

Local Lettings Plan – Onyx Court, Off Richmer Road, Erith, DA8 2HN



*Illustration of build type at the Egerton Place Development

Background

Richmer Road (also known as Egerton Place) is a new development situated within the London Borough of Bexley. The development is near both Slade Green and Erith train stations with travel to London Bridge by train in approximately 35 minutes. The site is being developed by Abbey Developments.

Moat are an affordable housing partner for the development with our projected homes totalling 79 dwellings made up of 54 homes for London Affordable Rent and 25 homes for Shared Ownership.

Moat will manage the internal areas and fabric of all buildings where our homes are located. Moat will manage the communal areas including the car park around Phase 2.

Phase 2, which will be known as Onyx Court, will deliver 23 homes as London Affordable Rent with an expected completion in May 2021. The building will consist of four floors (including the ground floor) and will be served by one lift. All units will be assigned one car parking space. The completion date may be subject to change. Our later phases are expected to complete around October 2021.

Purpose of the Local Lettings Plan

This plan has been prepared to assist with the allocation of the 23 homes to be delivered under Phase 2. A separate plan will be prepared for the future phases. All Direct and Choice Based Lettings will be subject to a one-year Starter Tenancy which will be managed under Moat's Starter Tenancy Policy which we have enclosed alongside this plan. This plan will:

- Prevent a concentration of households with high levels of vulnerability and support needs around substance addiction.
- Present a mix of economic and social characteristics which reflects the wider community.

- Reduce levels of ASB and criminality by supporting those most at risk.
- Enable families and individuals to sustain their tenancies, creating a sustainable local community.

Breakdown of Property Type

	Ground Floor	First Floor	Second Floor	Third Floor
One Bed / 2 Person	1 unit (WCU*)	1 unit	1 unit (WCU*)	1 unit (WCU*)
Two Bed / 2 Person		2 units (both WCU*)	2 units (both WCU*)	
Two Bed / 3 Person	2 units	1 unit	1 unit	1 unit
Two Bed / 4 Person	1 unit	1 unit (WCU*)	1 unit	1 unit
Three Bed / 5 Person	2 units	2 units	1 unit	1 unit

*WCU denotes wheelchair / adaptable unit

Aims and Deliverables of the Local Lettings Plan

- Balance the age of children within the scheme to achieve a range of ages reflective of the wider local community.
- 50% of offers will be made via Bexley Council's Direct Offers system with the remaining 50% allocated via Bexley Council's Choice Based Lettings system.
- Exclude those who have been evicted for or had legal action taken against them by a previous landlord in the past 5 years for ASB and other serious tenancy breaches (except rent arrears). For the avoidance of doubt, legal action refers to an application granted in favour of the landlord.
- Consider allocating to those who have had a possession order (including suspended) or other legal action for rent arrears in the past five years where they were able to resolve this through a set of actions such as a payment plan and their payment are now up to date in line with any agreements.
- A minimum of 30% of households will have a person or persons who are in full or part time employment. Moat recognises that many people in London work in the so called "gig economy" and where such employment history over the last two years can be evidenced, these households should be included within the 30% target.
- Applicants with vulnerabilities and support needs, particularly around mental health and addiction issues will need to have a support plan in place which will continue when they move to Onyx Court. Moat should have full sight of this support plan if requested, which will evidence how new residents will be able to sustain their tenancy which will be subject to a starter period. Households with a member with increased risk of suicide or known suicide ideology should not be housed on the second or third floors.
- Most of the wheelchair adapted units are located on the first, second and third floors. These floors are served by one lift only. It is recognised that lifts can break down due to a number of factors including defects, disrepair, misuse and vandalism. Moat will endeavour to bring lifts back into services within 24 hours where parts are readily available. It is noted that the wheelchair units are suitable for residents with varying mobility needs and consideration to levels of mobility should inform the nomination to those on the higher floors.



Referencing and Checks

Moat retain the right to seek references and carry out checks on incoming residents inline with our policies and procedures.

A handwritten signature in blue ink, appearing to read "C. Kavanagh", on a grey rectangular background.

Colin Kavanagh, Neighbourhood Operations Manager (London)
Signed on behalf of Moat

Chioma Okwunodulu

Chioma Okwunodul, Housing Services Manager
Signed on behalf of London Borough of Bexley