

LOCAL LETTINGS PLAN FOR CHELTENHAM BOROUGH COUNCIL

Aldridge Close, Cheltenham (Effective from June 2024)

Local Lettings Plan Summary:

CBC, CBH, Police, P3 and Social Care colleagues have been experiencing persistent crime, ASB and welfare concerns arising from Aldridge Close, St Paul's, Cheltenham, GL50 4DH. These issues have negatively impacted resident and community wellbeing, leading to urgent safeguarding interventions being required.

Accordingly, the purpose of this Local Lettings Plan is to support multi-agency initiatives to increase tenancy sustainability and customer wellbeing within the Aldridge Close locality.

The Local Lettings Plan:

CBC will use this Local Letting Plan to cover the first lets, and all subsequent lets for an initial twelve-month period, of all 26 CBC-owned properties within Aldridge Close, St Paul's, GL50 4DH, Cheltenham in order to maintain as balanced and sustainable a community as possible, where each resident has the maximum opportunity to thrive.

This Local Lettings Plan will provide CBC with greater control over future lettings to minimise the risk of persons with significant vulnerabilities being housed within Aldridge Close for the next 12-months. This will allow for the current concerns to be managed more effectively, which will help to create a more stable and cohesive community in the Aldridge Close locality.

This Local Lettings Plan does not represent a long-term lettings strategy for these properties.

Exclusion Criteria:

CBC reserves the right not to offer a tenancy at properties within Aldridge Close to a person where the applicant(s) and/or any other person attached to the application are:

- Persons for whom a Possession Order has been obtained relating to Anti-Social Behaviour (ASB) or who has previously been evicted for ASB or who has been the subject of an Anti-Social Behaviour Injunction (ASBI) within the last 5 years.
- Persons with a history of ASB at a current or previous tenancy within the last 3 years. Each applicant will be considered on a case-by-case basis and will include the applicant(s) response or engagement with any informal ASB actions, such as Acceptable Behaviour Contracts (ABC's).
- Persons with unspent Criminal Convictions.
- Persons who have caused a deterioration of the condition of their current property, its garden or its fixtures and fittings due to hoarding, ill-treatment, waste, neglect or default. This will include any unauthorised alterations.
- Persons who have a high support need that may be vulnerable to being targeted, or have a history of being manipulated by, or having their properties 'cuckooed', by criminally linked groups or persons, particularly those with a history of nonengagement with support agencies.

**When applying the above exclusion criteria, CBC will consider the individual circumstances of each applicant, for example where domestic abuse may have contributed to reports of anti-social behaviour or a deterioration of the condition of their current property*

Process:

- The properties will be advertised using Gloucestershire Homeseeker Plus, and the advert will include details of the local lettings criteria.
- When the bidding cycle has ended a list will be produced of all applicants who have bid on the properties. These applicants will be ranked by the Gloucestershire Homeseeker Plus system according to housing need.
- The highest placed applicant in housing need will be contacted and their application assessed in line with the criteria outlined in this Local Lettings Plan.
- If there is evidence that an applicant does not meet the Local Lettings Plan criteria the process will then move to the next ranking applicant. At the same time we will inform the applicant of the reason they have not been successful and of any steps that they need to take to prevent further bypasses for the same reason
- If the applicant meets the Lettings Plan criteria an affordability assessment will be carried out.
- If the property is deemed to be affordable for the applicant then a visit will be made. The reason for the visit will be:-
 - 1) To identify any existing housing management issues which will not have been flagged through the Gloucestershire Homeseeker Plus bidding process; and 2) 2) To provide the applicant with details about the property.

Providing all is acceptable then a viewing of the property will be arranged with the Lettings Officer.

Review:

This local-lettings plan will be subject to an annual review by Cheltenham Borough Council, the first being 9 months after the date the Lettings Plan is agreed (March 2025) to ensure that it continues to fulfil the needs and criteria as initially intended and to decide if any extension or amendment is required based on factual evidence.

In exceptional circumstances where the Local Lettings Plan is not functioning as initially intended, the Council may seek to hold an early review, (prior to the annual review) of the Local Lettings Plan in consultation with appropriate representatives.

The Local Lettings Plan will automatically expire on 30th June 2025 if an extension to the Local Lettings Plan, supported by factual evidence, is not agreed between CBC officers in March 2025.

Authorisation:



Signed: _____

Position: _____ Deputy Chief Executive (S151 Officer) _____

Date: _____ 26/06/2024 _____

Cheltenham Borough Council



Signed: _____

Position: _____ Tenancy Services Manager _____

Date: _____ 25.06.24 _____

Cheltenham Borough Homes