

Housing Services Local Letting Plan

Mulberry Park and Foxhill

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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Foxhill Estate & Mulberry Park Local Lettings Plan

Neighbourhood Profile

Foxhill Estate is a post war estate of nearly 900 homes, 500 of which are owned by Curo. Existing homes are a mix of flats, houses and bungalows.

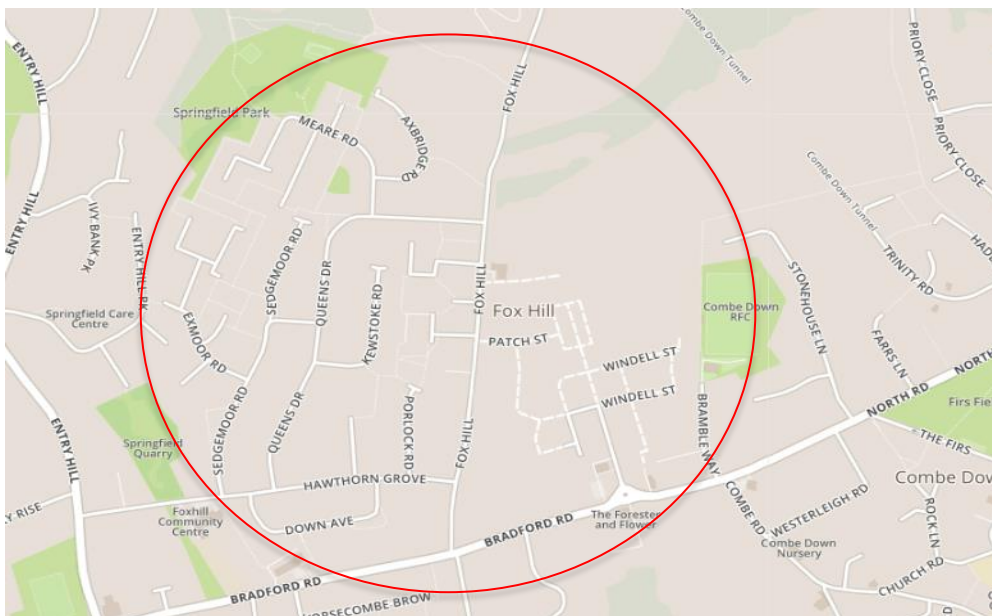
Mulberry Park is the new name for the former Ministry of Defence (MOD) site at Foxhill. It is a 19 hectare brownfield site with outline planning permission for up to 700 dwellings, up to 500m² retail, up to 1000m² employment use, up to 3,500m² community/education use, a single form entry primary school, open space and associated infrastructure.

Properties covered by the Plan

The plan covers lets of Curo social rented new build properties on Mulberry Park and lets of Curo properties on Foxhill Estate. Properties on Foxhill Estate will be from the following roads:

Axbridge Road
Bradford Park
Bradford Road
Down Avenue
Drake Avenue
Dunster House
Exmoor Road
Fox Hill

Hawthorn Grove
Kewstoke Road
Meare Road
Oakhill Road
Quantocks
Queen's Drive
Sedgemoor Road
Selworthy House



Indicative neighbourhood area covered by the Plan

PURPOSE OF THE PLAN

The purpose of the Plan is to ensure that allocations of social rented homes on Foxhill Estate and Mulberry Park, 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 Plan contributes to achieving the following ambitions for Mulberry Park and Foxhill Estate as set out in the Foxhill Regeneration and Development Charter (which can be viewed at <https://www.curo-group.co.uk/media/100000122/read-the-foxhill-development-regeneration-charter.pdf>).

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 support of the aims of the Homesearch Scheme and the Charter ambitions, to create balanced and sustainable communities, the LLP aims to meet the following objectives:

- create a balance of people with different housing and support needs
- aim to provide 50% of the homes to people in employment (with the exception of people who cannot work due to disability, age, pregnancy, maternity or child care responsibilities)
- create a balance of households with dependent children of differing ages
- create a diverse community

When using this LLP, Curo must have due regard to current Equalities legislation and any additional criteria used must be stated in Homesearch marketing.

APPROACH

To achieve the objectives of the LLP, the following approach will be used:

- Properties will be marketed on Homesearch, stating that a Local Lettings Plan applies.
- Curo will undertake quarterly monitoring and adjustments to lets on Foxhill Estate in an attempt to meet the aspiration to achieve 50% employment as indicated above.
- Curo will undertake quarterly monitoring and adjustments to lets on Mulberry Park, in an attempt to meet the aspiration to achieve 50% employment as indicated above.
- Calculation of percentage employment will exclude applicants who cannot work due to disability, age, pregnancy, maternity or child care responsibilities.

APPROACH (cont/d)

- Separate monitoring of Foxhill Estate and Mulberry Park lets will be required to ensure equal distribution of residents in employment across the area. Results of monitoring will be reviewed six-monthly by the Homesearch Team and taken into account for future lets.
- This approach will be supported by Curo's standard procedure of completing a Success Plan, receiving satisfactory references and an initial rent payment ahead of any new tenancy being created.

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:

- an imbalance of differing housing and support needs across the community
- an imbalance of households with children of differing ages
- a lack of diversity (reflective of the local area) within the community

TIMESCALES

The Plan will commence on 29th June 2018 and will be reviewed annually by Curo and BANES.

REVIEW DATE

The first review will take place in June 2019 and thereafter, every 12 months

Review Date	Reviewing Officers	Comments

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 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 category.

Equality Impact Assessment (EIA)	
An EIA has been undertaken.	
Name and role of Officers completing the EIA	Mike Chedzoy Susan Hayter
Date of Assessment	10 th May 2018

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