

## **Local Lettings Plan**

BETWEEN

Borough of Poole, Civic Centre, Poole, BH15 2RU and Stonewater, Suite C, Lancaster House, Grange Business Park, Enderby Road, Leicester, LE8 6EP

FOR

**Lagland St, Poole Scheme P7008 – Plots 1-14 inclusive**

### **This Local Lettings Plan aims to:**

- Create a balanced and sustainable community
- Meet the requirements of the Dorset Home Choice Common Allocations Policy & Stonewater's Allocations Policy to ensure allocations are made to suitable applicants
- Reduce unnecessary turnover and potential refusals of properties
- Ensure that current and future residents feel safe and content in their homes
- Make the best use of housing stock

This LLP shall apply to the allocation of 14 new flats at Lagland Street, Poole, which will be known as Lewin Court. The LLP will begin at the point that the first properties are handed over, currently expected to be June 2018 and continue until such time as all 14 properties have been allocated.

The properties in this scheme consist of:

8 x 1 bed 2 person flats

4 x 2 bed 3 person flats

2 x 2 bed 4 person flats

### **Local Lettings Plan criteria:**

Properties will be allocated in accordance with Borough of Poole and Stonewater's selection and allocation criteria. Applicants will be considered who are eligible for a suitable sized property in accordance with the Council's Allocation Policy bedroom needs assessment.

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

For the initial vacancies the following will be considered by Borough of Poole prior to nominating applicants from the Housing Register:

- i. The 14 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 not wholly reliant on benefits. This proposed allocation is not exclusive.

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

**Exclusions**

In line with Stonewater’s grounds for refusal, all applicants will be considered for housing based on their personal and housing history. Consideration will be given to creating a balanced community within the scheme.

Bids will not be considered from those who have housing related debt (where there is no agreement in place to clear the debt) or an outstanding notice for any breaches of tenancy with a registered social landlord.

The Local Lettings Plan as outlined above, will be used for initial and subsequent relet of the properties described herein for a period of 3 years, after which time this local lettings plan will be reviewed by the Borough of Poole and Stonewater. If there is a requirement to alter this LLP prior to its expiration, it may be reviewed at any time with agreement from both Borough of Poole and Stonewater.

Signed by: .....

On behalf of Borough of Poole

Dated: .....

Signed by: 

On behalf of Stonewater

Dated: 24<sup>th</sup> April 2018

