

Local Lettings Plan – Eastside Quarter, Bexleyheath, Bexley



Background

Eastside Quarter is a New Development situated within the Borough of Bexley.

Eastside Quarter, which was the former Bexleyheath Civic Centre is located in Bexleyheath town centre and is very close to the Broadway Shopping Centre and surrounding transport links including buses and railway.

The whole scheme will consist of 117 properties which will be a mixed tenure, social and private rented.

L&Q will be taking handover of the 46 London Affordable rented units in June 2023, however, the handover date could change and L&Q will notify Bexley Council of this.

Purpose of the Letting Plan

This lettings plan has been prepared to assist with all lettings by London and Quadrant South Region Neighbourhood via Bexley Council.

Purposes of the Local Lettings Plan

- To allocate units based on the LBBB allocation scheme 2021 which determines the priority need for accommodation
- To balance economically active households with those households wholly dependent on benefits

- For those who have been evicted for antisocial behaviour or rent arrears will be considered on a case-by-case basis to ensure equality and inclusion for all.

Aims

The lettings plan will ensure that the allocation of accommodation is determined by the London Borough of Bexley's allocation scheme which is the way that the council determines the priority for allocating social housing to the people that need it most.

Eastside Quarter is mixed tenure of Affordable / General needs Housing

Bed Size Breakdown (Size of units)	Total Units	Number of Wheelchair Units
1 bed 2 person	20 units	
2 bed 3 person	8 units	4 x WC adapted units will be offered parking only
2 bed 4 person	14 units	
Total	46 units check number of properties	

There will be allocated parking bay for the 4 adapted wheelchair units. There will be no other parking available, and residents cannot apply to London Borough of Bexley for a parking permit.

Section 106

This is not in place on this scheme.

The Allocations Process

Nominations will be through the Bexley Choice Based Lettings Scheme or direct letting arrangements.

All nominations provided by Bexley Council will be determined by the council's allocation scheme and all nomination put forward will already been checked by LBBC to ensure they are eligible for nomination. any further scrutiny by L&Q should be proportionate.

The Plan

- Under-occupiers in Bexley will receive the highest priority
- Nominations will ensure a mix of households that are engaged in full or part time employment so that economic and social characteristics have an opportunity to vary between households and to reduce the percentage of households unemployed and therefore reliant on benefits
- where existing social housing tenants are offered and accept a unit, the resulting void will be offered back to Bexley for nomination.
- 100% of the properties will be given to the borough to comply with current nominations agreement.
- 30% of households engaged in full or part time employment
- L&Q retain the rights to taking out referencing of applicants within their own internal vetting system.

Nominations

All nominations provided by Bexley Council will be determined by the council's allocation scheme and all nomination put forward will already been checked by London Borough of Bexley Council to ensure they are eligible for nomination. Any further scrutiny by London & Quadrant should be proportionate.

Tenancy Agreement

All tenants transferring from an existing local RSL will be given an appropriate tenancy in accordance to L&Q 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 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.

Signed By



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Jacqui Lansley

Job Title

Head of Housing Services – London Borough Bexley Council

Date

20/06/2023

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