

LOCAL LETTINGS PLAN FOR CHELTENHAM BOROUGH COUNCIL PROPERTIES AT 38 LONDON ROAD, CHELTENHAM, GL52 6DY FROM NOVEMBER 2023.

Executive Summary:

The purpose of the plan is to support Cheltenham Borough Homes' and Cheltenham Borough Council's aim of creating sustainable communities where everyone can feel safe in their home, by considering appropriate measures to support the establishment of a sustainable and cohesive community at 38 London Road, Cheltenham, GL52 6DY, following a sustained period of anti-social and nuisance behaviour at the location which has impacted upon tenants and leaseholders in the immediate vicinity.

There are four one bedroom flats at 38 London Road, two of which are social rented general needs properties (owned by CBC) with the remaining two being leasehold properties (which are privately owned).

This Local Lettings Plan will cover the following units:

- Flat 1, 38 London Road, Cheltenham, GL52 6DY
- Flat 2, 38 London Road, Cheltenham, GL52 6DY

The Local Lettings Plan:

Cheltenham Borough Homes will use this Local Lettings Plan to cover all lettings of Flat 1 and Flat 2, 38 London, Road, Cheltenham, GL52 6DY for twelve months (until 01 December 2024) following the agreement of this Local Lettings Plan, with the aims of creating and sustaining a cohesive community at this location, following a sustained period of anti-social and nuisance behaviour at the location. All lettings will comply with Homeseeker Plus policy. Cheltenham

Borough Homes can apply to extend the local lettings plan in August 2024 (9 months after the adoption of the Local Lettings Plan) if evidence supports the need to do so.

Exclusion Criteria:

Cheltenham Borough Homes reserves the right **not** to offer a tenancy at Flat 1 or Flat 2 38 London Road, Cheltenham, GL52 6DY to a household where the applicant(s) and/ or members of their family are:

- Persons for whom a Possession Order has been obtained relating to Anti-Social Behaviour (ASB) or who has previously been evicted for ASB or who has been the subject of an injunction for ASB within the last 3 years.
- Persons with a history of ASB at a current or previous tenancy within the last 3 years. Each applicant will be considered on a case-by-case basis and will include the applicants' response to informal actions such as Acceptable Behaviour Contracts and the length of time since the last report of ASB.
- Persons with high support needs who have failed to accept support or do not have adequate support in place and who may impact on neighbouring properties.

When applying the above exclusion criteria, Cheltenham Borough Homes will consider the individual circumstances of each applicant, for example where domestic abuse may have contributed to reports of anti-social behaviour at their current property.

The Lettings Process:

If during the active local lettings plan, for Flat 1 or Flat 2, 38 London Road, Cheltenham, GL52 6DY become vacant, they will be advertised using Homeseeker Plus, and the advert will include details of the local lettings criteria.

When the bidding cycle has ended a list will be produced of all applicants who have bid on the properties. These applicants will be ranked by the Homeseeker Plus system according to housing need.

The highest placed applicant in housing need will be contacted and their application assessed in line with the criteria outlined in this Local Lettings Plan.

If there is evidence that an applicant does not meet the Local Lettings Plan criteria the process will then move to the next ranking applicant. At the same time, we will inform the applicant of the reason they have not been successful and Cheltenham Borough Homes commits to working with unsuccessful applicants to ensure that they are tenancy ready so that they can be considered for future lettings.

If the criteria is met, an interview will be arranged with the applicant at their current accommodation. The purpose of the interview will be: -

- To identify any housing management issues which will not have been flagged through the Homeseeker Plus bidding process; and
- To provide the applicant with further details about the property.
- To check that the applicant(s) have not caused a deterioration of the condition of their current property as stated above, taking into account individual circumstances.

Providing all is acceptable then a viewing of the property will be arranged with the Lettings Officer.

Monitoring:

Cheltenham Borough Homes commits to providing the following monitoring data at the point that all initial lettings are complete, and again in August 2024 as part of the review process outlined below:

- (i) The total number of offers made on all properties.
- (ii) The total number of offers refused or withdrawn unrelated to the Lettings Plan.
- (iii) The total number of bypasses that occurred relating to the lettings due to applicants failing to meet the Lettings Plan criteria.
- (iv) A breakdown of any bypasses made due to the applicant not meeting any of the specific exclusion criteria detailed above.

Local Lettings Plan Review Mechanism:

Cheltenham Borough Homes commits to a review of this lettings plan in August 2024, in conjunction with key officers from Cheltenham Borough Council. As part of the review the above monitoring data will be reviewed alongside tenancy sustainability data, and data relating to anti-social behaviour, tenancy management and rent arrears cases.

At the point of review, Cheltenham Borough Homes can apply to extend the Local Lettings Plan if evidence supports the need to do so. This Local Lettings Plan will automatically expire on 01 December 2024 if Cheltenham Borough Homes or Cheltenham Borough Council do not apply to review this Local Lettings Plan in August 2024.

If, for any reason, this Local Lettings Plan is not functioning as originally intended, Cheltenham Borough Council will have the ability to undertake a review of the Local Lettings Plan at any point prior to 01 December 2024 in consultation with key officers from Cheltenham Borough Homes.

Authorisation:

Signed: _____

Position: ___ Executive Director Finance, Assets & Regeneration ___

Date: _____ 22/11/2023 _____

Cheltenham Borough Council

Signed: _____ N. E. S. _____

Position: TENANCY SERVICES MANAGER

Date: 23.11.23

Cheltenham Borough Homes

