

Appendix 1 - Southend Borough Council Local Lettings Plan (LLP) Policy – Better Queensway

1. Introduction

- 1.1 A Local Lettings Plan (LLP) is a set of guidelines and/or criteria governing which households can be allocated accommodation in a specific designated area which are outside of the Council's main Allocation Policy and should be time specific to link with a particular Regeneration project.
- 1.2 The reason for introducing an LLP is that any tenants who want to move away from a regeneration schemes and are currently suitably housed are not able to go on the Council's Housing Register as they have no housing need to move. Although many tenants will want to remain living in the same area and will be housed in due course as the regeneration project progresses the Council recognises that some tenants will want to move to other Council or Housing Association properties in the Borough.
- 1.3 Section 167 of the 1996 Housing Act (as amended by the Localism Act 2011) requires that "every local authority shall have a scheme (their "allocation scheme") for determining priorities, and as to the procedure to be followed, in allocating housing accommodation." Therefore the Council has to allocate all affordable rented homes strictly in accordance with the Allocation Policy and in order to enable changes to be made this would require either an LLP being introduced or the Allocation Policy being reviewed in its entirety.

Background

- 1.4 Generally there are three main types of Local Lettings Plan used by Councils:
 - Local Lettings Plans for re-lets in a designated area such as a regeneration project.
 - Local Lettings Plans for first time lets on new developments where there are significant local problems in the local area which would require a more sensitive approach to the allocation of the new homes.
 - Local Lettings Plans for hard to let properties.
- 1.5 LLPs should not remain in place ad-indefinitum and should be reviewed every two years.
- 1.6 The development of LLPs should be an accountable process and Tenants in the regeneration area will be given a copy of the LLP and it should be posted on the Council's website for all Housing Applicants information.

Proposals

- 1.7 Any Council Tenant living within the Queensway Estate including the Tower Blocks of Quantock, Malvern, Pennine, Chiltern and the flats on Sutton Road will be able to make an application to join the Council's Housing Register. If they need help and assistance to make an application then this will be provided.
- 1.8 Those tenants currently on the Housing Register with a housing need to move will not have to make a new application and their application will be re-prioritised in accordance with the LLP proposals.
- 1.9 Older tenants who are eligible for a move to sheltered housing schemes will be given additional priority and support to move through the Council's Decant Policy. They will be awarded Band B as a minimum and if there are other medical issues which warrant a higher Banding then this will be taken into account.
- 1.10 All other tenants will be automatically moved up a Band from where they would normally be placed on the Housing Register. Tenants in Band A will remain in Band A.

Any tenants currently who are suitably housed and have no housing need to move will be placed in Band C. Any tenants who would normally be in Low Band will be placed in Band C.

- 1.11 The Director of Adult Services and Housing will have some discretion to consider a particular case if there are exceptional circumstances in terms of a Tenant's application and will notify the Housing Portfolio holder of the reasons why an exception has been made to the LLP.

Regeneration works to commence within a 12 month period

- 1.12 Where a demolition is scheduled to take place within a 12 month period, all tenants will be notified in writing. At this point any tenants affected by the regeneration project who wish to move permanently will be given Band A priority to move during that 12 month period.

Review of the LLP

- 1.13 The Council will regularly review the LLP as any regeneration project progresses and as a minimum will undertake a review every 2 years of the LLP itself.