

Local Lettings Plan – Erith Quarry, Erith, Bexley 2024



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 63 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 1,2,3 and 4 bedroomed properties. The handover to LBB for nominations, will be phased during 2024, with preliminary dates set for, May, July and August. L&Q to ensure the London Borough of Bexley are kept apprised re slippage.

Keys Features

The scheme is close to Erith Railway station.
Close to local amenities.
Each unit has 1 allocated parking space.
Open plan kitchen lounge.
Balconies where appropriate.
Primary School.

Planned play area.
Lifts (one per block).
Underfloor heating.
Pre-payment heating & hot water.

Purpose of the Letting Plan

The 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 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.

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 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.

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Name: Joanne Songer
On behalf of Jacqui Lansley
Bexley Council Head of Housing

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