

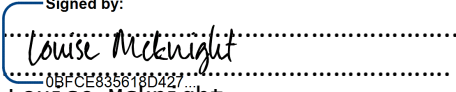

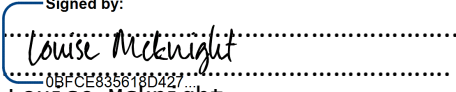

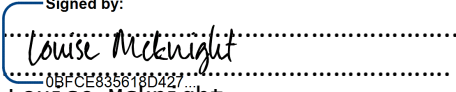

Local Lettings Plan

Duration

The local lettings plan is to apply to initial and subsequent relets for a period of 2 years after which time it will be reviewed.

Local Lettings Plan

Landlord	Paradigm Housing Group
Development	1- 6 Grace Court Priory Road, High Wycombe, HP13 6FG
Breakdown of properties by type	<p>Block of 6 one-bedroom flats, with an enclosed communal garden at the rear of the building and a communal carpark at the front of the building with 6 spaces with a barrier and padlock for access to the carpark.</p> <p>Flat one has an individual front door 2-6 are accessed through communal door and small hallway and stairs.</p>
Reason for Local lettings plan	<p>Meet the requirements of Buckinghamshire Council & Paradigm Housing Group's Allocation Policies to ensure allocations are made to suitable applicants</p> <p>To help achieve balanced communities and support greater community cohesion and sustainability; in doing so contribute to making the area an even better place to live, work and visit.</p> <p>Ensure that current and future residents feel safe and content in their homes and to make the best use of housing stock. Reduce unnecessary turnover and potential refusals of properties and to give opportunities to those who are economically active and have restricted housing options.</p>
Approach	<ol style="list-style-type: none"> 1. All applicants must meet the relevant criteria under Paradigm's current lettings policy 2. Paradigm's refusal criteria sets out reasons in which we may exclude an applicant from a local authority housing register; these may include but not limited to those applicants with a housing related debt where there is no agreement in place to clear the debt, those with a history of drug or alcohol misuse or any other breaches of a tenancy. 3. Aim to allocate 50% of the properties to residents who are economically active and working either full time or part time and not wholly reliant on benefits 4. All applicants will be assessed to ensure they meet Paradigm's affordability criteria

	<p>5. PHG will seek to allocate to an applicant that is contributing to society and has no known vulnerabilities.</p> <p>6. The local lettings plan will be flexible and non-discriminatory</p> <p>7. Any applicants with a history of serious anti-social behaviour within the last 5 years preceding their application, that has required legal action to be taken will not be considered. Including where a Notice of Seeking Possessions has been served or where there are Criminal behaviour Orders, Community Protection Notice or Closure Orders.</p> <p>8. Applicants with a current or previous history of illegal drug use within the last 2 years will not be considered, nor will applicants with a criminal conviction within the last 5 years for a violent offence, drug dealing, or other offence which could be considered to put vulnerable residents at risk of harm.</p> <p>9. Where refusal occurs based on the Local Lettings Policy, Paradigm will not necessarily refuse a further nomination to a different property via Buckinghamshire Council.</p> <p>10. The local lettings policy outcomes will be reviewed regularly at liaison meetings between paradigm and Buckinghamshire Council.</p>		
<p>Duration of local lettings plan</p>	<p>First and subsequent relets for a period of 3 years</p>		
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