

Local Lettings Policy – Great Hayes Court, Bath, BA2 3DE

Property Breakdown	
Scheme Address	Flats 1 – 8, Great Hayes Court, Lower Bristol Road, Bath, BA2 3DE
Property details	<p>This is a new build development with 3 x one-bed ground floor flats and 5 x two-bedroom maisonettes – the latter of which are split across the building's first and second floors.</p> <p>The ground floor flats are accessed directly through their own front doors which lead out onto the car park, at the rear of the building. Access to the maisonettes is provided by two separate communal doors. There are no lifts in the building.</p> <p>Each flat is provided with its own car parking space, with its own private electric vehicle charging point. The building is also equipped with its own cycle store. There is no visitor parking at the site.</p> <p>There are two small communal lawns at the front of the building.</p>
Local Letting Plans	
Definition	A local letting plan is an agreement between Housing Services and a housing provider. It decides how properties will be allocated in certain defined geographical areas. Local lettings plans will only be used in exceptional circumstances to meet specific local issues within an area.
Purpose and Objectives	
Purpose	The purpose of this plan is to support a housing allocations process for these properties which provides people with safe, sustainable homes in a balanced, cohesive and resilient community.
Objectives	<p>The LLP aims to achieve the following outcomes:</p> <ul style="list-style-type: none">• To provide housing for a range of age groups, including under 25's who are care-experienced, families with younger children and adult households who require two bedrooms.

	<ul style="list-style-type: none"> • To provide a home for people with a range of housing needs. • To manage allocations to applicants with high support needs relevant to management issues • To reduce the likelihood of anti-social behaviour within and around the building. • To reduce other housing management issues and related tenancy turnover. • Going forward, to balance the needs of existing tenants with the needs of other people on the Homesearch Allocation Scheme.
Approach	
Allocation	<ul style="list-style-type: none"> • The 3 one-bedroom, ground flats will be nominated in consultation with B&NES Children's Service and are for single care experienced individuals under the age of 25 who are on Homesearch and meet the criteria. Allocation decisions however ultimately reside with the landlord. • The 5 two-bedroom maisonettes are for general needs and will be allocated via the B&NES Homesearch scheme in accordance with its policies (initially 1x Band A / 2x Band B / 2x Band C).
Additional considerations	<ul style="list-style-type: none"> • Where it is reasonable applicants who otherwise meet the criteria may be declined for accommodation in order to ensure that a safe and sustainable community is maintained. • Preference will be given to applicants who in the last 5 years have not been prosecuted, convicted or are still under investigation for more serious criminal matters, including violence, anti-social behaviour, harassment, drug related issues or sexual offences. • Preference will also be given to those in the last 5 years who have not been investigated or had action taken against them in relation to a tenancy or other accommodation, for instance because of anti-social behaviour, nuisance or other significant housing management issues. • All applications will be reviewed on a case by case basis. • For the initial allocation of flats within this scheme, preference will be given to working applicants for three of the properties. Work may be either paid employment or voluntary activity and should amount to a minimum of 16 hours per week. This approach is intended to support the development of a balanced and sustainable community.
Support needs	There is an expectation that applicants who are recognised as vulnerable or with higher levels of support needs have a support

	plan in place that identifies how these needs will be managed for at least the initial 3-6 months of their new tenancy, in order to support the transition into independent housing.
Children	Where families are applying for properties within the scheme, we will aim to achieve a balanced mix of children's ages within the development to help foster a safe, inclusive and sustainable community.
Equality and Diversity	
Equality and Diversity	<ul style="list-style-type: none"> • All applicants will be considered individually. • Both B&NES Housing Services and B&NES Homes will comply with the Equality Act 2010 and provide evidence for the reason for refusing accommodation to an applicant. • An Equalities Impact assessment has been carried to consider the impact of the policy. Except for the additional lettings criteria laid out in this Local Letting Plans, Housing Services will comply with the existing Homesearch Allocation Scheme.
Review and Approval	
Plan review	<ul style="list-style-type: none"> • The Plan will commence September 2025 and apply to all initial and subsequent lets. The plan will be reviewed periodically commencing within 2 yrs after the first lets are made. • The review will consider all information on selection outcomes including information on applicants who were unsuccessful and will monitor the outcomes of this lettings plan and the impact on groups/characteristics.
B&NES Homes Approval	Name: Position: Signature: Date:
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