



# Local Lettings Plan

## Cambridge City Council

### George Pateman Court



<b>Landlord</b>	CHS Group
<b>Total number of properties covered by this Local Lettings Plan (LLP)</b>	All potential lettings to George Pateman Court general needs properties.
<b>Breakdown of properties by type</b>	<ul style="list-style-type: none"> <li>• Two-bedroom houses</li> <li>• Ground floor flats and bungalows</li> <li>• First and second floor one-bedroom flats</li> </ul>
<b>Reasons for the LLP</b>	<p>George Patemen Court contains general needs housing as well as some properties allocated for specialist supported housing.</p> <p>Due to the supported housing on site, there is a high concentration of vulnerable people with support needs. This has resulted in several ASB cases over the last three years.</p> <p>This tends to stigmatise the scheme. Vulnerable people can have a negative impact on each other, for example through anti-social behaviour even where relatively minor.</p> <p>To support the development of a more balanced and sustainable community at George Pateman Court, CHS aims to reduce the concentration of vulnerable residents with support needs. This will reduce the likelihood of anti-social behaviour and its impact on residents.</p>
<b>Proposal on letting</b>	<p>This CHS Group Lettings Plan will remain in place for all general needs lettings at George Pateman Court.</p> <p>This Lettings Plan covers:</p> <ul style="list-style-type: none"> <li>• <b>Two-bedroomed houses:</b> These will be let to either single people/couples with one child (due to small size of second bedroom).</li> <li>• <b>Ground floor flats and bungalows:</b> To be prioritised for single people/couples with limited mobility or sensory impairment if the flat would be appropriate for their needs. The current adaptations vary and properties will be matched to appropriate applicants, or where funds can be acquired for adaptations following occupation.</li> <li>• <b>First and second floor one-bedroomed flats:</b> To be re-let in a way that reduces the concentration of people with support needs.</li> <li>• No more than 25% of lettings to these flats will be</li> </ul>

	made to applicants identified by Home-link or CHS as being vulnerable or having support needs that may impact their ability to manage a tenancy.
<b>How long is the LLP being requested for?</b>	<p>The impact of this Lettings Plan will be monitored six-monthly.</p> <p>The plan will be reviewed after 12 months, unless there are strong reasons for doing so earlier. Following review, the plan may be amended with the agreement of CHS Group and Cambridge City Council.</p> <p>It is expected that over time the balance of the immediate community will be improved. It may then be possible to increase the proportion of new tenancies let to applicants with support needs.</p>
<b>Approved by:</b>	<p>Helen Tonks – Head of Housing and Customer Services, CHS Group</p> <p>David Greening – Housing Advice Service Manager</p>
<b>Date of Lettings Plan:</b>	August 2015