

Erith Baths - in Conjunction with London Borough of Bexley



Background

Erith Baths is a development consisting of 29 units. We will be taking handover of Erith Baths at the end of May 2019.

Purpose of the Letting Plan

This lettings plan has been prepared to assist with all lettings by London and Quadrant Thames Neighbourhood via London Borough of Bexley.

Purposes of the Local Lettings Plan

- Set targets to lower child density across the scheme
- Balance the numbers and ages of children to achieve a range of ages and prevent a concentration of same age children
- Minimise need for Management Transfers by allocating a percentage of properties based on bedroom size.
- Ensure the ratio of ethnicity in the Borough is reflected in lettings
- Set targets for overall levels of economically active households to prevent a concentration of residents wholly dependent on benefits
- Exclude those who have court action for anti-social behaviour, including drugs related offences

Aims

The Lettings Plan will ensure that the requirements of a wide range of people are met, including those of families, single people, older people and those with support needs. By adopting this approach the Plan will aim to achieve the following objectives:

- Create a social mix that reflects the wider community
- Prevent a concentration of households with similar economic and social characteristics
- Support the integration of residents into the new neighbourhood
- Reduce anti-social behaviour
- Establish a sustainable, balanced and successful community

Erith Baths

11 one beds (incl 1 wheelchair unit)

11 two beds (incl 2 wheelchair unit)

7 four bed houses.

1 bed – £188.28
2 bed - £197.39
4 bed - £223.87

Section 106

In fulfilment of the S106 agreement this lettings plan has been prepared to assist with all lettings by L&Q via Bexley council.

The Allocations Process.

Nominations will be through the local Choice Based Lettings Schemes. Applicants with high support needs must have a support worker and support plan in place.

All nominations provided by the Council will continue to be scrutinised by the Lettings Team and where appropriate, nominees will be visited/interviewed to assess their suitability.

The Plan

- A minimum of 60% of households 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
- BME Applicants- 25%
- Under the current nominations agreement with Bexley, 100% will be given to the borough.


Tenancy Agreement

All tenants transferring from an existing local authority of 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 Thames Neighbourhood 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



11/4/2019

.....
On behalf of London Borough of Bexley

Signed



15/4/2019

.....
On behalf of L&Q