



Orbit Local Lettings Plan

Erith Park – phase 2 December 2017

1. Description of site

Erith Park phase 2 is a multi tenure site of apartments and houses in Erith, (private sale, shared ownership, aspire to buy and affordable rent general needs), on the previously demolished Orbit site at Lerner Rd.

This plan relates to first lettings only.

2. Issues to take into account.

- The site is a flagship development for both Orbit and the London Borough of Bexley.
- Orbit will be developing the nearby Arthur St estate.
- The decanting of Arthur St by March 2019 is critical to this redevelopment and therefore moves from Arthur St to Erith Park phase 2 are part of Orbit's decant plan to vacate Arthur St for demolition.

The rented properties consist of:

86 Apartments		
No's	Size	Features
12	1B2p	
5	1B2p	Fully wheelchair adapted
2	1B2p	Wheelchair accessible
44	2B4p	
8	2B4p	Wheelchair accessible
10	3B5p	
2	3B5p	Duplex
3	3B6p	

3. Justification for Lettings Plan

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

Erith Park phase 2 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

5. Allocation and letting

- The properties will be advertised through Bexley HomeChoice.
- The rents are set at Affordable Rent levels.
- Tenancies of these properties will be 5 year fixed term tenancies EXCEPT Arthur Street applicants who currently hold an assured tenancy who will be offered a new affordable assured tenancy.
- Fully wheelchair adapted properties will not be prioritised for Arthur St residents.

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, with the exception of 5 fully wheelchair adapted properties

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 exercised 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 or the local community. (Applicants and members of the household with recent criminal convictions will have their circumstances discussed in partnership with Orbit).
- Applicants will not have any outstanding or current tenancy notice 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 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

8. Monitoring of Lettings Plan

Orbit and Bexley Council will monitor the impact of this lettings 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 Orbit

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

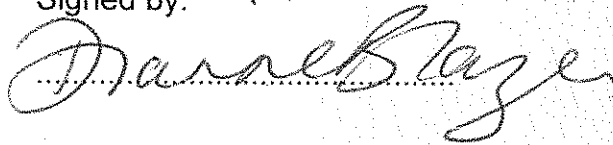
Signed by:



Name:

Teresa Hallett
For Orbit

Signed by:



Name:

DIANNE BUZZER
For Bexley Council

Date: 11 December 2017

Date: 13/12/17

