

Housing Services Local Letting Plan

Maynard Terrace, Clutton

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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Maynard Terrace, Clutton

Neighbourhood Profile

Maynard Terrace is the name of the site which is located in the south east corner of the village of Clutton. It is a greenfield site with a minor road fronted by the existing Maynard Terrace Houses. The site has full planning permission for 36 dwellings. Of these a total of 17 will be let via Homesearch.

Properties covered by the Plan

Affordable Rent Units

Plot No	House or Flat	Storey	Beds	Sqm	Tenure	Det	Semi	Ter	Garage / Parking
2	House	2	4B6P	98.2	Affordable Rent		X		Garage, 2 spaces
13	House	2	2B4P	76	Affordable Rent			X	2 spaces
14	House	2	3B5P	86	Affordable Rent	X			2 spaces
16	House	2	3B5P	88	Affordable Rent			X	2 spaces
17	House	2	3B5P	88	Affordable Rent			X	2 spaces
18	House	2	3B5P	88	Affordable Rent			X	2 spaces
25	House	2	2B4P	76	Affordable Rent			X	2 spaces
26	House	2	2B4P	76	Affordable Rent			X	2 spaces

Social Rent Units

Scheme:		MAYNARD TERRACE, CLUTTON								
Plot No	Type	Detachment	Occupancy	Type Code	Tenure	Unit area (Sq m2)	Storeys	Bedrooms	Baths	WCs
5	House	Mid Terrace	2B4P	A	SR	76	2	2	1	1
6	House	Mid Terrace	2B4P	A	SR	76	2	2	1	1
7	House	Mid Terrace	3B5P	B	SR	86	2	3	1	1
8	House	End Terrace	2B4P	A	SR	76	2	2	1	1
9	House	End Terrace	2B4P	A	SR	76	2	2	1	1
10	House	Mid Terrace	3B5P	B	SR	86	2	3	1	1
11	House	Mid Terrace	2B4P	A	SR	76	2	2	1	1
12	House	Mid Terrace	2B4P	A	SR	76	2	2	1	1
23	House	Detached	4B7P	F	SR	119.4	2	4	1 (+ ensuite shower room)	1

PURPOSE OF THE LOCAL LETTINGS PLAN (LLP)

The purpose of the Plan is to ensure that allocations of social rented homes in Maynard Terrace, Clutton, 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.

The following matters have been considered for the creation of this plan,

Communities: communities which continue to be proud of themselves and their local neighbourhood.

Connections: a neighbourhood which is well connected and fully integrated with its surroundings.

Housing Choice: a destination where people choose to come to live and then want to stay.

Quality of Place: a vibrant neighbourhood with a mix of uses and a strong local economy.

OBJECTIVES

In conjunction with the Homesearch Scheme and its ambition to create balanced and sustainable communities, the LLP aims to meet the following objectives:

1. create a balance of people with different housing and support needs
2. create a balance of economic status
3. create a balance of households with dependent children of differing ages
4. create a diverse community

When using this LLP, Housing Services and Curo must have due regard to current Equalities legislation and any additional criteria used must be stated in the Homesearch marketing. Any requirement for applicants to have a local connection will be considered in addition to this plan.

Homesearch recognises the importance of giving priority for social housing to those in the greatest need; this does not mean that every property which is advertised will be allocated in this way. Applicants may be refused on the grounds contained within the Homesearch Policy, Appendix 1.

Further, **where it is reasonable**, applicants may be refused accommodation on the development to ensure that a mixed and sustainable community is created. For example where there is evidence of:

1. an imbalance of differing housing and support needs across the community
2. an imbalance of households with children of differing ages

APPROACH

These properties will be advertised and allocated through the Homesearch allocation scheme (Which uses Choice based lettings CBL) and Curo's lettings policy and procedure.

When applying this, Housing Services and Curo will adhere to the principles of the Homesearch CBL scheme and nomination agreement.

Allocation decisions will be made taking into account applicants' individual circumstances to ensure applicants have the best possible opportunity to succeed in their tenancies. Curo will ensure that the prospective tenants have adequate means and support to maintain their tenancy on a long term basis.

This plan complements Curo's lettings policy and standard procedure of assessing a tenant using a "Success Plan", receiving satisfactory references and an initial rent payment ahead of any new tenancy being created.

Rural Connection

The Clutton parish has a population of less than three thousand, therefore a rural connection applies and priority will be given to applicants who have a connection to Clutton this applies to Social and affordable rent tenancies. Rural connection is defined in the Homesearch Allocation scheme. Rural connection will be considered before the LLP selection principals are applied.

Selection Principles

- a. There is an aim to have 60% of residents of working age economically active. The definition of this includes those participating in dedicated training schemes, internships, managed volunteer work, back to work programmes or further and higher education courses. The aim is that 30% of working age residents as a whole will be in paid employment or self-employment.
- b. Occupying a third of homes at minimum occupancy levels. This will achieve a mix of children's ages across the particular scheme.
- c. Occupying a minimum of a third of properties with households where a person has had experience of managing a home (not necessarily a tenancy).
- d. Curo will take into account the overall needs profile of highly placed applicants 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 may be rejected.

TIMESCALES and MONITORING

The Plan will commence in 1st June 2019 and apply to all initial and subsequent lets. The plan will be reviewed after a year. Curo to provide information on selection outcomes including information on applicants who were unsuccessful. We will monitor the outcomes of this lettings plan and the impact on particular groups/characteristics.

EQUALITIES & EQUALITY IMPACT ASSESSMENT

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 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 category.

Equality Impact Assessment (EIA)	
An EIA has been undertaken.	
Name and role of Officers completing the EIA	Mike Chedzoy Laurence Lindsay
Date of Assessment	17 th May 2019

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