**Local Lettings Plan (LLP) – *Watnall Road, Hucknall, Ashfield***

This plan is agreed by Metropolitan Thames Valley Housing Association (MTVH) and Ashfield District Council*,* and is to apply to the lettings of all affordable rented dwellings at the development known as Watnall Road, Hucknall.

|  |  |
| --- | --- |
| Landlord | Metropolitan Thames Valley Housing Association (MTVH) |
| Development |

|  |  |  |
| --- | --- | --- |
|  |  |  |
|  |  |  | Watnall Road, Hucknall, Ashfield |  |  |
|  |  |  |

 |
| Location and Property Type | This plan is to govern the allocation process of the social rent properties developed by MTVH on the Watnall Road new development. The Scheme comprises 83 general needs affordable rented properties. The social rented properties are a mixture of 2,3 &4 bedroom *houses*, each ranging in size and maximum occupancy as set out below: *12 x 2-bedroom, 4 person houses* *42 x 3-bedroom, 4 person houses**10 x 3 bedroom, 5 person houses**19 x 4-bedroom, 6 person houses* |
| Broad Aim of the Plan | The primary aim of the LLP is to achieve at first letting a balanced and sustainable community.Ashfield DC, through the Homefinder choice-based lettings scheme, will be the ‘nominating’ partner. MTVH will be responsible for advertising and short-listing The prioritisation of households bidding for properties will be governed by the Council’s Allocations Policy and the specific requirements of the LLP set out in this document.All vacancies of affordable rented accommodation on the development will be let under the terms of this LLP and households will be required to meet certain selection criteria in order to help establish a viable mixed household community. |
| Allocation Criteria | The following paragraphs describe the selection criteria to be considered in determining how to advertise and whether to bypass a household under the Council’s Allocations Policy, as they do not fulfil the agreed LLP criteria.**Breaches of Tenancy Agreement**Ashfield DC will agree to permit MTVH to bypass applicants who have bid for a property if they are currently involved in antisocial behaviour, where action is being taken for breach of tenancy, or who currently or have a recent history of criminal activity as relevant to housing. This will include but is not restricted to activity relating to drugs including dealing. This will also apply where a Notice of Seeking Possession (NoSP) has been served against them on the above grounds other than where this is historic and a change in lifestyle of the applicant has been achieved and evidenced. If this type of case is identified, they will normally be bypassed when shortlisting.  |
| Approach | In order to achieve a viable mixed tenure development, other criteria, and rationale will also be used to allocate properties under this plan as set out below:**Child Density**Some properties may be under-occupied against their relative potential occupancy. For example, where properties are 2 bedroom, 4 person bed space, they may be allocated to successful households under the Council’s Allocation’s Policy to households requiring 2 bedroom accommodation but are a 2 or 3 bed space household e.g. 1 adult and 1 child requiring separate bedrooms.Where properties are advertised it should be stated if there is a double or single bedroom and this information will be provided by MTVH to the Council to enable appropriate advertising and nomination.**High Support Needs**From a housing management viewpoint and in consideration of creating sustainable communities, the number of households who ongoing alcohol/drug dependencies and/or those who have a severe mental health condition with current high support needs shall be limited. This will determined as significant where it impacts on a resident’s ability to function independently, day to day to sustain a tenancy, or where residents are not engaging with support services if this is needed to assist in a sustaining a tenancy. Evidenced support plans must be in place prior to offer.For the purpose of the LLP, the percentage of households fitting this profile should not exceed 10% of households across all rented properties. MTVH reserves the right to not offer accommodation unless the applicant or household member is able to demonstrate that they have regularly engaged with support services for more than 12 months and can evidence a change in behaviour or that a plan for their ongoing care and support is in place.**Other general terms**Initially, properties will generally be let on a Starter Tenancy for the first 12 months of their occupation. Providing there are no issues or significant breaches of the tenancy, the agreement will be promoted to an assured tenancy.A minimum of 50% of new homes will be let to applicants where at least one member of the household is in employment (minimum 16 hours and long-term contract). General eligibility will be determined in accordance with the Council’s Allocations Policy and MTVH’s Allocations Policy. All applicants will be assessed to ensure they meet MTVH’s affordability criteria.The BME composition of nominated applicants will be monitored to ensure that the mix broadly reflects that of the wider local authority area.  |
| Duration of local lettings plan | First and subsequent re-lets for a period of 5 years. |