

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: **Housing Solutions Limited**

Development: **22-33 Wye Gardens, Fryers Lane, High Wycombe, Buckinghamshire HP12 3DU**

Breakdown of properties by type: **Block of 12 one-bedroom flats no lift, with communal grounds.**

There is a communal carpark at the front of the building with approximately 10 unallocated spaces.

The flats are accessed through front communal door hallway and stairs, the flats are spread across 3 floors.

Reason for Local lettings plan:

Meet the requirements of Buckinghamshire Council & Housing Solutions Allocation Policies to ensure allocations are made to suitable applicants

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.

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.

Approach


1. All applicants must meet the relevant criteria under Housing Solutions current lettings policy.
2. Housing Solutions 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 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 Housing Solutions affordability criteria.

5. Housing Solutions will seek to allocate to an applicant that is contributing to society and has no known vulnerabilities or classed as an Adult at Risk. An Adult at Risk includes applicants with a history of substance misuse, previous victims of domestic abuse, or those affected by cuckooing, this is not an exhaustive list. Each applicant is assessed on a case-by-case basis, and supporting evidence may be requested. In some instances applicants may be required to sign an Acceptable Behaviour Contract (ABC).
6. The local lettings plan will be flexible and non-discriminatory.
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.
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. Where there has been previous substance abuse the applicant will need to demonstrate supporting evidence of active and positive engagement with support agencies.
9. Where refusal occurs based on the Local Lettings Policy, Housing Solutions will not necessarily refuse a further nomination to a different property via Buckinghamshire Council.
10. The local lettings policy outcomes will be reviewed regularly at liaison meetings between Housing Solutions and Buckinghamshire Council.

Duration of local lettings plan

First and subsequent relets for a period of 2 years

Signed on behalf of Housing Solutions


Sarah Andrews (Dec 30, 2024 20:36 GMT)

Dec 30, 2024
Date.....

Assistant Director of Housing and Resident Engagement, Sarah Andrews

Signed on behalf of Bucks County Council

Thomas Chettle
Thomas Chettle (Jan 6, 2025 15:46 GMT)

Jan 6, 2025
Date.....

Head of Service, Thomas Chettle









Local Lettings Plan Wye Gardens

Final Audit Report

2025-01-06

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