



Paradise Fields Local Letting Plan

The Paradise Fields development is comprised of 58 properties. These properties are broken down as follows:

Unit A – 20 Properties

9 x 1 Bed (1 unit being Wheelchair accessible)

11 x 2 Bed (1 unit being Wheelchair accessible)

Unit B – 20 Properties

9 x 1 Bed (1 unit being Wheelchair accessible)

11 x 2 Bed (1 unit being Wheelchair accessible)

Unit C – 18 Properties

7 x 1 Bed (1 unit being Wheelchair accessible)

11 x 2 Bed (1 unit being Wheelchair accessible)

6 of the above properties are fully adaptable, these are excluded from the local lettings plan as they will be allocated from the specified adapted waiting list.

The properties will be allocated out in the following way;

- 40% of the properties will be allocated to homeless applicants where full duty has been accepted.
- The remaining 60% of the properties will be allocated to Homeseeker and Transfer applicants via the Housing Register

This will help to ensure the properties are allocated fairly between all applicant types, encourage diversity of the tenant group and also serve to alleviate the number of families in Temporary Accommodation.

One bedroom properties

25% of these properties will be let to couples (Homeless nominations will be included in this)

Reason: To encourage diversity of tenants which can only serve to help build and develop sustainable communities.

25% of properties will be let to households where applicants are aged 25 or over (Homeless nominations included in this)

Reason: To encourage diversity of tenants. It is often the case that applicants with a one-bedroom need and the highest points (and so are in the greatest housing need) are under 25. An example of this would be care leavers and young people who need to move on from supporting lodgings or shared accommodation to live independently at 18 years of age and over. Whilst their housing need is high, allowing the majority of one bedroom properties to be allocated to applicants who are living alone for the first time may place these clients in a vulnerable situation. The best outcome for vulnerable young people is to move on into a diverse community and live with people who have had different experiences from them.

Two bedroom properties

50% of two bed properties will be let to households where all children are aged 5 years or over. If there is insufficient demand the age limit will be dropped to 3 years old (Homeless nominations would be included in this)

Reason: To help provide a balance of tenants, tenants' needs and demands on the communal space. For example, this would avoid a situation where all children in the building require a pushchair, which takes up space getting in and out of the building, even with management tools such as a clear landing policy in place.

Good neighbourhood Agreement

All tenants will be required to sign up to this agreement.

Reason: This encourages a pro-active approach to being a good neighbour. It can also help to reduce the potential for disputes and anti-social behaviour.