

Local Lettings Plan – Erith Quarry, Erith, Bexley 2025



Background

Erith Quarry is a New Development situated within the London Borough of Bexley and is a multi-phased mixed tenure scheme comprising of Shared Ownership, London affordable rented units and Private homes for sale on the open market.

This scheme is Section 106

To comply with the current nominations agreement, The London Borough of Bexley, (LBB) will receive 100% nomination rights to the 56 affordable units within the scheme, this will ensure that the best use is made of all properties, whilst meeting the aim of this Local Lettings Plan, in creating a mixed & sustainable community where people wish to live, work, and spend their leisure time.

The properties within this element of the scheme are a combination of 1 and 2 bedroomed properties. March properties to be advised at a later date. The handover to LBB for nominations, will be phased during 2026, with preliminary dates set for, February and March. L&Q to ensure the London Borough of Bexley are kept apprised re slippage.

L&Q are looking to have 30 more units at the scheme this will be confirmed at a later date, with preliminary date set for handover of March 2026.

Keys Features

The scheme is close to Erith Railway station.

Close to local amenities.

Parking is allocated to some units.

Open plan kitchen lounge.

Balconies where appropriate.

Primary School.

Planned play area.

Lifts (one per block).

Electric Heating.

Purpose of the Letting Plan

The lettings plan has been prepared to assist with all lettings by London and Quadrant South East and Kent Region Neighborhood via Bexley Council.

Purposes of the Local Lettings Plan

To allocate units in line with London Borough of Bexley's statutory Allocation Scheme and subsequent policy (2021), and ensuring lets are made with due regard to those with a priority need for housing and to meet local needs and current demand. Whilst striving to create a balanced and diverse community, nominations will be made to those whose need is greatest.

Household Criteria

There will be a mixture of households within this scheme, in order to maintain a sustainable community.

There will be a mix of single applicants and couples for one-bedroom properties.

1 Beds

40% engaged in full time or part time employment.

10% Care leaver

20% to be advertised as sensitive let to avoid concentration of applicants with history of ASB and drug issues.

There will be a mix of couples and single parent families for 2 bed properties.

2 beds

50% Single / Couples applications with small children aged 0 to 10

The remaining 50 % Single / Couples with occupants with a minimum age 11, or an additional bedroom awarded to meet needs of household.

- Disabled adults living with parents, through no choice of their own.
- Adults looking after a family member or similar who are disabled, elderly or exceptional circumstances.
- Disabled or sick adults requiring additional bedroom for a carer or complex medical equipment.
- Homeless clients with adult children.
- HA under occupiers who are releasing larger homes with an adult living with them.

PLEASE NOTE THE BELOW AMENDMENT HAS BEEN MADE FOR IRON COURT NOMINATIONS FOR 2 BED PROPERTIES

17 x 2 beds = Children 0 to 17 to include 7 x working a part or full time
5 x 2 beds = all occupants aged 18 or over, or extra bedroom for carer or TUO

PLEASE NOTE THE BELOW AMENDMENT HAS BEEN MADE FOR IRON COURT NOMINATIONS FOR THE REMAINING 13 x 2 BED PROPERTIES

13 X 2 Beds = No age restrictions, Extra bedroom for Carer or TUO to include 5 nominations to be working part time or full time

The Allocations Process

100% of the properties will be given to the borough to comply with current nominations agreement.

Nominations will be through the Bexley Choice Based Lettings Scheme or via direct letting arrangements where the London Borough of Bexley determine appropriate, and in line with the Council's Allocations Scheme 2021

All nominations provided by the London Borough of Bexley will be considered suitable and appropriate, with eligibility and need confirmed. any further scrutiny by L&Q should therefore be "proportionate".

Where existing social housing tenants are offered and accept a unit, the resulting void will be offered back to Bexley for nomination.

Tenancy Agreement

All tenants transferring from an existing local Registered Social Landlords will be given an appropriate tenancy in accordance with London & Quadrant Allocation policy. This is determined by the tenancy they currently hold.

Conclusion

It is proposed that the contents of this plan will form the basis on which London and Quadrant South East and Kent Region and London Borough of Bexley decide on the suitability of prospective residents when letting the properties on these schemes. Our aim is to create an environment where people want to live.

Name: Andrew Goodman

Head of Empty Homes and Letting

Signed by

Signed by:

2EAA7D7BE21745B...

Date: 29-01-2026 | 8:19 AM PST

Name: Joanne Songer

Bexley Council Head of Housing

Signed by

Signed by:

80A23F1B356743C...

Date:

03-02-2026 | 6:59 AM GMT

