

Local Lettings Plan (phase 1)– Park East, Erith, Bexley



Background

Park East is a New Development situated within the Borough of Bexley.

The scheme will consist in total of 321 properties which will be a mix of tenures, affordable rented, intermediate rented and sale properties.

Park East is a regeneration of the former Arthur Street area located near the town centre and transport links. The first phase handover of rented units will commence in October 2021. Handover could be subject to change.

Purpose and Aim of the Lettings Plan

The purpose of the Lettings Plan is to assist with all lettings by Orbit via Bexley Council and to clarify for applicants how allocation decisions will be made.

- Set targets for direct lets by Bexley Council to enable movement from temporary accommodation.
- Set targets for prioritisation for existing social housing customers who are over occupying and in band 3. To enable movement of existing overcrowded residents whose opportunities to move are limited and thus still freeing up existing social housing to house other applicants.

The Plan

- Direct lets to be allocated- 50% 1, 2 and 3 bed homes.
- Prioritisation of over occupying existing social housing residents in band 3 – 25% 2 and 3 bed homes.
- All other properties will be allocated in line with Bexley's Choice Based Lettings scheme

Affordable Rented Properties

In phase 1 a total of 49 affordable rented properties will become available. All properties are apartments

Property Size	Total No. of properties	No. for direct let	No. prioritised - over occupation
1 bed	19	9	0
2 bed	21	11	5
3 bed	9	5	2

Parking is limited at this development and parking spaces are not available for all properties. Where a parking space is available, it will be made clear on the advert and will be in addition to the rent (£50 pcm). This charge is not eligible to be covered by benefits.

There will be no other parking available and residents cannot apply to LBB for a parking permit.

Specific details for household composition

To ensure properties are occupied by an appropriately sized household, the following criteria will be applied to all homes covered by this plan. The criteria are:

Property Size	Family Size
1 bed property	1 or 2 adults
2 bed 3-person property	1 Adult & 2 children, where 2 children can share or 2 Adults and 1 child
2 bed, 4-person property	1 or 2 adults and 2 children (where 2 children can share)
3 bed, 5-person property.	1 or 2 adults and 2 children (where 2 children cannot share – such as opposite sex children where one is aged 10 or over or for disability)

	reasons) or 1 or 2 Adults and 3 children where 2 can share and one child cannot share.
3 bed, 5-person Duplex property	<p>1 or 2 adults and 2 children (where 2 children cannot share – such as opposite sex children where one is aged 10 or over or for disability reasons)</p> <p>1 or 2 adults and 3 children where 2 children can share, and one child cannot share</p>

Applicants interested in the intermediate rented properties (rent to buy homes) should visit *London Living Rent link*

How properties will be allocated

Nominations will be through Bexley's Choice Based Lettings Scheme, or direct lettings arrangements

All nominations, direct lets provided by Bexley will be assessed in line with Orbit's Allocation Policy and application process. This will include:

- Affordability assessment to ensure rent is affordable and can be paid
- Applicants who require support to successfully manage a tenancy, have an appropriate support plan in place.
- Previous and current housing history and/ or history of criminal behaviour. Specifically, whether the applicant presents a risk to the community, staff, contractors or presents a financial risk to Orbit.
- References from previous landlords (previous 3 years) and information from Support Providers, will be sought.

All applications are assessed to ensure customers will be able to manage a tenancy successfully and whether Orbit can offer any additional support to assist the customer with this aim.


All applicants will be required to pay a minimum of one weeks rent in advance, (or more in line with their preferred payment cycle e.g. if the preferred payment cycle is monthly, then a month in advance), before signing the tenancy.

Pets will only be granted in line with Orbit's pet policy. No dogs will be allowed, unless they are an assistance dog. Permission to keep pets should be sought in the first and more information can be found on our website

<https://www.orbitcustomerhub.org.uk/media/cn4p2qh2/petspolicy.pdf>

Conclusion

It is proposed that the contents of this plan will form the basis on which London Borough of Bexley and Orbit Housing Association decide on the suitability of prospective residents when letting the properties on this scheme.

Signed by 
Print Name(s) Tracey Savory
Head of Lettings
On behalf of Orbit Housing Association.
Date 22.09.21

Signed by
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Housing Services Manager *chiomaOkwunodulu*
On behalf of Bexley Council Allocations Team
Date 22.09.21