

**Hexagon Local Lettings Plan
for George Albert Court, 41 Glynde Road, Bexleyheath, DA74BG
August 2018**

1. Description of site

The 7 ground floor apartments of a block of apartments in a side street, off Brampton Road, and within walking distance of Bexleyheath town centre and of Bexleyheath Station.

2. Issues to take into account

Location is an established residential area and we want the new properties to fit into the local neighbourhood and established community without conflict.

The rented properties consist of:

- 1 x 1 Bed Apartment (2 person)
 - 1 x 2 Bed Apartment (3 person) Wheelchair accessible.
 - 4 x 2 Bed Apartment (4 person)
 - 1 x 3 Bed Apartment (4 person)
- All have an individual garden or patio.

3. Justification for Lettings Plan

This lettings plan is for the rented properties managed by Hexagon to which the London Borough of Bexley have nomination rights via choice based lettings. It is designed to ensure that the residents can afford the rents and fit in with the mixed community in the development as a whole.

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.

5. Allocation and letting

- The properties will be advertised through Bexley HomeChoice.
- The rents are set at Affordable Rent levels.

7. Essential Criteria for all properties

All applicants must:

- Have a clear rent account
- 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 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.
- Applicants must not be affected by the Benefit Cap.
- Applicants must be prepared to provide financial and ID details as requested.
- Applicants must pass a Financial Assessment carried out by Hexagon staff.

8. Property Specific Criteria

1 x 2 bed Wheelchair accessible flat: Applicants with a disability need for this accommodation, preferably with at least one member in work.

Other flats: Priority to households with at least one member in work.

11. Monitoring of Lettings Plan

Hexagon Housing Association 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.

12. Role of Bexley Council

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

Role of Hexagon

- 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:

Judith Harries

Name:

JUDITH HARRIES

For Hexagon

Signed by:

Dianne Blazer

Name:

DIANNE BLAZER

For Bexley Council

Date: 19/9/18

Date: 18/9/18