

LOCAL LETTINGS PLAN FOR CHELTENHAM BOROUGH HOMES
BLOCK 10-40 (EVEN FLATS ONLY) MONKS CROFT, CHELTENHAM
(EFFECTIVE FROM DECEMBER 2020)

Summary

The purpose of the plan is to support CBH initiatives to increase tenancy sustainability and customer wellbeing in the Monks Croft area.

The Local Lettings Plan

In order to maintain a balanced and sustainable a community as possible, where each resident has maximum opportunity to thrive, CBH will use this Local Letting Plan to cover the lettings of the 16 one bedroom flats in block 10 – 40 (evens only) over a 12 month period.

This does not represent a long-term lettings strategy for this property, or indeed any further properties within the Monks Croft locality.

Exclusion Criteria:

CBH reserves the right **not** to offer a tenancy within block 10 – 40 Monkscroft (even flats only) to a person where the applicant(s) and/ or any other person attached to the application 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 5 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.

Process

The properties will be advertised using Gloucestershire 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 Gloucestershire 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 of any steps that they need to take to prevent further bypasses for the same reason

If the applicant meets the Lettings Plan criteria the applicant will be contacted by the CBH ASB Team. The reason for the contact will be:-

- To identify any existing or previous anti-social behaviour or criminality issues which may not have been flagged through the Gloucestershire Homeseeker Plus bidding process; and
- To provide the applicant with details about the property.

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

Duration of LLP

This local lettings plan will be used to cover initial lettings and subsequent re-lets at block 10-40 Monkscroft for a 12 month period to expire in December 2021.

Monitoring

CBH commits to monitoring of the lettings process as set out above, and reporting on the following:

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- (ii) The total number of offers refused or withdrawn unrelated to the Lettings Plan.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