



Local Lettings Plan - (High Rises - Haughton Green) Fitzgerald Court/Southey/Court/Castleton Court

What is a Local Lettings Plan?

Local Lettings Plans are used by housing providers to help them work with local authorities/communities to create successful neighbourhoods, where people are proud to live and work. This local lettings plan is a partnership agreement with Tameside Council who has nomination rights.

Aims of the Haughton Green Local Letting Plan

1. To provide a safe, stable environment to reduce future housing management issues and minimise the potential for asb or crime and disorder.
2. To meet the housing needs of households whose needs might not otherwise be met.
3. To establish a well-balanced community by allocation of various customer groups.

Features of the Haughton Green Local Lettings Plan

1. IVH will work towards housing 20% of the total nominations in the financial year to applicants who meet the community contribution criteria. The criteria for meeting Community Contribution includes:

- Permanent employment of 16 hours per week plus – (current or previous)
- Self-employment of 16 hours per week plus
- Training for employment
- Volunteering for 16 hours per week plus

Information about current employment will be checked at the shortlisting stage and applicants will need to provide proof of community contribution.

2. If the customer is already housed, we may carry out home visits before progressing an application if required. The home visit is an opportunity to meet the customers in their existing home/temporary accommodation and to assess their living circumstances and suitability for a home.
3. Customers with substance or alcohol dependencies, that affect their ability to sustain a tenancy, may be rejected if they are unable to demonstrate successful engagement with support. Where this is the case, IVH will signpost the customer to appropriate support to prepare them for managing a tenancy in the future.

4. Customers assessed as requiring support to maintain their tenancy will be required to accept and sustain support from IVH's Tenancy Sustainment Team for the period of their starter tenancy.
5. IVH will not consider any customers with records of Anti-Social Behaviour in the last 12 months or any open cases of Anti-Social Behaviour at the point of offer.
6. If IVH are experiencing a high level of ASB at any of the high rises, this will result in lets being completed in a sensitive manner, ensuring any vulnerable customers are protected and not unintentionally exposed to situations where they may be targeted due to being allocated a property in the block.
7. All ground floor accommodation will be prioritised to families with children under the age of 12 or to customers requiring ground floor accommodation due to physical need.

Defining anti-social behaviour, serious harassment, nuisance, and drugs misuse

For the purpose of the Local lettings Plan, the following definitions support the existing policies of IVH and sets out the type of applicant who will **not** be re-housed at the high rises.. Each household will be assessed on its own merit against the following criteria.

● Anti Social Behaviour

Is where a householder has been **cautioned** for violent crimes against other people or properties or under any parts of the anti-social behaviour legislation within the last 2 years.

Is where a householder has been **prosecuted or convicted** for violent crimes against other people or properties or under any parts of the anti-social behaviour legislation within the last 2 years.

● Harassment

Is where a householder has been **cautioned** for crimes of harassment against others within the last 12 months.

Is where the householder has been **prosecuted or convicted** for crimes of harassment against others within the last 2 years.

● Nuisance

Is where a householder has caused a nuisance that has resulted in **legal action** by the Association or another social housing landlord within the last 2 years. This includes actions against a tenancy through environmental health or planning legislation.

● Drug misuse

Is where a householder has been **cautioned** for the possession or supply of a controlled drug within the last 24 months.

Is where a householder has been **prosecuted or convicted** for the possession or supply of a controlled drug within the last 2 years.

All successful applicants will be required to sign and abide by a Good Neighbour Agreement.

Matching property size to family needs

The homes will be allocated according to the size and type of the property and the number of bed spaces required by the applicant.

Monitoring and Review

We will monitor the effectiveness of the local lettings plan using existing performance measures, such as:

- Length of tenancies
- Tenancy terminations
- Number of ASB cases
- Number of tenancies with rent arrears
- Incidences of customer complaint

The local lettings plan will be reviewed annually.

Appeals and Complaints

Customers wishing to appeal against a decision made under this local lettings plan may request a review of the decision by the Neighbourhood Manager at IVH (or by another manager who has not been involved in the decision) and the Partnerships Manager at Tameside Council.

In the event that the customer remains dissatisfied they may follow the IVH internal complaints procedure.