

## **LOCAL LETTINGS PLAN**

Bournemouth, Christchurch and Poole Council (BCP)

FOR

### **637-639 Charminster Road & 1-3 Luckham Road**

#### **A. Background**

Section 167 (2E) of the Housing Act 1996 (as amended by the Homelessness Act 2002) enables Housing Authorities to adopt Local Lettings Policies and Plans. The Code of Guidance states that these lettings plans could enable a Housing Authority to allocate to specific groups of people, whether or not they fall into the reasonable preference categories. However, it does also state that reasonable preference categories must be considered overall and that local lettings plans (LLPs) should not discriminate either directly or indirectly on any equality grounds.

Once agreed these schemes will have their own allocations criteria. LLPs may be applied in addition to any local planning restrictions (contained in agreements made under Section 106 of the Town and Country Planning Act 1990) which may be in place but will not override them.

LLPs can be put in place for a specific area or estate and will be 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.

LLPs will be used to ensure, where possible, that there is a mixed and balanced community, working towards outcomes that reflect the wider community and address issues such as child density and the proportion of households in employment in any one area or estate. The precise approach to be adopted will reflect the problems/issues of an area or estate.

This LLP shall apply to the initial allocations. The LLP will begin at the point that the first properties are handed over, approximately 29/11/2021 and continue until such time as all 6 x flats & 3 x houses have been allocated. The LLP applies to the homes that will be known as 1-3 Luckham Road & 637-639 Charminster Road.

The development consists of:

3 x 3 bed, 5-person houses  
6 x flats with communal gardens and access via shared communal block door.  
2 x 2 bed, 3 person flats (1 x GF & 1 x FF)  
4 x 1 bed, 2 person flats. (2 x GF & 2 x FF)

There is no lift in the building.

The houses have 2 parking spaces for each property. There are 7 remaining spaces in the car park area which are to remain unallocated and to remain available for any resident of the development and persons visiting.

Completion of the first phase of these affordable homes is expected 29/11/2021.

### **Purpose of the Local Lettings Plan**

The purpose of this local lettings plan for properties in BCP is to provide a stable community within the development.

### **C Objectives of the Local Lettings Plan**

- i) to create a community that is sustainable
- ii) to meet the requirements of the BCP HomeChoice Allocations Policy to ensure allocations are made to suitable applicants.
- iii) to make the best use of the housing stock
- ii) to ensure that current and future residents feel safe and content in their homes and have the same opportunities as any other resident
- iii) to minimise any possible stigmatisation of residents living in these properties
- iv) to protect the public and residents from nuisance/anti-social behaviour (ASB) in the town centre
- v) to create a sense of community within the blocks.
- vi) to promote a sense of pride within the blocks
- vii) to reduce turnover and potential refusals of properties

The existence of the lettings plan will mean that vacancies will not always be allocated to the applicant who can demonstrate the greatest housing need. Applicants who do not meet this criterion or with a lower priority need may be considered for an allocation if their being housed would help maintain a stable community.

### **D Key Elements**

Properties will be allocated in accordance with the selection and allocation criteria set out in this Plan. Applicants will be considered who are eligible for a suitable sized property in accordance with the Council's Allocation Policy bedroom needs assessment. It is not intended to under occupy these properties.

For the initial and subsequent vacancies, the following will be considered by BCP prior to nominating applicants from the Housing Register:

- i. The properties will be occupied by a mix of housing need applicants and therefore from different bands.
- ii. In order to assist residents with downsizing, priority will be given to people under-occupying social homes.

- iii. We will aim to allocate a third of the units to residents who are economically active, and working either full time or part time, and therefore not wholly reliable on benefits. This proposed allocation is not exclusive.

Once the nomination has been received Bournemouth Neighbourhood Management will assess whether the applicant/s meet the allocation criteria and will assess whether the accommodation is affordable for the individual households.

## **E Advertising & Lettings**

All properties will be advertised to the BCP HomeChoice Allocations Scheme on an agreed phased arrangement to ensure an even spread of adverts.

The adverts will describe the property type, number of bedrooms, property attributes and rent levels, together with link to the LLP. The full LLP will be published on the BCP website.

The properties will be openly advertised to all bands, ensuring the criteria of this plan is defined & clarifying properties will not always be allocated to those with the highest housing need.

## **F Exclusions**

All applicants will be considered for housing based on their personal and housing history. Bournemouth Neighbourhood Management will liaise with the Housing Options Team regarding any suitability/affordability concerns.

Bids will not normally be considered from those who have housing related debt or an outstanding notice for any breaches of tenancy with a registered social landlord.

If Bournemouth Neighbourhood Management team are to refuse a nomination, they will advise the Housing Options Team and the applicant/s.

Bournemouth Neighbourhood Management team will provide evidence to support their recommendation for refusal to Housing Options to consider and approve. Where a disagreement remains following initial consultation, the situation will be referred to the Head of Housing Options & Partnerships and the Head of Neighbourhood Management.

## **G Equalities Impact Statement**

We believe in treating everyone fairly and it's an essential part of our culture.

We expect all our employees to treat our residents, honestly and with respect, regardless of their age, gender, sex, marital status, sexual orientation, disability, race, nationality, religion, ethnicity or national origin.

The plan aims to ensure that the objectives set out above are met.

## **H Monitoring and Review**

BCP Council will review this LLP. The review will include:

- Assessment against the purposes and objective of the LLP.
- Satisfaction of permanently relocated tenants with their new allocated properties.

Signed by:



Sam Yates  
On behalf of BCP Housing Options

Dated: 20/10/21



Signed by:

Neil Armstead  
On behalf of BCP Bournemouth Neighbourhood Management

Dated: 20/10/2021