

Erith Park Local Lettings Plan

Rented homes	129
Maximum number of people	579 (including 321 Children)
Property mix	14 x 1b2p flats 2 x 1b2p flats (wheelchair) 7 x 2b3p flats 36 x 2b4p flats 3 x 2b3p flats (wheelchair) 46x 3b5p houses 2 x 3b5p houses (wheelchair) 19 x 4b7p houses

The anticipated phase one handover for these properties is December 2014. Orbit intends to let the new homes on a phased basis.

A number of homes have already been provisionally allocated to residents at Larner Road who previously lived in Pretoria House, Medina House, Hamlet House, Norvic House and Verona House (the first homes demolished as part of the redevelopment) who accepted a temporary decant at Larner Road whilst awaiting a permanent allocation. These properties have been let outside of this agreement with the local authority's approval.

Our aim is to deliver a balanced and sustainable community that offers opportunities for local people to move to a new home. We aim to achieve a mix of residents who are economically active and represent a good balance in terms of age profile and child density. Preference given (where possible) 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.

As part of Orbit's standard lettings procedure, the records of both new and existing Orbit customers will be checked (prior to allocation) to ensure only those with a good tenancy history (no current or outstanding rent arrears and no history of anti social behaviour or tenancy management problems) are made offers.

- **Underoccupiers**

20% of homes to be available for under occupiers, initially targeting under occupiers in Erith, and thereafter those living elsewhere in the borough.

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

25% of the rented homes to be let to existing tenants in the Erith area.

- **Economically active households**

A minimum of 40% of households should be economically active where the main and/or second applicant is in employment.

- **Community Contribution**

Can demonstrate a local commitment to developing a community, each case will be assessed on its merits, based on the following criteria.

Has demonstrated a commitment to contribute to the community of Erith Park.

Can evidence any voluntary contributions within the immediate area to Erith.

In addition households including:

- i Those who volunteer their time (min 20hrs per week).
- ii Those who can demonstrate they are actively search for work.
- iii Single parent households with a child under the age of 5 years who are complying with the requirements of the work focused interview regime which is a condition of their income support.
- iv Have applied or included in back to work schemes such as an apprenticeship programme and be prepared to work in an employability programme, e.g. goals uk.

- **Ages of children**

To help maintain a balanced community there should be a mix of age ranges of children in those families allocated properties at Erith Park. If one age group begins to dominate then families of children of a different age group will be prioritised.

- **Wheelchair adapted flats**

These will be let in accordance with normal procedures.

Review

This agreement will be reviewed at 6 months and 12 months after implementation and thereafter on an annual basis.