

Housing Services Local Letting Plan

Somerdale, Keynsham

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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This Lettings Plan will be replicated for further phases on this development. Full details of further phases on this development will be available on the Homesearch website at www.homesearchbathnes.org.uk.

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This document can be made available in a range of languages, large print and Braille.

Neighbourhood profile, supporting information and views of the local community

The former Cadbury site is being redeveloped by Taylor Wimpey to create a new mixed tenure community in Keynsham. Curo will manage 43 of the homes in phase one, 11 on a shared ownership basis and 32 as social rented dwellings.

Curo has already let some of the houses without a Lettings Plan, and a separate agreement is being prepared with B&NES Council and Sirona for the allocation of the two wheelchair accessible flats, but it is felt that a Lettings Plan would be beneficial when the rest of the properties become available.

Size of accommodation	Number	Floor level
1 bed flat (2 persons)	17	6 ground floor 8 first floor 3 second floor
1 bed wheelchair accessible flat (2 persons)	2	ground floor
2 bed house (4 persons)	11	
4 bed house (6 persons)	2	

Purpose of the plan

The purpose of this plan is to ensure that housing allocations to the Somerdale development help to create a mixed and sustainable community and contribute to making Bath & North East Somerset an even better place to live, work and visit and to achieve the following objectives:

- A sustainable community that enhances the neighbourhood, where people will choose to live into the future
- A diverse community that encourages employment and fosters long-lasting tenancies.
- A range of family sizes with children of different ages.

Objectives

We will advertise and allocate these homes in line with B&NES Homesearch's allocation scheme and Curo's allocation policy and procedures. Where choice-based lettings fail to achieve the above objectives Curo will be able to overlook applicants in consultation with B&NES Homesearch.

To this end, it is agreed that:

- There is an aim to have at least 50% of residents in employment across all of these homes. Those participating in dedicated training schemes or back to work initiatives will be deemed to be 'in employment' provided 30% of residents as a whole are in paid work.

- Allocations of houses and flats will be made to households with a range of ages and numbers of adults and children, ensuring a mix of single people, couples and differently-aged children in each locality. This will also include adult-only households requiring two bedrooms.
- Curo will take into account the overall needs profile of highly placed applicants across the site when considering bids from people requiring high levels of support. Where a certain combination of residents is likely to be unsustainable either for the individuals concerned or for the community as a whole their application will be rejected.

This Plan complements Curo's standard procedure of completing a Success Plan, receiving satisfactory references and an initial rent payment ahead of any new tenancy being created.

The flats 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.

Further Phases

This Lettings Plan will be replicated for further phases on this development. Full details of further phases on this development will be available on the Homesearch website at www.homesearchbathnes.org.uk.

Timescale

The plan for this phase will commence in August 2016 and will be operational initially for 12 months.

Review date

The Lettings Plan will be reviewed in 12 months. Curo will produce a report to summarise how close the actual lets match the aims of the local lettings plan.

Equalities

All applicants will be considered individually. Housing Services and Curo 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 Curo will comply with the Homesearch 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.