



Housing Services-Curo

Bath Road Local Lettings Policy

Local lettings policies are additional policies made under the allocation scheme, "Homeseach policy". They address housing management issues and public policy concerns that relate to specific locations and developments in Bath & North East Somerset.

2023



This policy explains how additional lettings criteria will be used when letting new flats on Curo's Bath Road Housing development in Keynsham.

Bath Road Local Lettings Policy

This policy explains how and why additional lettings criteria will be used when allocating new housing at Bath Road, Keynsham.

2023

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1. New Housing Development Bath Road, Keynsham

This policy concerns the allocation of newly developed Social Housing at Bath Road in the electoral ward of Keynsham East. Specifically flats in two blocks, Fairfield Way and Drumway House.

2. Local Lettings Policies (LLP's). what they are?

[Section 166A\(6\)\(b\) of the 1996 Housing Act](#) enables housing authorities to allocate particular accommodation to people of a particular description, whether or not they fall within the reasonable preference categories, provided that overall, the authority is able to demonstrate compliance with the requirements of section 166A (3). This is known as a LLP.

The Allocation of Accommodation: Guidance For local authorities (2012, as amended) states that local authorities can use:

‘local lettings policies to ensure that specific properties, or a specified proportion of properties, are allocated to households in particular types of employment where, for example, skills are in short supply.’

The Homesearch Allocation Scheme states:

‘We use local lettings policies (LLP's) to address housing management issues and public policy concerns. Letting criteria will be more restrictive, only applicants who meet the letting criteria will be entitled to bid for the properties.’

Reasons given in the Homesearch Scheme are as follows:

- To create, or protect, balanced and mixed communities.
- To meet housing need of a particular cohort.
- To create community cohesion on newly developed housing estates.
- To tackle low-demand areas or reduce incidents of anti-social behaviour.

There are currently a number of LLP's in operation, these are available to view on the Homesearch website, <https://www.homesearchbathnes.org.uk> . Policies need to be supported by evidence/neighbourhood profile, set objectives, timescales, consider monitoring and review as well as a review of equalities considerations.

3. Neighbourhood and Property Profile

Keynsham East is a residential ward on the north-western side of Bath and North East Somerset Council area. While being part of the town and urban area of Keynsham, it also includes significant rural/farm land and some local businesses. The ward is crossed by the A4 main road (Bath Road) as well as the Bath/Bristol railway line, with the nearby station of Keynsham.

Curo are developing new houses and flats on the Bath Road site, this plan relates only to the new flats in Fairfield Way and Drumway House Keynsham. These flats amount to fourteen units, all of which are for social rent:

- 14 x 1 Bedroom 2 Person flats.

4. Purpose of Lettings Plan

The aim of this lettings plan is to achieve:

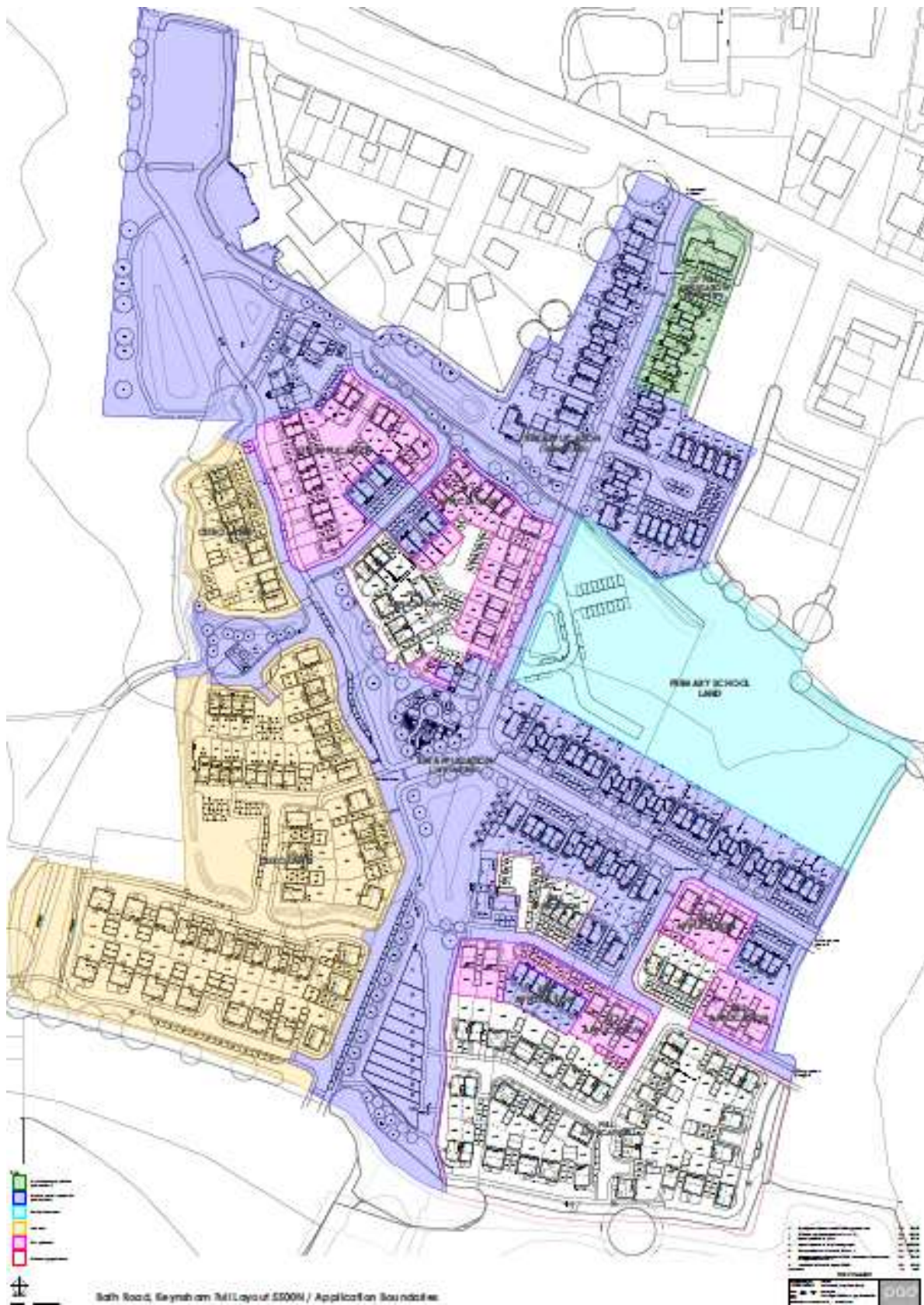
- A sustainable community that enhances the neighbourhood, where people will choose to live into the future.
- Sustainable individual tenancies that are part of a diverse community.

5. What we will do

Curo will advertise and allocate 100% of these homes via BANES choice-based lettings scheme (CBL) at first let, applying Curo's Lettings Policy and Procedure.

We will adhere to the principles of the CBL scheme and nomination agreements. We do not adopt a 'one size fits all' approach when allocating our homes.

Allocation decisions will be made taking into account applicants' individual circumstances to ensure our customers have the best possible opportunity to succeed in their tenancies, for example as a responsible landlord we cannot let a property to a household who do not have the means to pay the rent.



Bath Road Keynsham, site layout

6. How we will do it

- There is an aim to have 50% of residents of working age economically active. Those participating in dedicated training schemes or back to work initiatives will be deemed to be 'in employment' provided 40% of residents as a whole are in paid work.
- Where applicable priority for ground floor units in the scheme will be given to those whose housing need means they need ground floor accommodation, including people with mild to moderate mobility issues or visual impairments.
- Curo will take into account the overall needs profile of 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.

7. Timescales & Monitoring

The Plan will only apply to the first let of each new property. Properties will be available towards the end of 2023-2024.

It will not apply to subsequent lets. The plan will be reviewed within twelve months of the first lets. The review will consider all information on selection outcomes including information on applicants who were unsuccessful. The review will be carried out by Housing Services and Curo Lettings Team.

8. Equalities

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

Except for the additional lettings criteria laid out in this Local Letting Plans, Housing Services will comply with the Homeseach Allocation Scheme.

Housing Services will 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.