

## Local Lettings Plan Eastside Quarter Bexley DA6 7BE



### **Background**

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

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

BECAUSE HOMES MATTER



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.

L&Q will be taking handover of the rented units in September 2020, however the handover date could subject to change.

### **Purpose of the Letting Plan**

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

### **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
- Set targets for overall levels of economically active households to prevent a concentration of residents wholly dependent on benefits
- Exclude those who have been evicted for antisocial behaviour or rent arrears, or who have had court action taken against them for such issues in the past 5 years.

### **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

### **Eastside Quarter is mixed tenure of Affordable / General needs Housing**

### Bed size Breakdown:

Size of units	Total units	No of wheelchair units
1 bed	16 units	5 x WC adapted units will be offered parking only
2 bed	14 units	
3 bed	5 units	1
Total	35 units	

There will be allocated parking bay for the 5 adapted wheelchair units. There will be no other parking available and residents cannot apply to London Borough of Bexley for a parking permit.

Please be advised, as part of the contribution to Housing Moves 1 x 1 bed and 2 x 2beds will be advertised on the housing Moves website.

### Section 106

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

### The Allocations Process.

BECAUSE HOMES MATTER



West Ham Lane Office  
29-35 West Ham Lane  
London E15 4PH  
Tel: 0300 456 9998  
Email: [info@lqgroup.org.uk](mailto:info@lqgroup.org.uk)  
Website: [www.lqgroup.org.uk](http://www.lqgroup.org.uk)

Nominations will be through the Bexley Choice Based Lettings Scheme or direct letting arrangements. Applicants with high support needs must have an appropriate 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

- Under-occupiers in Bexley will receive the highest priority
- A minimum of 30% 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
- Preference to be given to a minimum of 30% of existing social housing tenants with the resulting voids offered back for Bexley nominations.
- **5 wheelchair adapted 1 bedroomed units with allocated parking.**
- 100% of the properties will be given to the borough to comply with current nominations agreement.
- L&Q retain the rights to taking out referencing of applicants within their own internal vetting system.

## Tenancy Agreement

BECAUSE HOMES MATTER

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.**

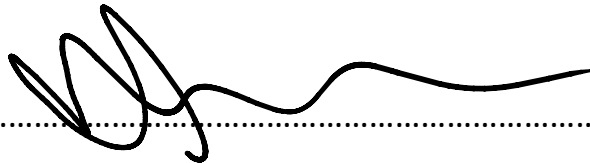
It is proposed that the contents of this plan will form the basis on which London and Quadrant Thames Neighbourhood and London Borough of Bexley decide on the suitability of prospective residents when letting the properties on these schemes. Our aim is to create an environment where people want to live.

Signed



On behalf of Bexley Council Allocation Team

Signed



---

Sam Osborne – Head of Allocations & Lettings  
On behalf of L&Q

BECAUSE HOMES MATTER