

## Local Lettings Plan – Park East, Erith, Bexley



### Background

Park East is a New Development situated within the Borough of Bexley.

The scheme will consist in total of 321 properties which will be a mix of tenures, affordable rented, intermediate rented and sale properties.

Park East is a regeneration of the former Arthur Street area located near the town centre and transport links. The first phase handover of rented units commenced in October 2021. Phase 2 will commence in August 2022. Handover could be subject to change.

### Purpose and Aim of the Lettings Plan

The purpose of the Lettings Plan is to assist with all lettings by Orbit via Bexley Council and to clarify for applicants how allocation decisions will be made.

- Set targets for direct lets by Bexley Council to enable movement from temporary accommodation.
- Enable a social mix that reflects the wider community.
- Set targets for overall levels of economically active households to prevent a concentration of households with similar economic and social characteristics.
- Support the integration of residents into the new neighbourhood.
- Reduce Anti- Social behaviour.
- To create a sustainable, viable community where customers want to live.

### The Plan – phase 2 first lets

- Preference will be given to 33% of households who are economically active, so that economic and social characteristics have an opportunity to vary between households.
- 70% of the 2 and 3 bed (35/50) homes to be allocated via direct lets from LBB to assist with discharging duty from temporary accommodation. All direct let nominations will be subject to Orbit's assessment process and a final decision made in line with our Lettings of Homes policy
- The remainder 30% of 2 and 3 bed homes will be allocated via LBB CBL scheme to assist with customers on the waiting list The 2 and 3 bed properties will be allocated to existing social landlord customers in priority and date order to elevate their circumstances and to generate move on from accommodation needed in the area.
- 100% of the 1 bed flats (22 properties will be allocated via LBB CBL system. Nominations will be subject to Orbit's assessment process and a final decision made in line with our Lettings of Homes policy.
- Disabled adapted properties – there are 3 disabled adapted properties designed to assist move on for customers in need for this type of accommodation  
These are made up of 1 2bed 3 person which will be allocated via LBB CBL and 2x 1 bed properties that will be 1 will be allocated via direct offer. 1 allocated via LBB CBL system ensuring that priority is given to customers with a need for a disabled adapted unit

Property Size	Total No. of properties	No. for direct let	Existing RP customer (via CBL) – priority order	All CBL applicants
1 bed	20	0	0	22
1 bed adapted	2	1	1	0
2 bed 3	14	10	5	0
2 bed 3 adapted	1	0	0	0
2 bed 4	20	15	5	0
3 bed 5	6	3	3	0
3 bed 5 dup	9	7	2	0

**Affordable Rented Properties**

In phase 2 a total of 72 affordable rented properties will become available. All properties are apartments, these will be staggered handovers

**London living rented properties**

In phase 2, 27 London Living rent properties will become available these will be advertised and allocated via the London mayor’s website in line with the relevant policies and procedures

Applicants interested in the intermediate rented properties (rent to buy homes) should visit *London Living Rent link*

**Parking**

Parking is extremely limited at this development and parking spaces are **not** available for **all** properties. Where a parking space is available, it will be made clear on the advert and will be in addition to the rent (£50 pcm). This charge is not eligible to be covered by benefits.

There will be no other parking available and residents cannot apply to LBB for a parking permit.

**Specific details for household composition**

To ensure properties are occupied by an appropriately sized household, the following criteria will be applied to all homes covered by this plan.

The criteria are:

Property Size	Family Size
1 bed property	1 or 2 adults
2 bed 3-person property	1 Adult & 2 children, where 2 children can share or 2 Adults and 1 child
2 bed, 4-person property	1 or 2 adults and 2 children (where 2 children can share)
3 bed, 5-person property.	1 or 2 adults and 2 children (where 2 children cannot share – such as opposite sex children where one is aged 10 or over or for disability reasons) or 1 or 2 Adults and 3 children where 2 can share and one child cannot share.
3 bed, 5-person Duplex property	1 or 2 adults and 2 children (where 2 children cannot share – such as opposite sex children where one is aged 10 or over or for disability reasons)  1 or 2 adults and 3 children where 2 children can share, and one child cannot share

**How properties will be allocated**

Nominations will be through Bexley’s Choice Based Lettings Scheme, or direct lettings arrangements

**Essential criteria for all properties first and re-lets**

All nominations and direct lets provided by Bexley will be assessed in line with Orbit’s Letting of Homes Policy and application process.

All applicants must:

- Satisfy an affordability assessment to ensure rent is affordable and can be paid.

- Applicants and members of the household will not be the perpetrators of serious and / ongoing nuisance or anti- social behaviour at their current home, or in the local community, or had any legal action taken against them as result of anti-social behaviour, this includes the service of 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 / substance misuse that impacts on management of the tenancy, or the wider community.
- Applicants and members of the household will not have a criminal conviction which will impact upon the management of the tenancy, or wider community.
- Applicants will not have any outstanding or current tenancy notices for any breaches of tenancy. Discretion may be exercised if an applicant can show that they over a period of not less than one year rectified their behaviour.
- Applicants who are assessed as vulnerable and require support to successfully manage a tenancy, must have an appropriate support plan in place. Applicants will be excluded if we are unable to determine that appropriate support is in place at the time of the letting and will remain in place for a reasonably deemed period.
- References from previous landlords (previous 3 years) and information from Support Providers, will be sought.
- Applicants with cars will only be considered for a home where a parking space is allocated with that property.

Where priority for a home is given to customers who are economically active, this will be assessed as one of more of the applicants are:

- Employed on a permanent basis
- Employed on a long term temporary or fixed term contract
- Self-employed
- Working more than 16 hours per week
- Training for employment

Households that are unable to be economically active through reasons such as being full time carers, not being of working age, of having a disability stopping them from working, will be treated as if economically active.

All applications are assessed to ensure customers will be able to manage a tenancy successfully and whether Orbit can offer any additional support to assist the customer with this aim.

All applicants will be required to pay a minimum of one weeks rent in advance, (or more in line with their preferred payment cycle e.g. if the preferred payment cycle is monthly, then a month in advance), before signing the tenancy.

Pets will only be granted in line with Orbit's pet policy. No dogs will be allowed, unless they are an assistance dog. Permission to keep pets should be sought in the first and more information can be found on our website

<https://www.orbitcustomerhub.org.uk/media/cn4p2qh2/petspolicy.pdf>

## Conclusion

It is proposed that the contents of this plan will form the basis on which London Borough of Bexley and Orbit Housing Association decide on the suitability of prospective residents when letting the properties on this scheme.



Signed by

Print Name(s) Tracey Savory

Head of Lettings

On behalf of Orbit Housing Association.

Date 03/08/22



Signed by

Print Name(s) Ms Joanne Songer

Housing Services Manager ~ Sustainable pathways and Allocations

On behalf of Bexley Council Allocations Team

Date: 03/08/2022