

Housing Services Local Letting Plan

Monger Lane, Midsomer Norton

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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HOMESEARCH



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

Monger Lane is a new build mixed tenure scheme located in the outskirts of Midsomer Norton, a convenient and well connected location. There is a high proportion of affordable housing, 31 homes in the first phase of the scheme to be built.

There is a requirement in the Section 106 Agreement for the Affordable Housing Provider (Selwood) to agree a Local Lettings Plan with Bath and North East Somerset Council.

31 properties are being handed over in 6 phases from Oct 2017 – March 2018. Phase 1 is anticipated for Oct 2017, Phase 2 for Dec 2017 and the other phases are yet to be confirmed.

1 x 5 Bed House

1 Group B

4 x 4 Bed House

1 Group A

2 Group B

1 Group C

7 x 3 Bed House

2 Group A

3 Group B

2 Group C

11 x 2 Bed House

4 Group A

4 group B

3 Group C

8 x 1 Bed Apartments

3 Group A

3 Group B

2 Group C

Purpose of the plan

The purpose of this plan is to ensure that housing allocations to the Monger lane site 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.

This plan will be re-visited after each phase to enable us to assess the ongoing mix of the community. Property adverts may include the following;

'These properties will be let under a new build lettings plan which has been agreed with BANES. Selwood Housing is committed to assisting BANES to meet housing need in the area together with creating thriving communities where people want to live. To achieve this there may be occasions when applicants with a lesser housing need will be considered for properties, together with those with a smaller bed space requirement. A minimum of 40% of these vacancies will be allocated to applicants who are economically active which will include paid or unpaid work.

Selwood Housing will follow its lettings policy and procedure to assess suitability and successful applicants will be expected to demonstrate that they can succeed in a tenancy either from having managed a home themselves or, where bidders have not lived independently, that they have the skills necessary to responsibly manage a tenancy from their experience of working, volunteering, managing money, caring for others etc.'

Objectives

The Local Letting Plan aims to achieve the following objectives:

- Provide homes for people with different housing needs;
- Create a community which is diverse and representative of the district, ensuring a broad age range of adults and children living on the development;
- Aim to provide 40% of homes to people in employment (but not excluding applicants who cannot work due to disability, age or infant childcare);
- Manage allocations to applicants with high support needs relevant to management issues;
- Balance the needs of existing social tenants and other people on the Homeseach Allocation Scheme;
- Take into account the location of individual units to ensure that the needs of an applicant can be managed appropriately within the development.

Properties will be advertised to differing groups on the Homeseach 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.

In accordance with the Homeseach policy, the plan will aim to allocate no more than 25% of properties to existing Selwood tenants (transfers).

Timescale

The plan will commence in September 2017 and will be operational for 12 months.

The Lettings Plan will be reviewed after twelve months.

Equalities

All applicants will be considered individually. Housing Services and Selwood 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 Selwood will comply with the Homesearch Allocation Scheme and Nomination Agreement.

Housing Services must ensure that this scheme does not dominate the Homesearch Allocation Scheme and that overall, the scheme gives reasonable preference to those in the statutory reasonable preference categories.

Equality Impact Assessment

Name and role of officers completing the EIA	Laurence Lindsay Mike Chedzoy Sue Wordsworth
Date of assessment	4/10/2017

	How the LLP meets any particular needs or helps to promote equality in some way.	How the LLP could have a negative or adverse impact
Gender - women and men.	23 of 31 properties are designated for families with children and will promote the equality of women and men with childcare responsibilities.	none
Pregnancy and maternity	As above	none
Disability - physical, sensory and mental impairments/mental health	Allocations to people with high support needs will be managed to facilitate sustainable tenancies	People with high support needs may be excluded if there is a high risk of tenancy failure or community breakdown.
Age	Properties will be allocated to a broad age range	none
Race - black and minority ethnic groups	Properties will be allocated regardless of race.	none
Sexual orientation - lesbian, gay, bisexual, heterosexual people	As above	None
Transgender	As above	None
Marriage and civil partnership	As above	None
Religion/belief	As above	None