

Local Lettings Plan – Kingsholm, Gloucester

Gloucester City Homes (GCH) and Gloucester City Council are working in partnership to deliver two new developments at Tanners Hall and Clearbrook Court in the Kingsholm neighbourhood of Gloucester. The new build schemes are due to handover for letting in January 2021.

- 1) Tanners Hall, Kingsholm, Gloucester - 24 units
 - 20 x1 bed flats (Affordable rent)
 - 4 x2 bed flats (Affordable rent)
 - Handover profiled for the end of January 2021

- 2) Clearbrook Court, Kingsholm, Gloucester - 31 units
 - 9 x1 bed flats (Affordable rent)
 - 22 x2 bed flats (Affordable rent)
 - Handover profiled for the end of January 2021

This plan sets out how we will work together to achieve a sustainable and balanced community that contributes to meeting the varying housing needs of applicants on Gloucester's Housing Need Register (Homeseeker Plus) whilst fulfilling the aspiration of the development and compliant with the Planning Application.

Local Lettings Plan Context

A local letting plan is an agreement between the local authority and a housing provider. It decides how properties will be allocated in certain defined geographical areas. Local lettings plans are commonly used to meet specific local issues within an area or to create a balanced and flourishing community as part of a new build development.

The purpose of this plan is to ensure that housing allocations & lettings to the Tanners Hall and Clearbrook Court developments help to create a mixed and sustainable community and contribute to making Kingsholm a better place to live, work and visit.

GCH and Gloucester City Council are working in partnership to deliver two new developments in the Kingsholm neighbourhood of fifty five dwellings, of which all 55 are for affordable rent and progressed for letting under the framework of this LLP.

The aspirations for the LLP include:

- Encouraging and supporting community cohesion
- Promoting working households
- Providing a mix of housing type ie 1 & 2 bed units to create a mixed and sustainable community
- To meet the housing aspirations of existing GCH residents who are seeking to move to smaller or level access accommodation. This could be through Homeseeker Plus or by way of an internal transfer on housing management grounds
- Availability of on scheme parking

Area Background

- The Kingsholm neighbourhood was developed as a post 2nd world war municipal housing scheme, alongside Victorian and Edwardian terraced housing, located in close proximity to Gloucester City Centre. The community contains approx. 400 social housing units owned and managed by Gloucester City Homes and other Registered Providers in a Ward with above average levels of deprivation across a number of indices. The existing social housing stock for rent comprises of a mix of 1 and 2 bed flats/maisonettes and a smaller number of 2 and 3 bed family houses. The availability of houses for rent in particular has been reduced due to right to buy take up over a 40 year period.
- The Kingsholm neighbourhood also consists of Clapham Court which is an eleven-storey purpose-built block of flats managed by GCH's Independent Living Service

- An understanding of the socio-economic challenges that exist has been reflected in appropriate design of the development and the lettings agreement seeks to ensure that the local communities are able to fairly access the new affordable housing and that lettings promote an economically sustainable community.

Objectives of the Local Lettings Plan

The local lettings plan will operate in line with the Homeseeker Plus Policy to ensure that the foundations of a cohesive and sustainable community are laid on the first lettings of the homes.

All applicants should be eligible and active on Gloucestershire Homeseeker Plus or identified as a internal transfer by GCH on housing management grounds.

The objectives of the local lettings plan will be:

- To create a safe and sustainable community
- To work in partnership to identify households displaced by Covid 19 and currently housed in temporary accommodation
- To promote work and employment and thereby reduce deprivation.
- To ensure the new homes in Tanners Hall and Clearbrook Court integrate well with the existing homes to form a cohesive community.
- Improve the level of satisfaction that residents have with their homes and neighborhood
- Minimize turnover and reduce voids.
- To ensure the needs of the local and wider community are met within the development.

Property Profile and Types (covered by this LLP)

The Clearbrook Court development is made up of a total 31 units, of which all 31 homes are Affordable Rent, with the split over the scheme as follows within three blocks:

BLOCKS	PLOT numbers
BLOCK A	Plots 1-10
BLOCK B	Plots 11-23
BLOCK C	Plots 24-31

	Address	Floor level	Bedrooms
1	Flat 1, 1 Clearbrook Court, Sherborne Street, Gloucester	Ground floor flat	2
2	Flat 2, 1 Clearbrook Court, Sherborne Street, Gloucester	Ground floor flat	2
3	Flat 3, 1 Clearbrook Court, Sherborne Street, Gloucester	First floor flat	2
4	Flat 4, 1 Clearbrook Court, Sherborne Street, Gloucester	First floor flat	2
5	Flat 5, 1 Clearbrook Court, Sherborne Street, Gloucester	First floor flat	2
6	Flat 6, 1 Clearbrook Court, Sherborne Street, Gloucester	First floor flat	2
7	Flat 8, 1 Clearbrook Court, Sherborne Street, Gloucester	Second floor flat	2
8	Flat 7, 1 Clearbrook Court, Sherborne Street, Gloucester	Second floor flat	2
9	Flat 10, 1 Clearbrook Court, Sherborne Street, Gloucester	Second floor flat	2
10	Flat 9, 1 Clearbrook Court, Sherborne Street, Gloucester	Second floor flat	2
11	Flat 1, 2 Clearbrook Court, Sherborne Street, Gloucester	Ground floor flat	2
12	Flat 2, 2 Clearbrook Court, Sherborne Street, Gloucester	Ground floor flat	2
13	Flat 3, 2 Clearbrook Court, Sherborne Street, Gloucester	Ground floor flat	2
14	Flat 4, 2 Clearbrook Court, Sherborne Street, Gloucester	Ground floor flat	2
15	Flat 5, 2 Clearbrook Court, Sherborne Street, Gloucester	First floor flat	2
16	Flat 6, 2 Clearbrook Court, Sherborne Street, Gloucester	First floor flat	2
17	Flat 7, 2 Clearbrook Court, Sherborne Street, Gloucester	First floor flat	2
18	Flat 8, 2 Clearbrook Court, Sherborne Street, Gloucester	First floor flat	2

19	Flat 10, 2 Clearbrook Court, Sherborne Street, Gloucester	Second floor flat	2
20	Flat 9, 2 Clearbrook Court, Sherborne Street, Gloucester	Second floor flat	2
21	Flat 12, 2 Clearbrook Court, Sherborne Street, Gloucester	Second floor flat	2
22	Flat 11, 2 Clearbrook Court, Sherborne Street, Gloucester	Second floor flat	2
23	Flat 1, 3 Clearbrook Court, Sherborne Street, Gloucester	Ground floor flat	1
24	Flat 2, 3 Clearbrook Court, Sherborne Street, Gloucester	Ground floor flat	1
25	Flat 3, 3 Clearbrook Court, Sherborne Street, Gloucester	Ground floor flat	1
26	Flat 6, 3 Clearbrook Court, Sherborne Street, Gloucester	First floor flat	1
27	Flat 4, 3 Clearbrook Court, Sherborne Street, Gloucester	First floor flat	1
28	Flat 5, 3 Clearbrook Court, Sherborne Street, Gloucester	First floor flat	1
29	Flat 7, 3 Clearbrook Court, Sherborne Street, Gloucester	Second floor flat	1
30	Flat 9, 3 Clearbrook Court, Sherborne Street, Gloucester	Second floor flat	1
31	Flat 8, 3 Clearbrook Court, Sherborne Street, Gloucester	Second floor flat	1

General Needs Affordable Rented Homes at Clearbrook Court	Number of units
1 bed flat (ground floor)	3
1 bed flat (first floor)	3
1 bed flat (second floor)	3
2 bed flat (ground floor)	6
2 bed flat (first floor)	8
2 bed flat (second floor)	8
Total	31

The Tanners Hall development is made up of a total 24 units, of which all 24 homes are Affordable Rent, with the split over the scheme as follows:

	Address	Floor level	Bedrooms
1	Flat 1 Tanners Hall, Gouda Way	Ground Floor Flat	1
2	Flat 2 Tanners Hall, Gouda Way	Ground Floor Flat	1
3	Flat 3 Tanners Hall, Gouda Way	Ground Floor Flat	1
4	Flat 4 Tanners Hall, Gouda Way	Ground Floor Flat	1
5	Flat 5 Tanners Hall, Gouda Way	Ground Floor Flat	2
6	Flat 6 Tanners Hall, Gouda Way	1st Floor Flat	2
7	Flat 7 Tanners Hall, Gouda Way	1st Floor Flat	1
8	Flat 8 Tanners Hall, Gouda Way	1st Floor Flat	1
9	Flat 9 Tanners Hall, Gouda Way	1st Floor Flat	1
10	Flat 10 Tanners Hall, Gouda Way	1st Floor Flat	1
11	Flat 11 Tanners Hall, Gouda Way	1st Floor Flat	1
12	Flat 12 Tanners Hall, Gouda Way	1st Floor Flat	2
13	Flat 13 Tanners Hall, Gouda Way	2nd Floor Flat	1
14	Flat 14 Tanners Hall, Gouda Way	2nd Floor Flat	1
15	Flat 15 Tanners Hall, Gouda Way	2nd Floor Flat	1
16	Flat 16 Tanners Hall, Gouda Way	2nd Floor Flat	1
17	Flat 17 Tanners Hall, Gouda Way	2nd Floor Flat	1
18	Flat 18 Tanners Hall, Gouda Way	2nd Floor Flat	1
19	Flat 19 Tanners Hall, Gouda Way	2nd Floor Flat	2
20	Flat 20 Tanners Hall, Gouda Way	3rd Floor Flat	1
21	Flat 21 Tanners Hall, Gouda Way	3rd Floor Flat	1
22	Flat 22 Tanners Hall, Gouda Way	3rd Floor Flat	1
23	Flat 23 Tanners Hall, Gouda Way	3rd Floor Flat	1
24	Flat 24 Tanners Hall, Gouda Way	3rd Floor Flat	1

General Needs Affordable Rented Homes at Tanners Hall (Worcester Street)	Number of units
1 bed flat (ground floor)	4
1 bed flat (first floor)	5
1 bed flat (second floor)	6

1 bed flat (third floor)	5
2 bed flat (ground floor)	1
2 bed flat (first floor)	2
2 bed flat (second floor)	1
2 bed flat (third floor)	0
Total	24

Rented Homes

The 24 homes at Tanners Hall and 31 homes at Clearbrook Court will be available for affordable rent, with the rent levels established at 80% of the neighbourhood market value and not exceeding the local housing allowance cap. These are currently subject to an independent valuation and will be available for the countdown to handover to coincide with the properties being advertised on Homeseeker Plus.

The lettings plan will assist in the initial letting of the rented homes and is designed to afford the best possible chance of creating and maintaining a stable and safe community. It will be reviewed after the initial lettings to ensure the objectives have been achieved.

The information contained in the plan will be used to prepare the adverts for Gloucestershire Homeseeker Plus, the Council's choice based lettings scheme, and to identify new residents and decide upon appropriate allocations following bids being placed.

The Aims of the Local Lettings Plan

- To support Homeless prevention and reduction for applicants assessed as a priority on Homeseeker Plus.
- To consider prioritising applicants who have been displaced by Covid 19 but who are currently banded at Silver band and classified as homeless
- To build a balanced and sustainable community by making lettings to households in a variety of socio-economic circumstances. Setting a target of circa 50% to have at least one member of the household in employment, apprenticeship or work based training to promote an economically sustainable community.
- The upstairs flats will be considered for applicants in employment and for the ground floor flats priority will be given to applicants with a need for level access accommodation on mobility or proven medical grounds.
- Secondary preference given to current social housing tenants where downsizing will release larger homes in Gloucester.
- For the 2bed flats for families to ensure that 50% are considered for households with no more than 2 children and 50% with no more than 1 child for density and tenancy sustainment purposes. This could include preference to households with school age children. For households with two children they will be considered for the ground floor units, alongside the identified medical/mobility needs.
- Actively encourage applications from BME communities to ensure fair access to affordable housing that reflects the needs and aspirations of these communities.
- Ensure that applicants with any documented history of anti-social behaviour will be excluded unless the anti-social behaviour occurred two or more years prior to the date of application and they have conducted a tenancy satisfactorily in the intervening period.
- Ensure that applicants and their households with any documented history of illegal drug and/or alcohol abuse will not be considered unless there is an acceptable support package in place.

- Obtain a landlords reference for all applicants who are not existing Gloucester City Homes customers.
- To complete a satisfactory pre-tenancy sustainment interview, verification and financial health check with GCH's Tenancy Services and Tenancy Sustainment Teams.
- Rent in advance – Customer to pay rent in full prior to tenancy sign up and this would be weekly/ fortnightly/ four weekly or monthly depending on their preferred payment frequency, with a direct debit payment also set up.

Local Connection Criteria

For the purposes of meeting housing demand and given the proximity of Kingsholm to a number of neighbouring wards and the city centre there will be no ward connection criteria for the new build schemes at Tanners Hall and Clearbrook Court.

Choice Based Lettings (CBL) Marketing

At the 10 week 'countdown to handover' the two new build scheme at Kingsholm will be advertised as vacancies via Gloucestershire Homeseeker Plus choice based lettings scheme.

Adverts will placed on Gloucestershire Homeseeker Plus by the Landlord with the relevant criteria in order to achieve the aims of the Local Lettings Plan set out above.

The homes will be advertised at least 4 weeks before practical completion and handover.

Choice Based Lettings (CBL) Short Listing and Allocation

For the purposes of the LLP GCH will consider bidders in priority order by band to address Homelessness prevention and reduction. Applicants in Emergency, Gold and Silver bands are to be considered as in housing need and will do so in the following order;

1. Applicants who are downsizing and releasing 3 or 4 bedroom family houses.
2. Applicants who are in paid employment (50% of the flats above ground floor level).

3. Applicants who have a proven medical need for grounds floor level access accommodation for the ground floor units on both schemes (noted that these are not to a standard adapted for wheelchair users).
4. Applicants identified by GCH for an internal transfer on housing management grounds.

The lettings process will seek to achieve the desired targets and outcomes in relation to employment and downsizing are achieved.

As outlined above priority for the ground floor flats will be given to applicants with mobility issues and requirement for level access accommodation with a proven medical need. Its noted that these units are not wheelchair accessible and have over the bath showers. A level access wet room will only be installed where an internal transfer has been identified with recommendations to consider additional adaptations.

New tenants will be offered Starter Tenancies, except where they already have a current Assured or Enhanced Assured Tenancy Agreement with Gloucester City Homes.

All potential offers will be considered jointly at the short listing stage with the City Council.

Review of the Local Lettings Plan

This plan will be reviewed through the letting process to ensure the targets and outcomes are achieved in partnership between Gloucester City Homes (GCH) and Gloucester City Council (GCC). The scheme will be subject to review 3 months after the handover at the routine liaison meeting between GCH and GCC to determine the initial success of the scheme in meeting the objectives of the local lettings.

This will include consideration of the breakdown of the lettings made and the extent to which targets and outcomes have been met or otherwise.

Future Letting at the Kingsholm Developments

Gloucester City Council shall have nomination rights for 100% of the Affordable Housing Units on first lettings and 75% on second and subsequent lettings.

After the first letting all subsequent lets shall comply with Gloucester Homeseeker Plus Policy and to related procedures.

GCH reserves the right to consider a direct Management Move in accordance with its Lettings Policy for 25% of future lettings on this scheme.

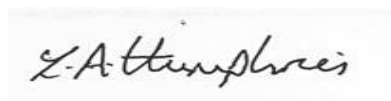
On behalf of Gloucester City Council

Name (printed): Michelle Wheatley (GCC Housing Services Operational Lead)

Work Title:.....

Dated:

On behalf of Gloucester City Homes



Name (printed): Jason Humphries

Work Title: Tenancy Services & ASB Manager

Tel: 01452 833083 | email jason.humphries@gch.co.uk

Dated: