift at the property and nowhere to store prams or pushchairs.

- **8 x two bedroom houses, small 2nd bedroom** People who are economically active. Households that are unable to be economically active through reasons such as being full time carers, not being of working age, or having a disability stopping them from working will be treated as if economically active.
- **5 x three bedroom houses, 3<sup>rd</sup> bedroom single use.** Families with children.

### **7. Household composition**

The ages of children will also be considered to ensure an appropriate mix of younger and older children to maintain child density and to minimise anti-social behaviour on the development. Family make up will also be taken into account and properties will be offered to couples, single parent families and households from mixed income sources.

### **8. Households with Disabilities**

The properties are built to lifetime homes standards and are therefore suited to families that may one day need some adaptations; however no major adaptations can be made due to the restraints put in place during the property defects period of 1 year. Minor adaptations, such as grab rails, can be installed during this period.

### **9. ASB and Tenancy Breaches**

- Applicants and members of the household will not be the perpetrators of serious and/or ongoing nuisance or anti-social behaviour at their current home, nor had any legal action as a result of nuisance or anti-social behaviour taken against them including a Notice of Seeking Possession.
- Applicants and members of the household will not be the perpetrators of any criminal activities resulted in convictions
- Applicants and members of the household will not be connected to any activity in the use or supply of drugs or any alcohol or substance misuse
- Applicants will not have been evicted for nuisance or anti social behaviour from any previous addresses. Discretion may be exercised if the applicant can show that they have over a period of not less than 3 years rectified their behaviour.
- Applicants and members of the household will not have a recent criminal conviction which will impact upon the management of the tenancy or the local community. (Applicants and members of the household with recent criminal convictions will have their circumstances discussed in partnership with Orbit).
- Applicants will not be in rent arrears for their current home where a Notice of Seeking possession has been served. If arrears are because of a delay in Housing Benefit such that a Housing Benefit payment is owing equivalent to the whole of the arrears, applicants will need to show this is the case and that they have dealt with their claim appropriately and are paying any estimated contributions (e.g. non-dependent deductions) regularly.
- All applicants will need to meet Orbit's Letting of Homes Policy

### **10. Other Criteria**

- We will not house applicants who own their own homes or a property elsewhere, unless there is proof of sale. The other exception will be if the property is unsuitable due the applicant's disability issues.
- For reasons of community stability, we will aim to have 50% of tenants in employment.
- We will only house applicants who have been assessed as vulnerable i.e. persons with mental health issues or a learning disability, if they have an appropriate support package in place. An applicant may be excluded if they seem unlikely to be able to meet the conditions of general needs dwelling without additional support and we are unable to determine that appropriate support is available and in place at the time of letting.

### **11. Monitoring of Lettings Plan**

Orbit Housing Association and Tonbridge and Malling Borough Council will monitor the impact of this lettings plan annually to demonstrate that it remains viable and does not discriminate, directly or indirectly on any equality grounds.

**12. Role of Tonbridge and Malling Borough Council**

- Allocate properties in accordance with its Housing Allocation Scheme, the Local Lettings Plan and Nomination Agreement

**13. Role of Orbit**

- Advertise properties via Choice Based Lettings and ensure shortlists are validated by Tonbridge and Malling Borough Council
- Co-ordinate the development of the lettings plan.
- Advise Tonbridge and Malling Borough Council on names of successful applicants and tenancy start dates

Signed by:

Signed by:



Name:

Name:



For Orbit

For Tonbridge and Malling Borough Council

Date .....

Date 10/5/2018