

Crayford Town Hall site local lettings plan

Rented homes	72
Total number of people	288 (including 144 children)
Unit mix	9x1b2p flats 4x1b2p flats (w/c) 37x2b4p flats 3x2b3p flats 10x3b6p flats 9x3b5p flats

The first block of 50 homes will be completed late February 2012 with the remaining 22 homes completed by the end of March 2012. Gallions intend to let the new homes on a phased basis.

The aim is to deliver a balanced and sustainable community that offers opportunities for local people to move to a new home and to provide a mix of tenants who are economically active and also achieve a balance in terms of age profile and child density. Where possible, preference given to applications from local families - households already established in the local community with networks of friends and family - will enhance the stability of the scheme from the outset. In accordance with usual practice, tenants' records would be checked to ensure that only those with a good record (no rent arrears and no anti social behaviour or tenancy problems) are made offers.

The following criteria would not be mutually exclusive.

- **Underoccupiers**

20% underoccupiers, initially targeting underoccupiers in Crayford Ward, and then those living elsewhere in the borough. There are nearly 900 rented homes in Crayford, of which 55% are 3 bed so targeting underoccupation in that area would be part of the process of identifying suitable tenants for the rented homes. L&Q own the majority of the social housing stock in this area.

- **Enabling local residents to transfer but remain in the neighbourhood**

25% of the rented homes to be let to existing tenants in Crayford ward

- **Economically active households**

40% economically active households where main or second applicant is in employment

- **Over 45's**

30% of all 1 and 2 bed flats to people over 45

- **Reduced child density**

Under occupy homes to achieve a target child density on the development of 25% of 288, the total number of occupants, with a reasonable age spread. This would equate to 72 children against a potential of 50% for this size mix

as, based on full occupation, there would be 144 children (50% of total occupants).

- **Wheelchair adapted flats to be let in accordance with normal procedures**
- **Specific exclusions - no lettings to specified client groups?**

Rented homes

Handover	1 Bed	1 Bed wheelchair	2 Bed	2 Bed	3 Bed	3 Bed	Total
	2 person	2 person	3 person	4 person	5 person	6 person	
Total	9	4	3	37	9	10	72

Sustainability targets

The following targets are not mutually exclusive.

Description	%	No of properties	Notes
Under occupiers	20	14	Crayford Ward initially than the borough generally
Local residents	25	18	Crayford Ward
Economically active	40	29	Main or second applicant in employment
Over 45's	30	22	One or two bedroom properties
Reduced child density	25		25% of 288, the total number of occupants, equates to 72 children