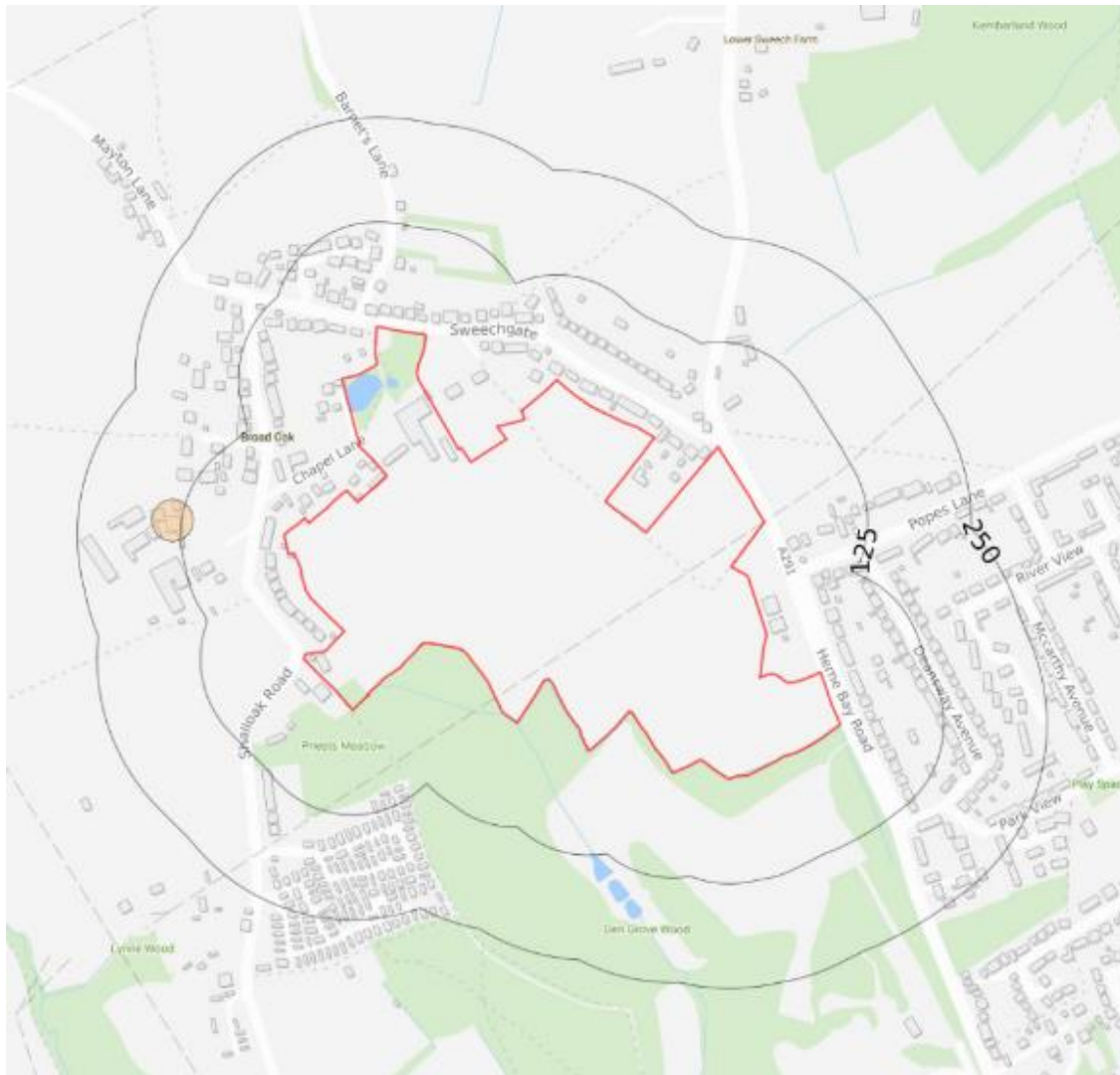


Local Lettings Plan – Broad Oak

Map of the site



Context

This local lettings plan applies to the development known as The Woodlands, Broad Oak, where the council purchased 67 homes for affordable rent that were built by the developer Barratt David Wilson Homes as part of their s.106 on site developer contribution for affordable housing.

The Housing Act 1996 (Section 166A(6)(b)) allows housing authorities to allocate accommodation to people of a particular description to properties by means of a Local

Lettings Plan (LLP).

They are usually set up in response to local circumstances. They will include a clear commitment to equality of opportunity, the provision of clear and accurate information to applicants and an appeals mechanism.

Canterbury City Council's Housing Allocations Scheme 2023, makes provision for applying a local lettings policy/plan to a property or group of properties:

- During the first letting of homes on new developments
- If there are circumstances when the Council must pay special attention to a particular area and be sensitive as to how vacant properties are let, for example in certain rural communities
- To address community safety issues in an estate or area
- To support the creation of balanced and sustainable communities
- To support area regeneration or renewal.

It is essential to ensure that addressing an issue in one area does not create an imbalance in another. There is also a need to consider community safety and how the area or estate will be managed.

Properties will be allocated in accordance with this local lettings plan and may not be allocated to the highest bidder.

Description of the site

Broad Oak is situated 2 miles Northeast of Canterbury and is within the Sturry ward/electoral division of Canterbury.

The site acquired will provide 67 units of council housing at affordable rents.

All properties are general needs accommodation, and the ground floor flats have been designed to provide step free level access.

Garden provision is limited to the houses. The flats do not have gardens. Details will be on the property adverts through Kent Homechoice.

These properties will form part of Canterbury City Council's housing stock in the Housing Revenue Account. They will be managed and maintained in the same way that the rest of the council's residential accommodation. A list of addresses can be viewed at **Appendix A**.

Phasing Plan

Phase 1- ready Spring 2024 - 18 units

Rupert Way units

2 x 3 bed houses - (4 people)

The maximum size of a household to whom any particular property will be allocated is decided in accordance with Appendix 2 of the council's Housing Allocations Scheme 2023, which, complies with all relevant legislation and regulation.

<p><u>Raggety Grove – units</u> 7 x 2 bed flats (3 people) 3 x 1 bed flats (1 person)</p> <p><u>Nutwood Ave - units</u> 6x 3 bed houses (mostly 4 people, but nos. 20 + 22 5 /6 people)</p>	<p>This approach will ensure consistency and should contribute to the stability of the Community.</p>
<p><u>Phase 2 - Summer 2024 – 22 units</u> <u>Bodkin close</u> 15 x 2 bed flats (3 people, No. 12 could consider 4) 7 x 1 bed flats (1 person)</p> <p><u>Phase 3- Winter 2024 – 27 Units</u> <u>Alice Drive</u> 5 x 3 bed houses (6 people) <u>Dragon Way</u> 5 x 3 bed houses (4 people, except no 47 = 6 people) 2 x flats over garages (3 people) 4 x 2 bed houses (3 people) <u>Gabriel Lane</u> 3 x 3 bed houses (4 people) <u>Madeleine Road</u> 8x 3 bed houses (4 people)</p>	
<p>Start date of the Local Lettings Plan and length of time that it is applicable for.</p>	<p>The Local Lettings Plan will commence with the first letting and initially will only be used for the first allocation of homes that fall within the site. However, if evidence emerges of a need to retain the local lettings plan, it will be presented to the Service Director (People) with a request for a continuation of this Local Lettings Plan in accordance with their delegated authority under the council’s constitution.</p>
<p>Rent levels and tenancies</p>	<p>Rent levels will be set at affordable housing rent levels, in accordance with Canterbury City Council’s HRA Rent Setting Policy.</p> <p>The types of tenancies offered will reflect the council’s current Tenancy Policy. An affordability check will be completed prior to an offer being made.</p>
<p>Justification for Local Lettings Plan</p>	<p>In accordance with Canterbury City Council’s Allocations Policy, this Local Lettings Plan is for the newly acquired social housing properties that form part of The Woodlands, Broad Oak.</p>

	<p>These are new homes that have not been tenanted before.</p> <p>In light of this, a Local Lettings Plan (LLP) is needed to ensure that we try to create a thriving community. The aims of the LLP are outlined in the next section.</p> <p>Section 166A(6)(b) of the Housing Act 1996 is the legislation justifying this Local Lettings Plan. Careful consideration will be given before deviating from the Order of applicants in reasonable and additional preference categories. However, discretion is needed to achieve the aims of the Local Lettings Plan.</p>
<p>Aims of the Local Lettings Plan</p>	<ul style="list-style-type: none"> • Meet the housing needs of households on the Housing Needs Register. • Create a balanced and sustainable community. • Relieve overcrowding. • Reward existing Canterbury City council tenants (aiming for at least 30%) who conduct their tenancies well and have demonstrable housing need. • Reduce homelessness by offering resulting Council void properties to homeless households placed in temporary accommodation by CCC. • Encourage and support working families and households by aiming to give at least 25% preference to those in employment. • In line with the aims of the Kent Sustainable Communities Protocol, we wish to ensure that the site has a mixture of residents reflecting the local community and minimising any adverse impact that a lack of diversity may cause. • Allocation of property will be based on occupation guidelines contained in the Housing Allocations Policy.

<p>Community infrastructure and local facilities</p>	<p>There is parking available on site.</p> <p>Gardens are provided for the houses only. There are a number of green open spaces around the site.</p> <p>There is an equipped play area. Cycle routes throughout the site. The site is near open woodland. There are a number of allotments on site.</p> <p>There are plans to build some retail units on site, but there are some shops within walking distance in Sturry village centre. There is currently also a farm shop at the front of the site. There is Sturry Retail Park, with major Supermarkets and other large retailers, approximately 10 minutes away by car/ bus.</p> <p>Sturry train station is close by. Nearest local schools – Sturry COE Primary School, Spires Academy Secondary School</p>
<p>Allocation and lettings</p>	<p>General:</p> <ul style="list-style-type: none"> • the properties will be advertised through Kent HomeChoice. • a link to the LLP will be included in the advert. • interested applicants will need to be registered and accepted on to the Housing Needs Register for the Canterbury district. • an affordability check needs to be carried out with shortlisted applicants to assess ability to afford rent. • pets will only be allowed in those properties that have a garden or in line with the tenancy agreement. • Households with a documented and established need for certain types of adaptations (including level-access showers) are given preference over people who do not need these adaptations when homes that have such features become available. Details will be in

the property advert.

To effectively manage and reduce problems of anti-social behaviour and reduce potential breaches of tenancy, we will ensure that applicants:

- Applicants and members of the household will not have action for anti-social behaviour taken against them including a Notice of Seeking Possession. Discretion may be exercised if the applicant can show that they have over a period of not less than 2 years rectified their behaviour.
- Applicants will not have been perpetrators of serious and/or ongoing nuisance or anti social behaviour at their current home, or in the local community, or had any legal action because of nuisance evicted for nuisance or anti-social behaviour from any previous addresses. Discretion may be exercised if the applicant can show that they have over a period of not less than 2 years rectified their behaviour.
- Applicants will not be in rent arrears for their current home. If arrears are because of a delay in Housing Benefit and or Universal Credit such that a Housing Benefit and or Universal Credit payment is owing equivalent to the whole of the arrears, applicants will need to show this is the case and that they have dealt with their claim appropriately and are paying any estimated contributions (e.g. non-dependent deductions) regularly.
- Applicants will not have been evicted for rent arrears or anti social behaviour from a previous home. (Timescale 4 years or subject to discussion) Or if a person has been evicted because

	<p>of rent arrears or anti social behaviour then they will be expected to demonstrate that they have cleared the debt and/or improved behaviour over a significant period.</p> <ul style="list-style-type: none"> • Applicants will not have any outstanding or current tenancy Notice for any breaches of tenancy where the grounds for the Notice have not been addressed.
Consultation	The council's Allocations Policy provides for the use of Local Lettings Plans at 2.16.
Impact assessment	EIA completed
Monitoring of the Lettings Plan	CCC will monitor the impact of this Local Lettings Plan to assess effectiveness and to ensure it does not discriminate directly or indirectly on any equality grounds. 3, 6 and 12 month reviews on progress or more frequently as may be needed.
Role of Canterbury City Council	<ul style="list-style-type: none"> • Allocate properties in accordance with the Housing Allocations Policy, and the Local Lettings Plan • Monitor the impact of the Local Lettings Plan • Advertise properties via Kent HomeChoice • Sign up tenants • Rent account management • Management of ASB (Antisocial behaviour) cases • Repairs
Complaints process	<p>If any applicant that is eligible to be rehoused under the Local Lettings Plan is unhappy with the process, then complaints should be made in the first instance to</p> <p>housingadvice@canterbury.gov.uk</p>

Appendix A

List of properties for HRA social let in The Woodlands (Broad Oak)

Final addresses subject to change

6 Alice Drive, Broad Oak Farm, Canterbury, CT2 0LN
5 Alice Drive, Broad Oak Farm, Canterbury, CT2 0LN
4 Alice Drive, Broad Oak Farm, Canterbury, CT2 0LN
3 Alice Drive, Broad Oak Farm, Canterbury, CT2 0LN
2 Alice Drive, Broad Oak Farm, Canterbury, CT2 0LN
13 Bodkin Close, Broad Oak Farm, Canterbury, CT2 0FR
14 Bodkin Close, Broad Oak Farm, Canterbury, CT2 0FR
15 Bodkin Close, Broad Oak Farm, Canterbury, CT2 0FR
16 Bodkin Close, Broad Oak Farm, Canterbury, CT2 0FR
17 Bodkin Close, Broad Oak Farm, Canterbury, CT2 0FR
18 Bodkin Close, Broad Oak Farm, Canterbury, CT2 0FR
19 Bodkin Close, Broad Oak Farm, Canterbury, CT2 0FR
20 Bodkin Close, Broad Oak Farm, Canterbury, CT2 0FR
21 Bodkin Close, Broad Oak Farm, Canterbury, CT2 0FR
22 Bodkin Close, Broad Oak Farm, Canterbury, CT2 0FR
23 Bodkin Close, Broad Oak Farm, Canterbury, CT2 0FR
24 Bodkin Close, Broad Oak Farm, Canterbury, CT2 0FR
12 Bodkin Close, Broad Oak Farm, Canterbury, CT2 0FR
3 Bodkin Close, Broad Oak Farm, Canterbury, CT2 0FR
4 Bodkin Close, Broad Oak Farm, Canterbury, CT2 0FR
5 Bodkin Close, Broad Oak Farm, Canterbury, CT2 0FR
6 Bodkin Close, Broad Oak Farm, Canterbury, CT2 0FR
7 Bodkin Close, Broad Oak Farm, Canterbury, CT2 0FR
8 Bodkin Close, Broad Oak Farm, Canterbury, CT2 0FR
9 Bodkin Close, Broad Oak Farm, Canterbury, CT2 0FR
10 Bodkin Close, Broad Oak Farm, Canterbury, CT2 0FR
11 Bodkin Close, Broad Oak Farm, Canterbury, CT2 0FR
42 Dragon Way, Broad Oak Farm, Canterbury, CT2 0HN
44 Dragon Way, Broad Oak Farm, Canterbury, CT2 0HN
46 Dragon Way, Broad Oak Farm, Canterbury, CT2 0HN
48 Dragon Way, Broad Oak Farm, Canterbury, CT2 0HN
50 Dragon Way, Broad Oak Farm, Canterbury, CT2 0HN
47 Dragon Way, Broad Oak Farm, Canterbury, CT2 0HN
45 Dragon Way, Broad Oak Farm, Canterbury, CT2 0HN
43 Dragon Way, Broad Oak Farm, Canterbury, CT2 0HN
41 Dragon Way, Broad Oak Farm, Canterbury, CT2 0HN
39 Dragon Way, Broad Oak Farm, Canterbury, CT2 0HN
37 Dragon Way, Broad Oak Farm, Canterbury, CT2 0HN
10 Gabriel Lane, Broad Oak Farm, Canterbury, CT2 0HQ
15 Gabriel Lane, Broad Oak Farm, Canterbury, CT2 0HQ
13 Gabriel Lane, Broad Oak Farm, Canterbury, CT2 0HQ
5 Madeleine Road, Broad Oak Farm, Canterbury, CT2 0HW
3 Madeleine Road, Broad Oak Farm, Canterbury, CT2 0HW
24 Madeleine Road, Broad Oak Farm, Canterbury, CT2 0HW
22 Madeleine Road, Broad Oak Farm, Canterbury, CT2 0HW
20 Madeleine Road, Broad Oak Farm, Canterbury, CT2 0HW
18 Madeleine Road, Broad Oak Farm, Canterbury, CT2 0HW

16 Madeleine Road, Broad Oak Farm, Canterbury, CT2 0HW
14 Madeleine Road, Broad Oak Farm, Canterbury, CT2 0HW
18 Nutwood Avenue, Broad Oak Farm, Canterbury, CT2 0FP
20 Nutwood Avenue, Broad Oak Farm, Canterbury, CT2 0FP
22 Nutwood Avenue, Broad Oak Farm, Canterbury, CT2 0FP
15 Nutwood Avenue, Broad Oak Farm, Canterbury, CT2 0FP
17 Nutwood Avenue, Broad Oak Farm, Canterbury, CT2 0FP
19 Nutwood Avenue, Broad Oak Farm, Canterbury, CT2 0FP
1 Raggety Grove, Broad Oak Farm, Canterbury, CT2 0FQ
2 Raggety Grove, Broad Oak Farm, Canterbury, CT2 0FQ
3 Raggety Grove, Broad Oak Farm, Canterbury, CT2 0FQ
4 Raggety Grove, Broad Oak Farm, Canterbury, CT2 0FQ
5 Raggety Grove, Broad Oak Farm, Canterbury, CT2 0FQ
6 Raggety Grove, Broad Oak Farm, Canterbury, CT2 0FQ
7 Raggety Grove, Broad Oak Farm, Canterbury, CT2 0FQ
8 Raggety Grove, Broad Oak Farm, Canterbury, CT2 0FQ
9 Raggety Grove, Broad Oak Farm, Canterbury, CT2 0FQ
23 Raggety Grove, Broad Oak Farm, Canterbury, CT2 0FQ
12 Rupert Way, Broad Oak Farm, Canterbury, CT2 0FH
14 Rupert Way, Broad Oak Farm, Canterbury, CT2 0FH