

Attachment 1.

Proposal for Local Lettings Plans – Pennyquick View, Twerton & Southlands, Weston, Bath

1. Neighbourhood Profile

New build, multi-tenure scheme located in Twerton 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 and the nearest park is located a short walk away. There is some parking available.

Pennyquick View

There are 56 properties in total. Of these 11 are Home Buy and 45 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:

- 9 X One bedroom, 2 person flats
- 8 X Two bedroom, 3 person flats
- 12 X Two bedroom, 4 person houses
- 16 X Three bedroom, 5 person houses

Southlands

There are 74 properties in total of which 16 are Home Buy and 58 are general needs rented properties. 18 former residents of the site have chosen to return to new properties. The mix of the remainder is as follows:

- 8 x One bedroom, 2 person flats
- 11 x Two bedroom, 3 person flats
- 28 x Two bedroom, 4 person houses
- 17 x Three bedroom, 5 person houses
- 1 x Four bedroom, 6 person house
- 1 x Five bedroom, 7 person house

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 fourth and fifth phases in a regeneration project to replace PRC (Pre cast reinforced Concrete) homes in Bath. These schemes have replaced 94 homes with 130 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 Homeseach Lettings Policy and Somer Community Housing Trusts allocations policy. Where the Homeseach 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: