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| Housing Services Local Letting Plan  |
| Warminster Road, Bath |
| 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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| Bath and North East Somerset CouncilHousing Services, PO Box 3343Bath, BA1 2ZHTelephone: 01225 396118Fax: 01225 477839Minicom: 01225 477815Homesearch@Bathnes.gov.uk[www.Homesearchbathnes.org.uk](http://www.Homesearchbathnes.org.uk)Capture (3) | Selwood Housing, Bryer Ash Business Park, Bradford Road, Trowbridge, Wiltshire, BA14 8RT Registered charity number 1141124Tel: +44(0)1225 715715Email: info@selwoodhousing.comWebsite: [www.selwoodhousing.com](http://www.selwoodhousing.com) |
| *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

Warminster Road, Bath is a new build site, consisting of 75 properties. These comprise of 65 for rent and 10 shared ownership. The property types are as follows:

31 x 1 Bedroom Flats

8 x 2 Bedroom Flats

19 x 2 Bedroom House

6 x 3 Bedroom House

1 x 4 Bedroom House

The first phase is 5 properties handing over in February 2018 with a further 15 completing April-June 18. 24 properties are due to handover 2018/2019 and 21 due in 2020/2021.

The 65 rented properties will be prioritised to different groups (A,B and C) as follows:

Group A – 20

Group B – 26

Group C – 19

# Purpose of the plan

The purpose of this plan is to ensure that housing allocations to Warminster Road, Bath site helps to create a mixed and sustainable community and to 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 Selwood and the Council to assess the ongoing mix of the community. The following phrase will be used in the advert and when shortlisting these properties.

‘These properties will be let under a new build lettings plan which has been agreed with Bath and North East Somerset’.

Selwood Housing is committed to assisting BANES to meet housing need in the area together with creating thriving communities where people want to live.

The Plan aims to let homes to applicants with a mix of needs and, on occasion, we will prioritise applicants with a lower housing or support need. These criteria may be applied as we review progress with letting this site to ensure the community will be sustainable.

Applicants must be able to look after their home and maintain a tenancy and where there is a support need; appropriate provisions must be in place.

# 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 to ensure a broad age range of adults and children living on the development;
* Aim to provide 40-50% of homes to people in employment (but not excluding applicants who cannot work due to disability, age or infant childcare);
* 30% of one bedroom flats to be allocated to couples
* Manage allocations to applicants with a high support needs relevant to management issues.

* Balance the needs of existing social tenants and other people on the Homesearch Allocation Scheme;
* Take into account the location of individuals units to ensure that the needs of applicant can be managed appropriately within the development.

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 Homesearch policy, the plan will aim to allocate no more than 25% of properties to existing Selwood Housing tenants (Transfer)

# Timescale

The plan will commence December 2017 and the plan will be reviewed after each new phase of the new build site.

# Review date

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.