Local Lettings Plan – Southgate, Bath

1. Neighbourhood Profile

New build, multi-tenure scheme centrally located in Bath city centre. There is lift access to all properties and a common courtyard, but no play facilities, grassed areas or designated parking.

There are fifteen general needs flats and one flat built to full disability / wheelchair standards, as follows:

- 8 X One bedroom 2 person flats
- 8 X Two bedroom 3 person flats (including the disabled adapted unit)

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

2 Purpose of local lettings plan

Southgate is a flagship scheme in the centre of the City, recently developed, to incorporate commercial and residential accommodation with a range of tenures.

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 Trust's allocations policy. Where the Homesearch CBL fails to provide a balanced community, Somer will be able to overlook applicants in consultation with Bath & North East Somerset Council Housing Services.

To achieve these objectives, it is agreed that:

- Two bedroom properties – to be restricted to families with just one child or pregnant.
- A minimum of 50% of residents will be economically active.
- Limit applicants with high support needs relevant to management issues, in consultation with Bath & North East Somerset Council Housing services

3   Timescale and Review

The Local Lettings Scheme will be effective for one year.

4   Approval

Somer Community Housing Trust Board   **Date:**

B&NES   **Date:**