

**Local Lettings Plan for rented homes at
Richmer Road, Erith**

Background	
1. Name of development	Richmer Road, Erith
2. Landlord of development	Golding Homes Ltd
3. Addresses subject to this plan	Flats 1 – 14 Moonstone Court, 98 Slade Green Road, Erith, DA8 2HX 78 Slade Green Road, Erith, DA8 2HX 26 Collins Way, Erith, DA8 4FN 28 Collins Way, Erith, DA8 4FN 30 Collins Way, Erith, DA8 4FN 31 Collins Way, Erith, DA8 2FN 32 Collins Way, Erith, DA8 4FN 33 Collins Way, Erith, DA8 2FN 34 Collins Way, Erith, DA8 4FN 35 Collins Way, Erith, DA8 2FN
4. Scheme mix	General needs for affordable rent: 2x 1 bedroom (2 person) flats 6x 2 bedroom (4 person) flats 6x 3 bedroom (4 person) flats 9x 3 bedroom (4 person) houses Lifts are in situ in the flatted blocks.
5. Are they built to: <ul style="list-style-type: none"> • Lifetime homes standard? • Wheelchair standards? • Additional adaptations? 	Built to LTH. Not wheelchair adapted. Do not contain any adaptations.
6. Gifted items	Flooring supplied in wet areas only, for both houses and flats.
7. Are there any limitations or special features that may affect residents?	Allocated car parking spaces for flats and houses – one per property. Visitor parking available.
Landscaping	Golding Homes is responsible for maintaining grass, planted areas and footpaths within the curtilage of the scheme. Management company is to be appointed for the public areas on the development which includes the unadopted roads. This means residents will be subject to Golding Homes' ground maintenance and cleaning service charges and a Managing Agent service charge. Eurobins will be provided for rubbish (flats).
Communal areas	

<p>Zero tolerance</p> <p>Pets</p>	<p>All stairs and hallways must be kept cleared for fire safety purposes. This means all tenant items, including pushchairs, must be stored inside the flat and not in corridors or under stairs.</p> <p>As per Golding Homes' Pet Policy. However, requests for pets will be considered on a case by case basis so as not to discourage downsizing and to prevent social isolation.</p>
<p>8. How was the development funded?</p>	<p>S106</p>
<p>9. Any planning or funding conditions attached to the development (s106 rural exceptions, town planning etc) which are relevant to allocations?</p>	<p>S106 agreement and nominations agreement with the London Borough of Bexley.</p>
<p>10. What objectives are to met by the development?</p>	<p>Aims:</p> <ul style="list-style-type: none"> • To establish a balanced and thriving community • Meet local housing needs • The development is an attractive place where people want to live • To reduce antisocial behaviour relating to the rented properties • Prospective tenants to have a local connection to the London Borough of Bexley as determined by the current housing allocations policy, for both home seekers and transfers • To assist with social housing under-occupation
<p>11. Are there existing management problems in the area (demographic, economic, density of tenants etc)</p>	<p>Not that we are aware.</p>
<p>12. If problems exist what evidence can be supplied?</p>	<p>N/A</p>
<p>Local Lettings Policy</p>	<p>The aim is to create a balanced mix of residents, this should include both home seekers and transfer applicants.</p> <p>Homes will be allocated to those in housing need according to the London Borough of Bexley's housing allocation scheme. Within each band of the housing register, the following preferences will apply:</p> <p>For reasons of community stability, we will aim to have 50% of tenants in employment. In employment means a permanent contract of employment; or a long term temporary contract (more than one year); or self-employed.</p>

	<p>The aim of the local lettings policy is for a mix of child ages across the development, to avoid any imbalance which could put pressure on demand for local schools or youth services now or in the future.</p>
<p>1. Allocation</p>	<p>All homes will be advertised via Bexley Homechoice.</p> <p>All applicants must be eligible for housing and be registered on the London Borough of Bexley's housing register.</p> <p>All prospective tenants will need to provide verification documents including proof of identity and proof of residency.</p> <p>Golding Homes may seek to obtain references for prospective tenants where applicable.</p> <p>All applicants will complete a verification check with Golding Homes.</p> <p>The rents are set at Affordable Rent levels.</p> <p>New tenants will be granted a Starter Tenancy for the first year of their tenancy. Where there have been no breaches of tenancy at the end of the 12 month probationary period, the tenancy will be converted to an Assured Tenancy.</p> <p>Exclusion:</p> <p>Golding Homes' Exclusion policy will apply.</p>
<p>2. Any additional qualifying criteria</p> <p>Economically active</p> <p>Vulnerability</p>	<p>It is our ambition that a minimum 25% of properties are let to economically active households where one or more members are either employed on a permanent basis (full or part time) and able to afford the property.</p> <p>We will house up to 25% of applicants who are vulnerable; on condition they have an appropriate support package in place with a recognised supporting agency. An applicant may not be offered if they seem unlikely to be able to meet the conditions of the</p>

<p>Anti-social behaviour (ASB)</p> <p>Other tenancy breaches</p> <p>Rent arrears</p>	<p>general needs tenancy without such package being available and in place at the time of letting.</p> <p>Applicants and members of the household will not be the perpetrators of serious and/or ongoing nuisance or ASB at their current or previous home, nor had any legal action because of nuisance, drug related crime or ASB taken against them, including a Notice of Seeking Possession or Injunction.</p> <p>Applicants will not have any outstanding or current tenancy notice for any breaches of tenancy. Discretion may be exercised if the applicant can show that they have over a period of not less than 2 years rectified their behaviour.</p> <p>Applicants will not be in rent arrears for their current home or owe money for any previous social housing tenancy, unless they can show that the debt is £400 or less and they have made substantial efforts over a sustained period of at least 6 months to clear.</p> <p>This is in accordance with Golding Homes' Rehousing and Allocations Policy and Procedure.</p>
<p>3. How long will local letting criteria last</p>	<p>For the initial lettings of all homes on the development.</p>
<p>4. Does the proposed plan conflict with equality and diversity policies?</p>	<p>The aim is to create a balanced community with a mix of households with varying needs. This should not conflict on equality and diversity grounds.</p>
<p>5. Is there sufficient demand on the housing register?</p>	<p>Yes</p>

Role of Bexley Council

- Allocate properties in accordance with its policies and procedures, the local lettings plan and Choice Based Lettings.

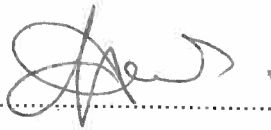
Role of Golding Homes

- Advertise properties via Choice Based Lettings and ensure shortlists and direct matches are validated by Bexley Council.
- Advise Bexley Council on names of successful applicants.

Signed by:

VGreen

Signed by:



Name:

Vicki Green

Name:

JULIE EVANS

For Golding Homes

For Bexley Council

Date: 03.03.2020

Date: 03/03/2020

