

Attachment 2.

Proposal for Local Lettings Plan **Marjorie Whimster House Development** **High Street, Twerton**

The Scheme

The former care home, Marjorie Whimster House, has been redeveloped into 29 units, comprising 3 two bed houses, 16 two bed flats and 10 one bed supported flats. There are two blocks of flats; Block A is accessed from the high street and has 12 units for general needs letting with 4 to be marketed as shared ownership. Block B sits in the middle of the scheme and is purpose built for clients with learning disabilities, there are 10 flats available. Finally, Block C is at the rear of the scheme and is made up of three 2 bed houses; these properties can be accessed independently from Landseer Road. The scheme is located off the High Street on the outer edge of the Ward, just off Lower Bristol Rd.

Neighbourhood Profile

There are about 970 social rented properties already in Twerton (representing 45% of the total housing stock in the area). There are recognised high social needs in the neighbourhood, with a high level of worklessness at about 22%.

Purpose of the lettings plan

Block B will house vulnerable clients; an aim of this plan is to ensure that there will be a positive mix of residents adjoining this block that will be sensitive to the needs of these residents. .

The aim of this local lettings plan with specific regard to Block A but not exclusively 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

The Plan

The flats and houses (Blocks A and C) will be advertised and allocated through CBL in accordance with the Homeseach Lettings Policy. Block B flats will be allocated directly by Flourish Homes' Supported Housing Team in consultation with the Council's Integrated Learning Difficulties Service.

It is proposed that the general needs rented homes are advertised and allocated in line with the Homeseach Lettings Policy and Flourish Homes' allocations policy. Where the Homeseach CBL fails to provide a balanced

community, Flourish 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.

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 Flourish Homes and Bath and North East Somerset Council's Housing Services.