

Local Lettings Plan

Flaxman’s Court and Manor House

# Purpose

This local lettings plan if for rented properties managed by Medway Council in Flaxman’s Court and Manor House situated in Brompton. It is designed to support sustainable communities and aims to meet housing need, whilst preventing management problems in the area.

The purpose of this local lettings plan is to reduce ASB in the area and to maintain a sustainable community through joint working between Medway Council, Kent Police and residents within the community.

# Scope

This local lettings plan is applicable to all voids within Flaxman’s Court and Manor House.

The criteria below will be applied:

* Applicants and members of the household will not be the perpetrators of serious and/or ongoing nuisance or anti-social behaviour at their current home, nor had any legal action as a result of nuisance or anti-social behaviour taken against them including a Notice Seeking Possession being issued.
* Applicants and members of the household will not have any unspent criminal convictions
* Applicants and members of the household will not have any known current substance misuse issues.
* If applicants are transferring from another social landlord, they must neither be in rent arrear in their current property nor have any other housing related debt.
* Tenancy records must show that applicants will not have any outstanding tenancy notice for any breaches of tenancy.
* Applicants will not have been previously evicted from a council or registered provider property in the last two years

# Allocation

Allocations in the first instance will be given to households over the age of 50, as the current makeup of the properties are predominantly households over this age. If the property is not able to be let to a household over 50 years of age, an allocation will be made to the household meeting the above criteria, with age closest to 50.

The properties will be advertised through Kent Homechoice (via choice-based lettings). The adverts will make it clear that a local lettings plan is in place.

If there are no suitable applicants or applicants close to the age criteria and properties remain vacant, the property can either be re-advertised, or a direct offer can be made, in line with Medway Council’s Allocations Policy and the local lettings plan.

Comprehensive background checks will be completed by Medway Council when applicants are allocated to any units advertised in these areas

# Monitoring

Properties allocated under this local lettings plan will be monitored by the Housing Management Team on a monthly basis.

This local lettings plan was agreed by the Head of Housing and Housing and Community Services Portfolio Holder in October 2017.