

**Proposal for Local Lettings Plans – Amberley Close & Lulworth Road,  
Keynsham, Bristol, & Holcombe Green, Bath**

**1. Neighbourhood Profile**

New build, multi-tenure scheme located in Keynsham and Weston, built on the site of former PRC properties. The houses and ground floor flats have private gardens, there are no communal play facilities the nearest park is located a short walk away. There is some parking available.

**Amberley Close & Lulworth Road**

There are 61 properties in total. Of these 11 are Rent to Buy and 50 general needs flats and houses. 6 former residents of the site have chosen to return to new properties. The mix of the remainder is as follows:

- 24 X Two bedroom, 3 person flats
- 8 X Two bedroom, 4 person houses
- 12 X Three bedroom, 5 person houses

**Holcombe Green**

There are 44 properties in total which are all general needs rented properties. 11 former residents of the site have chosen to return to new properties. The mix of the remainder is as follows:

- 1 x One bedroom, 2 person flats
- 19 x Two bedroom, 3 person flats
- 11 x Two bedroom, 4 person houses
- 2 x Three bedroom, 5 person houses

These homes will form part of an existing neighbourhood and will be part of the Trust's 'better places' approach to service delivery.

**2 Purpose of local lettings plan**

These are the second and third phases in a regeneration project to replace PRC (Pre cast reinforced Concrete) homes in Keynsham and Bath. These schemes have replaced 76 homes with 105 new units. Due to

the high number of family units there is potential for very high child density within the schemes.

The aim of this local lettings plan is to achieve:

- a range of housing need being met, by ensuring that homes are let to applicants with different types of need, and priority given to a range of households in different personal circumstances.
- a sustainable community which enhances the neighbourhood, where people choose to live;
- sustainable individual tenancies

### **3. The Plan**

It is proposed that the general needs rented homes are advertised and allocated in line with the Homesearch Lettings Policy and Somer Community Housing Trusts allocations policy. Where the Homesearch CBL fails to provide a balanced community, Somer will be able to overlook applicants in consultation with Housing Services.

To achieve these objectives, it is agreed that:

- Allocations will be made to families with a range of ages of children.
- Properties will not always be let to the maximum occupancy.
- A minimum of 50% of residents will be in employment.

### **3 Timescale and Review**

The Local Lettings Scheme will be effective for one year. After one year a full review will be carried out jointly by Somer and Bathnes Housing Services.

### **4 Approval**

**Somer Community Housing Trust Board**

**Date:**

**B&NES**

**Date:**