

Local lettings policy for the effective allocation and management of flats Cavendish Way and Minden Road, Sudbury.

Context

We have received and are dealing with a large number of reports of criminal activity and anti-social behaviour (noise nuisance, arguing & shouting, alleged drug dealing). Much of the time these are from a small number of units located here. We have been working very closely with the local police force (who attend the area daily) to take action as and when required to increase community cohesion and create a safer environment for all to live. We feel a local lettings policy would help resolve some of these issues.

Aims of the policy

The aims of the policy are to:-

- Ensure that the environment is improved for existing tenants.
- Ensure that new tenancies can be sustained and do not aggravate the situation

Schemes to which the policy will apply

This local lettings policy will apply to vacancies which occur in the properties at Cavendish Way and Minden Road, specifically all FLATS.

Gateway to Homechoice Allocations Policy

Babergh and Mid Suffolk are part of a choice based letting scheme called Gateway to Homechoice. In certain circumstances, the Partner Organisations may decide to give preference for offers of homes to a particular group of applicants in response to certain local circumstances. This is called a local lettings plan. The decision to apply a local lettings plan will be jointly made by the landlord of the property and the Partner Organisation and will usually be made under the following circumstances:

- To help create balanced communities and achieve wider community objectives (i.e. to produce a broader social mix).
- To help improve difficult to let areas and/or to tackle anti-social behaviour
- To make best use of the housing stock and give priority for releasing a property in need.
- Where planning conditions were agreed at time of build (s106 agreements) that stipulate that priority must be given to local applicants

If a property is subject to a local lettings plan, it will be clearly labelled as such in the property advert. The local lettings plan will also usually be put on the Gateway to Homechoice website too.

Criteria for allocation of properties

This local lettings policy will give preference to those applicants who satisfy the following criteria:

- No history of anti-social behaviour from themselves or close family members
- No history of drugs / alcohol issues
- Have no relevant offending history, which would deem them unsuitable to live in the environment

Review

The need for a continuation of the policy will be reviewed in six months (20th April 2021) and will take account of any issues relating to new and existing tenancies.

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Dated: 20 October 2020

Agreed by: Karen Carter, 21/10/2020