

Bath & North East Somerset Council

DECISION MAKER:	Cllr Vic Pritchard, Cabinet Member for Adult Social Services and Housing	
DECISION DATE:	On or after 15th May 2010	PAPER NUMBER 1
TITLE:	Local Lettings Plan – Southgate, Bath.	EXECUTIVE FORWARD PLAN REFERENCE: E 2135
WARD:	Abbey.	
AN OPEN PUBLIC ITEM		
List of attachments to this report:		
<ul style="list-style-type: none"> • Local Lettings Plan Southgate. (Lettings plan for Somer Community Housing's new Southgate Housing scheme). 		

1 THE ISSUE

- 1.1 The new Southgate development in central Bath has a high profile, incorporating both commercial and residential accommodation. Accommodation within the scheme is mixed tenure, including social housing, shared ownership and owner-occupied properties.
- 1.2 The new social housing within the development will be allocated through the council's Choice Based Lettings scheme, Homeseach. This will be done in partnership with the landlord, Somer Community Housing Trust.
- 1.3 Given its location and differing tenures, it is essential that the accommodation is allocated so that tenancies are sustained to ensure the long term success of the scheme. The local lettings plan will help to create a sustainable community by allocating accommodation to people who choose to live in the area and who want to be part of a successful balanced community.
- 1.4 This is a compact development where people will be living in close proximity to each other. There is limited space for children to play with no green space and little communal space. Any problems caused by tenants within the new development are likely to affect all who live there.
- 1.5 The aim of this local lettings plan is to ensure that a range of housing need is met by ensuring that homes are let to applicants with different types of need and priority.

It should reduce management problems including anti social behaviour. The plan will help reduce turnover and build a sustainable and desirable community which enhances the neighbourhood.

1.6 It is proposed that the rented social housing in the Southgate development is 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.

2 RECOMMENDATION

The Cabinet member is asked to agree:

2.1 To approve the local lettings plan for this Somer Community Housing Trust scheme. (see Attachment – **Local Lettings Plan Southgate**)

2.2 The local lettings plan will be effective for one year.

3 FINANCIAL IMPLICATIONS

3.1 Creating a sustainable community will reduce the demand for other public services and the resources of our partner, Somer Community Housing Trust.

4 CORPORATE PRIORITIES

- *Building communities where people feel safe and secure*
- *Improving the availability of Affordable Housing*

5 THE REPORT

5.1 Please see attached Local Lettings Plan (**Local Lettings Plan Southgate**)

6 RISK MANAGEMENT

6.1 The report author and Cabinet member have reviewed potential risks relating to the plan and recommendations, in compliance with the Council's decision making risk management guidance.

7 EQUALITIES

7.1 The Homesearch team has carried out an equality impact assessment of its service. The Choice Based Lettings system is accessible, user feedback shows that it is seen to be transparent and equitable. This local lettings plan aims to facilitate a balanced and sustainable community.

8 RATIONALE

8.1 Creating a sustainable community in this high profile area of Bath will have positive benefits to residents and visitors to the area. Moreover it will contribute to the socio-economic future and stability of the area.

9 OTHER OPTIONS CONSIDERED

9.1 To allocate the properties strictly through the Choice Based Letting system without a local lettings plan was also considered. Without a local lettings plan, the new

community may lack social and economic diversity in a very high profile area of Bath.

10 CONSULTATION

10.1 Cabinet member; Stakeholders/Partners; Section 151 Finance Officer; Chief Executive; Monitoring Officer.

10.2 The consultation was by E-mail and meeting.

11 ISSUES TO CONSIDER IN REACHING THE DECISION

11.1 Social Inclusion; Customer Focus; Sustainability; Health & Safety; Impact on Staff; Other Legal Considerations

12 ADVICE SOUGHT

The Council's Monitoring Officer (Council Solicitor) and Section 151 Officer (Strategic Director - Support Services) have had the opportunity to input to this report and have cleared it for publication.

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Background papers	<i>None.</i>
Please contact the report author if you need to access this report in an alternative format	