

## Housing Services Local Letting Plan

### The Old Printworks, Paulton

A local letting plan is an agreement between Housing Services and a Housing Provider. It decides how properties will be allocated in certain defined geographical areas. Local lettings plans will only be used in exceptional circumstances to meet specific local issues within an area.

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## Neighbourhood profile, supporting information and views of the local community

The Old Printworks, Paulton is a large development delivering both market and affordable housing. Sovereign Housing Association will own and manage 93 of the affordable housing dwellings. These dwellings will comprise of both houses and flats with a tenure mix of rented and shared ownership. There remains little infrastructure in place, although it is close to the local amenities at Paulton.

As a number of phases of flats and houses have already completed and more are due for completion, the intention is to operate this agreement until such time as the Sovereign Housing Association and B&NES agree that sufficient community resilience is in place for a standard lettings approach to be adopted.

## Purpose of the plan

The purpose of this plan is to ensure that housing allocations to The Old Printworks, Paulton helps to create a mixed and sustainable community and contribute to making Bath & North East Somerset an even better place to live, work and visit.

## Objectives

The Local Letting Plan aims to achieve the following objectives:

We have a duty to create a sustainable safe community for all. For this reason the terms of the plan are as follows:

1. The Housing Associations reserve the right to refuse to offer a tenancy to an applicant where they believe that doing so may impact on their ability to achieve a sustainable safe community.
2. The use of the priority system for applicants with a “high priority need” may not be viable on this site given the unpredictable nature of handover delivery dates on new build sites.
3. The Housing Association reserves the right to restrict the numbers of children in some properties, provided they still meet the council’s bedroom entitlement criteria.

The houses will be advertised to all groups on the Homesearch Allocation Scheme.

Where it is reasonable, applicants may be refused accommodation on the development to ensure that a mixed and sustainable community is created. For example applicants with a history of anti-social behaviour or previous tenancy management issues may be refused accommodation on the development.

## Timescale

The plan will commence in April 2016 and will be operational initially for 12 months.

## Review date

The Lettings Plan will be reviewed as more phases of the development are released.

## Equalities

All applicants will be considered individually. Housing Services and Sovereign will comply with the Equality Act 2010 and provide evidence for the reason for refusing accommodation to an applicant.

## Important information

With the exception of the requirements of this Local Letting Plan, Housing Services and Sovereign will comply with the Homeseach Allocation Scheme and Nomination Agreement.

Housing Services must ensure that this scheme does not dominate the Homeseach Allocation scheme and that overall, the scheme gives reasonable preference to those in the statutory reasonable preference categories.

