

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	1-40 St Anns Court, London Road Buckinghamshire HP10 9UJ
Breakdown of properties by type	Block of 40 one-bedroom flats designated for those aged over 45 as per restricted covenants which is general needs, with an enclosed communal garden at the rear of the building and a communal carpark at the side of the building which need parking permits. Within the communal areas is a communal lounge and laundry room
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 refuse 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 unaddressed addiction issues without relevant support or any other breaches of a tenancy. 3. We aim to allocate 50% of the properties to residents who are economically active and working either full time or part time. 4. All applicants will be assessed to ensure they meet Paradigm's affordability criteria

	<p>5. PHG will seek to allocate 50% of the properties to residents who are not requiring support from other agencies to manage their tenancy or do not have known vulnerabilities to ensure a reflective representation and cross balance of society within the block.</p> <p>6. The local lettings plan will be flexible and non-discriminatory.</p>		
<p>Duration of local lettings plan</p>	<p>First and subsequent relets for a period of 2 years</p>		
<p>Approved by</p>	<table border="0" style="width: 100%;"> <tr> <td style="width: 50%; vertical-align: top;"> <p>Signed by:</p> <p><i>Louise Mcknight</i></p> <p>0BFCE895818D427...</p> <p>Louise Mcknight Paradigm Housing Group</p> </td> <td style="width: 50%; vertical-align: top;"> <p>DocuSigned by:</p> <p><i>Thomas Chettle</i></p> <p>B2DFC33CEC79418...</p> <p>Thomas Chettle Buckinghamshire Council</p> </td> </tr> </table>	<p>Signed by:</p> <p><i>Louise Mcknight</i></p> <p>0BFCE895818D427...</p> <p>Louise Mcknight Paradigm Housing Group</p>	<p>DocuSigned by:</p> <p><i>Thomas Chettle</i></p> <p>B2DFC33CEC79418...</p> <p>Thomas Chettle Buckinghamshire Council</p>
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<p>Date</p>	<p>06-Jan-25 8:54 AM PST</p> <p style="text-align: right;">06-Jan-25 4:53 PM GMT</p>		

