



Local Lettings Plan

Cambridge City Council

Whitehill estate, CB5



Landlord	City Homes
Total no. of properties covered by this Local Lettings Plan¹ (LLP)	74 properties (48 Whitehill Road, 13 Whitehill Close, and 20 Galfrid Road)
Breakdown of affected properties by type and size²	All one-bedroom properties, as detailed above
Reasons for introducing the LLP³	<p>Cambridge City Council and Cambridge Constabulary have seen an increase in reports of anti-social behaviour (ASB) in the Whitehill estate, particularly where Whitehill Road meets Galfrid Road and there is a high proportion of one-bedroom flats.</p> <p>These flats are all within close proximity and there are an increasing number of tenants with complex needs living there. The Council's housing, Environmental Health, and ASB teams have all received complaints of noise (shouting, music), arguments in the street, dog related nuisance, violence and drug activity.</p> <p>This drug activity includes reports of cuckooing (where drug dealers have taken over a tenants home).</p> <p>On Saturday 9 February 2019, both Housing and Safer Communities carried out a publicised street workshop with Cambridge Constabulary in the area. This involved door knocking; asking residents what they have witnessed in the area and giving them information on how to report any issues.</p>

¹ This may not be all the properties in the development – if not, the proportion covered by the plan should be shown

² For example: 2 x 2 bedroomed ground floor flats

³ What the LLP is intended to achieve

⁴ This may be just on first letting a new development, or could be a restriction on every letting thereafter

⁵ The plan needs to be approved by both an authorised person representing the landlord, and the Housing Advice Service

	<p>Due to the issues facing the area, all adverts for one-bedroom properties in Whitehill Road, Whitehill Close, and Galfrid Road will state “Applicants with an evidenced history of drug and/or alcohol abuse, involvement in perpetrating anti-social behaviour, or any vulnerability, within the past three years, are excluded from being allocated accommodation.”</p> <p>The Local Lettings Plan (LLP) will not cover the 3-bedroom houses in the area as these family homes have not been reported to be involved with the same issues as the 1-bedroom flats.</p> <p>The LLP will enable City Homes to tackle the current problems by providing robust tenancy management, whilst also offering some respite for the current community.</p> <p>This will also help to better address anti-social behaviour, and has the full support of our Problem Solving Group, including but not limited to; the Housing Officer, ASB team, Environmental Health, and the dog warden.</p>
How we propose to let the properties covered by the LLP	In view of the above, applicants with a history of drugs and/or alcohol misuse, as well as those involved with perpetrating anti-social behaviour or any vulnerability within the past 3-years are excluded from being allocated accommodation.
How long is the LLP being requested for?⁴	Until September 2021. The policy will be reviewed at this time and may be extended.
Approved by⁵:	Sandra Farmer – Housing Services Manager (City Homes) James McWilliams – Housing Services Manager (Housing Advice)
Date of Lettings Plan:	6 August 2019
