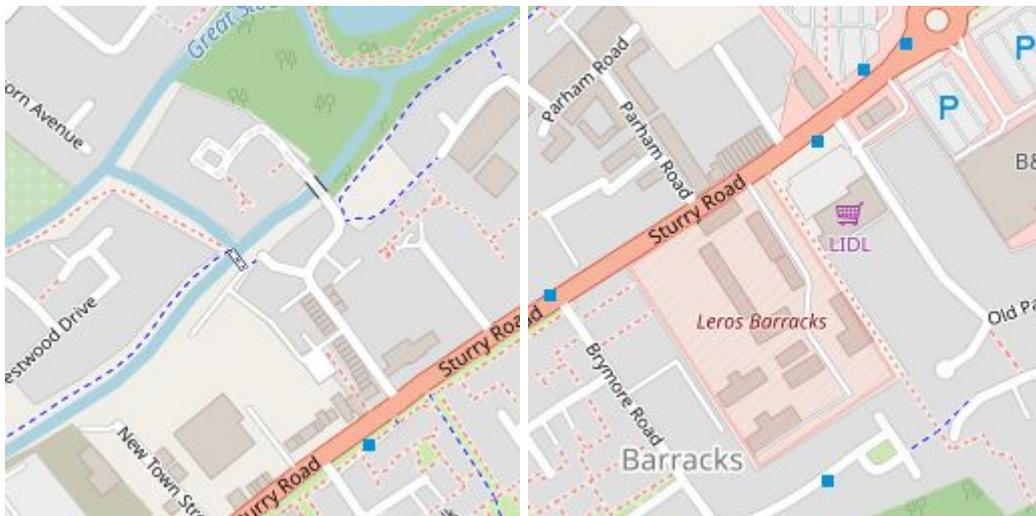


Local Lettings Plan - Parham

MAP of the site



Context

The Housing Act 1996 allows housing authorities to allocate accommodation to people of a particular description to properties by means of a Local Lettings Plan/Policy.

They are usually set up in response to particular local circumstances. They will include a clear commitment to equality of opportunity, the provision of clear and accurate information to applicants and an appeals mechanism.

Canterbury City Council's Allocations Policy (2015) S1 Page 6, sets out provision for applying a local lettings policy/plan to a property or group of properties for initial lettings, with the aims to widen choice for local people, create a better living environment for local residents, and to ensure that good housing contributes to regeneration and renewal.

It is essential to ensure that addressing an issue in one area does not create an imbalance in another, there is also a need to take into account community safety issues, and how the area or estate will be managed.

Having a local lettings policy may mean that applicants in the highest band may not be considered first, and preference may be given to applicants with a lower housing need and / or effective date.

<p>Description of the site</p>	<p>Parham is situated off the Sturry Road, and is within the Northgate ward/electoral division of Canterbury.</p> <p>The site acquired will provide 61 units of social housing and 20 units of temporary accommodation.</p> <p>All properties will be for general needs, as there are sufficient numbers of designated elderly provision within existing stock.</p> <p>None of the properties are wheelchair accessible. Ground floor flats are suitable for those with limited mobility.</p> <p>The 4 Bed houses all have a downstairs toilet, a small garden and parking space for one vehicle.</p> <p>The 3 Bed houses all have a small garden and parking space for one vehicle.</p> <p>There is limited parking for all other properties, and there is no parking for the accommodation that will be used as temporary housing.</p> <p>These properties will be managed on the council's behalf by East Kent Housing.</p>
<p>Build Phase 1 (ECD 5/12/19):</p> <p>Glenside Ave (3 units) 1x 2B House 2x 3B Houses with gardens & 1 parking space</p> <p>Stour Promenade (10 units) 10 x 4B Houses with gardens & 1 parking space</p> <p>Parham Close (5 units) 5 x 4B Houses with gardens</p> <p>Parham Court (6 units) 6 x 2B Flats No gardens - parking TBC</p>	<p>Other Build Phases:</p> <p>Albert Mews (26 units) 2 x Studio Flats, 13 x 1B Flats, 11 x 2B Flats</p> <p>Riverdale House (6 units) 2 x 2B Flats, 4 x 3B Flats</p> <p>Parham Close (5 units) 2 x 1B Flats, 2 x 2B Flats, 1 x 4B House</p>
<p>Exclusions to the Local Lettings Plan - ECD (31/10/19)</p>	<p>1 - 12 Becket Mews (12 units) 12 x Studio Flats To be used as temporary accommodation</p> <p>1-8 Tyler Court (8 units) 8 x Studio Flats</p>

	To be used as temporary accommodation
Start date of the Local Lettings Plan and length of time that it is applicable for.	<p>The Local Lettings Plan will only be used for the first allocation of homes that fall within the site.</p> <p>The start date of the Local Lettings Plan will be applied according to each phase and handover of property dates.</p> <p>The allocation of the studios at Becket Mews and Tyler Court falls outside of this LLP as they will be used as temporary accommodation, and allocations will be made by the Housing Solutions team.</p>
Rent levels and tenancies	<p>Rent levels - to be set at social housing rent level</p> <p>The types of tenancies offered will reflect the council's current Tenancy Policy.</p>
Justification for Local Lettings Plan	<p>Appendix 2 - Justification for the Local Lettings Plan (Background data)</p> <p>In accordance with Canterbury City Council's Allocations Policy, this Local Lettings Plan is for the newly acquired and refurbished social housing properties that form part of Parham estate.</p> <p>The Canterbury district has one of the highest levels of homeless approaches in Kent, Housing Needs Register applications remain constant, reflecting housing need in the area, and there has been an ongoing decline in the availability of social housing.</p> <p>There is evidence showing that the ward has high levels of deprivation, child poverty and mental health/social care needs.</p> <p>There are properties that also fall within the geographic boundary of Parham that are not within the ownership of the council. These properties provide student accommodation.</p> <p>Anecdotally, in other communities where there is a mixture of social housing, family accommodation and single persons accommodation, and where there are significant student numbers living within that community, there are a number of common key challenges including:</p> <ul style="list-style-type: none"> ● conflicting lifestyles including noise nuisance and anti social behaviour

	<ul style="list-style-type: none"> ● lack of community cohesion ● disposal of rubbish and waste generated from student accommodation <p>There is limited parking on the site.</p> <p>Garden provision is limited to the houses and is small.</p> <p>There is no onsite play area or open space for children.</p> <p>In light of the above evidence a Local Lettings Plan is needed to ensure that we try to create a thriving community, and it will be used to:</p> <ul style="list-style-type: none"> ● help meet unmet housing needs within the district ● help to target the best use of council owned social housing stock ● encourage greater community cohesion and sustainability ● proactively manage, and where possible prevent antisocial behaviour, nuisance and crime ● help achieve a balanced community
<p>Aims of the Local Lettings Plan</p>	<ul style="list-style-type: none"> ● Allocate to those with a housing need who are over occupying or under occupying council owned social housing, to enable best use of the council's stock ● Create a local thriving community - including students, singles, couples and family households ● Effectively manage and reduce problems of anti-social behaviour ● Reduce potential breaches of tenancy ● Help to address the issue of child density ● Open up opportunities to those who are economically active and have restricted housing options
<p>Household composition, age distribution and child density</p>	<p>In line with the aims of the Kent Sustainable Communities Protocol, we wish to ensure that the site has a mixture of residents reflecting the local community and minimising any adverse impact that a lack of diversity may cause.</p> <p>Child density indicators and employment activity are two key elements to ensure long term sustainable communities, as is the total number of children and</p>

	<p>the child to adult ratio. Consideration will therefore be given to the need for “under letting” some of the homes. This will be monitored to ensure the aims of sustainability are achieved at no detriment to meeting local housing needs.</p> <p>Note: As long as the occupants have the need for the number of bedrooms under the Housing Benefit Guidance, they would not be subject to an under occupation charge</p> <p>In order to create a stable community the Local Lettings Plan will aim to ensure that households who move in to the properties will be able to remain there for at least five years in line with the Localism Act.</p> <p>Allocation of property will be primarily based on occupation guidelines contained in Allocations Policy.</p>
<p>Community infrastructure and local facilities</p>	<p>There is limited parking on the site, new tenants will be made aware of this to manage expectations.</p> <p>Gardens are provided for the houses only, and are compact in size.</p> <p>Onsite, there is currently no open space or play areas.</p> <p>Offsite, there is access to a wide range of facilities and services within a 15 minute walk including:</p> <ul style="list-style-type: none"> ● wide range of supermarkets and shops ● play areas over the river at Riverside housing estate or across the main road at Tennyson Avenue, and at the Sturry Road Community Park (20-30 minute walk) ● open space over the main road the Old Park, over the river at Kingsmead field, and at the Sturry Road Community Park (20-30 minute walk) ● children and youth activities at Prince of Wales Youth Club ● community activities and cafe at the Northgate Ward Community Centre ● Riverside Children’s Centre (Surestart services and nursery) ● youth activities at Riverside youth centre ● sport and leisure at Kingsmead Leisure centre ● health services including GP and dentist

	<ul style="list-style-type: none"> ● Jobcentre ● Parkside, St Thomas' and St Johns Primary schools <p>Tenancy Management EKH</p> <p>It will be necessary to support the creation of links between residents within the site, and with the existing wider community.</p> <p>To do this effectively a profile of the residents should be collated and good dialogue with and between residents established.</p> <p>It will also be important to make the links between residents and local facilities/services.</p> <p>Multi agency approach</p> <p>The council will facilitate the inception of a multi agency working group to look at how this new community could be supported by the various agencies, services and charities working in the ward. Frequency of meetings in the first 12 month period is to be determined.</p>
<p>Allocation and lettings</p>	<p>General:</p> <ul style="list-style-type: none"> ● the properties will be advertised through Kent HomeChoice ● a link to the LLP will be included in the advert ● interested applicants will need to be registered and accepted on to the Housing Needs Register for the Canterbury district ● an affordability check needs to be carried out with shortlisted applicants to assess ability to afford rent ● pets will only be allowed in those properties that have a garden <p>To achieve best use of stock and ensure we are meeting housing needs we will:</p> <ul style="list-style-type: none"> ● give priority allocation to those with housing need who are over occupying or under occupying council owned social housing ● if there are insufficient numbers within the above group who wish to be rehoused on this estate, then properties will be allocated to those that have bid who are not in council

owned stock, and according to the highest priority on the HNR

- allocate a number of properties to homeless households to whom we owe a duty

To achieve community stability and address concerns over child density, we will:

- request that all interested applicants complete a vulnerability assessment
- only house any households and or inclusive persons with identified vulnerabilities, if they have an appropriate support package in place and there is evidence they are engaging with this support
- an applicant may be excluded if they seem unlikely to be able to meet the conditions of general needs dwellings without additional support and we are unable to determine that appropriate support is available and in place at the time of letting
- aim to give at least 25% preference to those with vulnerabilities to ensure sustainability and management of the neighbourhood
- aim to give at least 25% preference to those in employment
- applicants who are unable to work due to age or disability, or because they are a full time carer of a disabled child/ or disabled person can be classed under either category, disability is defined as those who receive mid to high rate DLA or PIP for mobility or care, an applicant who is the main caregiver, will need to be in receipt of Carer's Allowance (and in the case of a dependent child who is disabled, be in receipt of DLA or PIP for that child)
- aim for a proportion of the homes not to be allocated to the maximum number of residents for example 2-3 people rather than 2-4 people,
- aim for applicants whose children are sharing a bedroom are to be of appropriate ages to allow the family to remain in the property for five years where possible
- have discretion on offering a proportion of properties with a private garden to families with children aged over 13 years

To effectively manage and reduce problems of

	<p>anti-social behaviour and reduce potential breaches of tenancy, we will ensure that applicants :</p> <ul style="list-style-type: none"> ● must not be the perpetrators of nuisance or anti social behaviour ● have an up to date rent accounts ● have looked after their current home <p>(See also ASB and tenancy breaches below)</p>
<p>ASB and tenancy breaches</p>	<p>Irrespective of current tenure type:</p> <ul style="list-style-type: none"> ● Applicants and members of the household will not be the or anti-social behaviour taken against them including a Notice of Seeking Possession. Discretion may be exercised if the applicant can show that they have over a period of not less than 2 years rectified their behaviour. ● Applicants will not have been perpetrators of serious and/or ongoing nuisance or anti social behaviour at their current home, or in the local community, or had any legal action as a result of nuisance evicted for nuisance or anti social behaviour from any previous addresses. Discretion may be exercised if the applicant can show that they have over a period of not less than 2 years rectified their behaviour. ● Applicants will not be in rent arrears for their current home. If arrears are because of a delay in Housing Benefit and or Universal Credit such that a Housing Benefit and or Universal Credit payment is owing equivalent to the whole of the arrears, applicants will need to show this is the case and that they have dealt with their claim appropriately and are paying any estimated contributions (e.g. non-dependent deductions) regularly. ● Applicants will not have been evicted for rent arrears from a previous home. (Timescale 4 years or subject to discussion) Or if a person has been evicted because of rent arrears then they will be expected to demonstrate that they have cleared the debt ● Applicants will not have any outstanding or current tenancy Notice for any breaches of tenancy where the grounds for the Notice have not been addressed.

<p>Consultation</p>	<p>The council's Allocations Policy provides for the use of Local Lettings Plans.</p> <p>The principles within this LLP have been discussed in detail with:</p> <ul style="list-style-type: none"> ● Cllr Alan Baldock (ward councillor) ● Cllr Jean Butcher (ward councillor) ● Cllr Joe Howes (lead for housing) ● Tenants Consultative Group <p>Feedback from this initial consultation indicates general support for the approaches proposed.</p> <p>Once the final LLP has been produced, then a link to this will be included on the advert placed on Kent HomeChoice</p>
<p>Impact assessment</p>	<p>EIA completed</p>
<p>Monitoring of the Lettings Plan</p>	<p>CCC and EKH will monitor the impact of this Local Lettings Plan to assess effectiveness and to ensure it does not discriminate directly or indirectly on any equality grounds.</p> <p>Initially 3, 6 and 12 month reviews on progress.</p>
<p>Role of Canterbury City Council</p>	<ul style="list-style-type: none"> ● Allocate properties in accordance with the Housing Allocations Policy, and the Local Lettings Plan ● Monitor the impact of the Local Lettings Plan with EKH
<p>Role of East Kent Housing</p>	<ul style="list-style-type: none"> ● Advertise properties via Kent Homechoice ● Sign up tenants ● Rent account management ● Management of ASB cases ● Repairs ● Additional tenancy management of the estate, and ensuring that new occupants are linked in with community facilities and services is to be determined ● Monitor the impact of the Local Lettings Plan with CCC
<p>Complaints process</p>	<p>If any applicant that is eligible to be rehoused under the Local Lettings Plan is unhappy with the process, then complaints should be made in the first instance to housingadvice@canterbury.gov.uk</p>