

Local Lettings Plan – Stoneleigh View Kenilworth

<p>Area / properties to be included within the Local Lettings Plan (LLP)</p>	<p>248 Properties are subject to this Local Lettings Plan which include: -</p> <ul style="list-style-type: none"> 28 x 4 bed houses 100 x 3 bed houses 84 x 2 bed houses 6 x 2 bed bungalows 30 x 1 bed flats
<p>Clear definition of issue</p>	<p>The aim of this local lettings plan will be to ensure a sustainable, mixed, and balanced community on this development.</p> <p>To ensure that this development caters for a variety of residents.</p>
<p>How is the issue/problem to be evidenced?</p>	<p>Warwick DC are committed to the introduction of well balanced and sustainable communities on new developments.</p>
<p>An explanation as to how the existing allocations policy is failing (or will fail) to address the above issue/problem or is contributing to it</p>	<p>This is a large new build development and as such in line with regional and national agenda Warwick DC is committed to providing well balanced and sustainable communities.</p>
<p>What is the intended outcome of the LLP?</p>	<p>Warwick district Council have a responsibility to help residents' access good quality homes which meet their needs and help create sustainable, mixed and balanced communities. At the same time, there is a need to ensure that those in urgent housing need are housed as soon as possible.</p> <p>Local letting plans have an important role in widening housing choices for local people and helping to provide sustainable communities. The national and regional housing agendas encourage mixed tenures that cater for a range of households with varying needs.</p>
<p>Allocation Criteria</p>	<p>To achieve a balanced & cohesive community, the following criteria will be used: -</p> <ul style="list-style-type: none"> • At least 20% of all lettings will be made to those wishing to transfer from an existing Warwick DC tenancy with a proven history of positive tenancy conduct.

- At least 20% of all lettings will be made to applicants with a local connection to the Kenilworth Ward

Applicants will need to demonstrate your connection to the local area, and you can do this by meeting at least one of the following criteria.

- People who currently live in the ward and have done so continuously for at least the last two years and who require a move.
- People who have lived in the ward for at least two years out of the last 10 years.
- People who used to live in the ward and who have immediate family (mother, father, adult son, daughter, brother or sister) living in the ward and have done so for at least five years.
- People who are employed in the Ward in permanent paid work and have been for at least 12 months.
- People who have adult relatives living in the Ward to whom it is essential to live near to give or receive care or significant support. For example, elderly relatives who need help with shopping, personal care, transportation to hospital or GP appointments, young families who need help with childcare or couples and single people living independently for the first time. You will need to be able to demonstrate why you need to live in the same ward to provide or receive this care and support. Where an applicant is in this situation, we may require supporting evidence from, for example, a GP or Social Worker.

- At least 50% of households where at least one member of the household is in full time or part time employment which is more than 16 hours per week and has lasted 6 months prior to the commencement of the tenancy.

Please note: There may be overlaps between the above groups. For example, someone allocated a home could be both working and be a current Council tenant

Applicants may be rejected if there is evidence that they, their partner or member of their household who is to be re-housed with them:

	<ul style="list-style-type: none"> • Has been the perpetrator or has incited others to harassment, violence and abuse or has links with groups associated with violence and or organised crime within the past five years. • Has been involved in or linked to drugs related activities within the last 5 years • Has demonstrated anti – social behaviour which, should they become a tenant, would be classed as a breach of tenancy <p>Applicants whose application discloses any previous anti-social behaviour, criminal convictions or rent arrears which may impact on their ability to sustain a tenancy, will not be nominated.</p> <p>Each of the properties will have its own eligibility criteria to ensure a balanced and mixed community. The eligibility criteria will take into consideration the following:</p> <p>Warwick DC will be seeking, (through the introduction of this Lettings Plan) to ensure that tenancies offered at the Stoneleigh View are sustainable i.e. that tenants have suitable financial means and can meet their housing costs.</p> <p>All applicants will be subject to a thorough financial appraisal and where they do not meet the required threshold their application may be rejected by WDC in accordance with this Lettings Policy.</p> <p>All allocations will be made via the Home Choice Lettings Scheme managed by Warwick DC.</p> <p>All properties will be let at affordable / social Rent with a one-year Introductory tenancy or secure tenancy for existing social housing secure tenancies.</p> <p>This Local letting plan applies to first and all subsequent lets.</p> <p>Allocation of properties will be considered by a Lettings Panel</p>
Launch date	October 2024
The length of time for which the LLP will operate	The LLP will apply to first lets and subsequent lets until October 2027
Monitoring and Review	Warwick DC will undertake to monitor outcomes from this plan on an on-going basis, but no less than on an annual basis.
Responsible Officer	Senior Housing Advice & Allocations Officer / Landlord Operations Manager

Approved by Housing Advice and
Allocations Manager

Signature: Elaine Wallace

Date: 30th October 2024