



BEXLEY COMMUNITY HOUSING ASSOCIATION

LOCAL LETTINGS PLAN

ALLIANCE COURT

DECEMBER 2018

1. Description of site

Alliance Court is a London affordable rent site of 12 flats in Erith.

2. The rented properties consist of

12 Properties		
No's	Size	Features
6	2B4P – Flat	
6	1B2P - Flat	1 wheelchair accessible unit

3. Justification for Lettings Plan

This lettings plan is for the rented properties managed by Bexley Community Housing Association (BECHA) to which the London Borough of Bexley has nominations rights via choice based lettings. It is designed to support sustainable lettings, to meet housing need whilst preventing potential management problems on the site.

Alliance Court will provide decant opportunities necessary for the regeneration of the Arthur Street Estate.

4. Aims

- To allocate to those in housing need
- To create a local thriving community
- To reduce the problems of anti-social behaviour (ASB) reported, relating to the rented properties
- To reduce potential breaches of tenancy
- To support the Arthur Street decant plan

Bexley Community Housing Association,

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5. Allocation and letting

- The properties will be advertised through Bexley HomeChoice
- The rents are set at London affordable rent levels
- Tenancies of these properties will be held on an Assured Tenancies

6. Arthur Street Decant

In order to support the Arthur Street decant, all Arthur Street estate applicants who meet all the essential criteria will be considered ahead of all other applicants.

7. Essential Criteria for all properties

All applicants must:

- All applicants will be assessed to ensure they meet the requirements for affordability and sustainability of tenancy.
- Applicants and members of the household will not be the perpetrators of serious and/or ongoing nuisance or anti-social behaviour at their current home, or had any legal action as a result of nuisance or anti-social behaviour taken against them including a Notice of Seeking Possession.
- Applicants and members of the household will not be connected to any activity in the use or supply of drugs or any alcohol or substance misuse.
- Applicants or members of the household will not have been evicted for nuisance or anti-social behaviour from any previous addresses. Discretion may be given if the applicant can show that they have over a period of not less than 2 years rectified their behaviour.
- Applicants and members of the household will not have a recent criminal conviction which will impact upon the management of the tenancy of the local community. (Applicants and members of the household with recent criminal conviction will have their circumstances discussed with BECHA).
- Applicants will not have any outstanding or current tenancy notices for any breaches of tenancy.
- Applicants will not have been guilty of tenancy fraud or be the subjects of an ongoing fraud investigation.
- We will only house applicants who have been assessed as vulnerable i.e. persons with mental health issues or a learning disability, if they have an appropriate support package. An applicant may be excluded if they seem unlikely to be able to meet the conditions of a general needs dwelling without additional support and we are unable to determine that appropriate support is available and in place at the time of letting.

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8. Monitoring of Lettings Plan

BECHA and Bexley Council will monitor the impact of this letting plan to demonstrate that it does not discriminate, directly or indirectly on any equality grounds.

9. Role of Bexley Council

Allocate properties in accordance with its policies and procedures, the local lettings plan and Choice Based Lettings.

10. Role of Bexley Community Housing Association Limited (BECHA)

- Advertise properties via Choice Based Letting and ensure shortlists and direct matches are validated by Bexley Council
- Advise Bexley Council on names of successful applicants.

Signed:

Signed by:

A handwritten signature in black ink, appearing to be 'M J', written over a horizontal line.

MARY LOFTUS. for BECHA
3RD DECEMBER 2018

A handwritten signature in black ink, appearing to be 'Julie Evans', written over a horizontal line.

Julie Evans. for Bexley Council

12/12/2018

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