



## Local Lettings Plan Between Abri and BCP Council

Property Breakdown					
<b>Scheme Address</b>	Flats 1-16 The Birches, 11 Lindsay Road, Branksome, Poole, Dorset, BH13 6FH				
<b>Properties Numbers Affected</b>	<b>Postal Address</b>	<b>Type</b>	<b>Floor</b>	<b>Beds</b>	<b>Occ</b>
	Flat 1, The Birches, 11, Lindsay Road, Branksome, Poole, Dorset, BH13 6FH	Flat	G	2	3
	Flat 2, The Birches, 11, Lindsay Road, Branksome, Poole, Dorset, BH13 6FH	Flat	G	2	3
	Flat 3, The Birches, 11, Lindsay Road, Branksome, Poole, Dorset, BH13 6FH	Flat	G	1	2
	Flat 4, The Birches, 11, Lindsay Road, Branksome, Poole, Dorset, BH13 6FH	Flat	G	2	3
	Flat 5, The Birches, 11, Lindsay Road, Branksome, Poole, Dorset, BH13 6FH	Flat	G	1	2
	Flat 6, The Birches, 11, Lindsay Road, Branksome, Poole, Dorset, BH13 6FH	Flat	G	2	3
	Flat 7, The Birches, 11, Lindsay Road, Branksome, Poole, Dorset, BH13 6FH	Flat	1	2	3
	Flat 8, The Birches, 11, Lindsay Road, Branksome, Poole, Dorset, BH13 6FH	Flat	1	2	3
	Flat 9, The Birches, 11, Lindsay Road, Branksome, Poole, Dorset, BH13 6FH	Flat	1	1	2
	Flat 10, The Birches, 11, Lindsay Road, Branksome, Poole, Dorset, BH13 6FH	Flat	1	2	3
	Flat 11, The Birches, 11, Lindsay Road, Branksome, Poole, Dorset, BH13 6FH	Flat	1	1	2
	Flat 12, The Birches, 11, Lindsay Road, Branksome, Poole, Dorset, BH13 6FH	Flat	1	2	3
	Flat 13, The Birches, 11, Lindsay Road, Branksome, Poole, Dorset, BH13 6FH	Flat	2	2	4
	Flat 14, The Birches, 11, Lindsay Road, Branksome, Poole, Dorset, BH13 6FH	Flat	2	2	4
	Flat 15, The Birches, 11, Lindsay Road, Branksome, Poole, Dorset, BH13 6FH	Flat	2	2	4
Flat 16, The Birches, 11, Lindsay Road, Branksome, Poole, Dorset, BH13 6FH	Flat	2	2	4	



<p><b>Property Types</b></p>	<p>The block is made up 16 rented flats.                  4 x 1 Bedroom Flats and 12 x 2 Bedroom Flats                  6 x Flats with M4(2) Future Provision for Adaptation - 2 x 1 Bed &amp; 4 x 2 Beds                  Type of Properties: There are 12 parking spaces which are unallocated on a first come, first served basis which includes one disabled parking bay. There is a communal garden area and cycle store.                  Tenants may have a Right to Shared Ownership subject to eligibility criteria                  Category of Provision: General needs - Affordable Rent</p>
<p><b>Preference</b></p>	
<p><b>Initial lets</b></p>	<p>This Local letting plan applies to all the rented properties.                  For initial lets on flats within this scheme, we will look to give a preference to working applicants on 35% of these properties (Work can be voluntary or paid employment and should be for a minimum of 16 hours per week). The purpose of this is to build a balanced and sustainable community.                  M4(2) Flats offering future provision for adaptation, we will look to give preference to applicants who have a proven ground floor need.                  In order to assist residents with downsizing, initial priority will be given to people under-occupying social homes.                  In response to the pressure the Council is currently experiencing to provide temporary accommodation, priority will also be given to households currently occupying temporary accommodation.</p>
<p><b>Behaviour</b></p>	<p>Preference to applicants who, in the last 12 months, have not been cautioned or had enforcement action taken against them, for:</p> <ul style="list-style-type: none"> <li>• Violent crimes of anti-social behaviour</li> <li>• Harassment</li> <li>• Drug related offences</li> <li>• Sexual violence</li> </ul> <p>Types of enforcement action may include but not limited to, Criminal Behaviour Orders or Acceptable Behaviour Contracts. Preference to applicants who have not been prosecuted, convicted or are under investigation for a serious offence in the last 5 years for:</p> <ul style="list-style-type: none"> <li>• Violent crimes of anti-social behaviour</li> <li>• Harassment</li> <li>• Substance misuse</li> <li>• Sexual violence</li> </ul> <p>Those under investigation will be reviewed on a case by case basis. Preference to applicants who have not, in the last 5 years, caused antisocial behaviour or nuisance</p>



	<p>which has resulted in enforcement action against a tenancy. This could include action from any:</p> <ul style="list-style-type: none"> <li>• Registered Housing provider</li> <li>• Local Authority Housing provider</li> <li>• Environmental health</li> <li>• Planning legislation</li> <li>• Local Authority</li> </ul> <p>If a customer is identified as vulnerable and has an agreed or planned support package need, we would expect to have a support plan in place detailing ongoing management of this support for the next 3-6 months whilst the customer transitions into independent housing.</p> <p>All applicants will also be assessed in line with Abri’s Allocations and Lettings Policy in addition to these agreed preferences.</p>
<p><b>Child Density</b></p>	<p>In 2 Bedroom ground and first floor flats - preference to applicants with children under 10 years old.</p> <p>In 2 Bedroomed second floor flats - preference to applicants with children over 10 years old.</p>
<p><b>Justification</b></p>	
<p><b>Justification</b></p>	<p>Due to the high density of the block Abri and BCP Council have agreed the need for a local lettings plan to:</p> <ul style="list-style-type: none"> <li>• To minimise any ongoing housing management issues</li> <li>• Avoid the concentration of certain needs groups and not seek households with specific characteristics and protect the public and residents from nuisance/anti-social behaviour (ASB) in the area</li> <li>• Ensure a sustainable tenancy</li> <li>• To promote sustainable long-term communities and contribute to stable and balanced communities</li> <li>• Reduce tenancy turnover</li> </ul> <p>Abri owns other large blocks of flats similar to this scheme and we have experienced anti-social behaviour trends such as:</p> <ul style="list-style-type: none"> <li>• Drug related offences</li> <li>• Noise complaints</li> <li>• Unauthorised access to communal areas</li> <li>• Race &amp; hate crime</li> <li>• Criminal damage to Abri property</li> </ul> <p>All residents in the new development have the right to live peacefully in their home or use shared areas without interference of their comfort or safety. Abri is committed to providing homes and communities that people want to live in.</p> <p>The Plan aims to ensure the best use is made of the social housing stock in the area while developing a sustainable community. Allocation of the properties will be made</p>





	<p>via the Choice Based Letting System managed by BCP Council and in accordance with their housing allocation scheme, adverts will refer to the Local Lettings Plan.</p> <p>The existence of the Plan may mean that vacancies will not always be allocated to the applicant who can demonstrate the greatest housing need. Applicants with lower priority may be considered for an allocation if they fulfil the criteria set out in this Local Lettings Plan and may help maintain a stable community.</p>
--	---

<b>Equality and Diversity</b>	<p>This lettings plan is intended to work alongside our Equality and Diversity policy. It should ensure that the assessment and nomination process does not discriminate against households and enables applicants with diverse needs to access accommodation to these schemes.</p>
-------------------------------	---

**Review & Approval**

<b>Plan review</b>	<p>The Local lettings plan will remain in place until all the rented units are occupied on first letting only.</p> <p>It will be reviewed in 12 months to see if it has prevented any ASB/neighbourhood complaints.</p>
--------------------	---

<b>Abri approval</b>	<p>Name: Sara-Jane Chivers</p> <p>Position: Group Home Connections Manager</p> <p>Signed </p> <p>Date 03 September 2024   14:47:34 BST</p>
----------------------	---

<b>BCP Council Approval</b>	<p>Name: Colette Riggs</p> <p>Position: Principle Housing Options Manager</p> <p>Signed </p> <p>Date 03 September 2024   15:06:47 BST</p>
-----------------------------	--