|  |
| --- |
| Housing Services Local Letting Plan |
| Bath City Centre |
| 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. |

|  |
| --- |
| Published December 2016 |

|  |  |
| --- | --- |
| Bath and North East Somerset Council  Housing Services, PO Box 3343,  Bath, BA1 2ZH  Telephone: 01225 396118  Fax: 01225 477839  [Homesearch@Bathnes.gov.uk](mailto:Homesearch@Bathnes.gov.uk)  [www.Homesearchbathnes.org.uk](http://www.Homesearchbathnes.org.uk) | Curo Housing Ltd  The Maltings  River Place  Lower Bristol Road  Bath  BA2 1EP  Telephone: 01225 366000 |
| *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

This local lettings plan covers only one bedroom flats managed by Curo in specific blocks and streets in the Snow Hill and Landsdown areas, they are as follows;

Longacre

Ballance Street

Lampards Buildings

Cathcart House

Chelsea House

Morford Street

The blocks are managed by Curo, who also own high numbers of flats in the two streets.

There have been considerable problems with anti-social behaviour in these flats leaving vulnerable individuals open to abuse and coercion. This has led to significant Police enforcement action in December 2016.

# Purpose of the plan

To ensure that new allocations in these areas are let to applicants who are less vulnerable.

Properties will therefore be marketed through Homesearch, specifically for couples who are working.

In the last twelve months, there were only five re-lets in these one bedroom flats out of two hundred and fifty four for the whole of Bath and North East Somerset. The flats therefore constituted two percent of the one bed flats let in the last year. It is likely that there will be increased levels of re-lets following enforcement action. Based on the last twelve months, the additional lettings criteria is likely to only marginally affect the overall Homesearch scheme.

One bed properties let in the past 6 and 12 months in the proposed plan.

|  |  |  |
| --- | --- | --- |
| **Recent one bed lets to the six blocks/Streets in the Local Lettings Plan.** | | |
|  |  |  |
| **Area** | **6 months** | **12 months** |
| Longacre House | 0 | 0 |
| Ballance Street | 1 | 4 |
| Lampards Buildings | 0 | 0 |
| Cathcart House | 0 | 1 |
| Chelsea House | 0 | 0 |
| Morford Street | 0 | 0 |
|  |  |  |
| **Total 1 beds let in Banes** |  | **254** |

# Objectives

To reduce anti-social behaviour and need for enforcement action.

To build community cohesion and resilience.

Create a balanced community with an increase in working residents.

# Timescale

The plan will run for a minimum of six months.

# Review date

The Lettings Plan will be reviewed on the 25th January 2017 and at bi-monthly intervals after that date.

The reviews will consider,

* The number of lets affected
* Shortlists, ability of Homesearch to identify suitable applicants.
* The effect on anti-social behaviour.

# Equalities

This lettings plan is intended to work alongside the Equality policies of both Bath and North East Somerset Council and Curo. This ensures that the assessment and nomination process does not discriminate against households and enables applicants with diverse needs to access accommodation on this scheme.