



Local Lettings Plan

Cambridge City Council

Anstey Way



Landlord	Cambridge City Council
Total no. of properties covered by this Local Lettings Plan¹ (LLP)	56 units
Breakdown of affected properties by type and size²	<p><u>Phase 1</u></p> <p>2x 2 bedroom 4 person flats. Ground floor 3x 2 bedroom 3 person flats. Ground floor 6x 1 bedroom 2 person flats. Ground floor 2x 1 bedroom 2 person flats. Ground floor. Wheelchair accessible</p> <p><u>Phase 2</u></p> <p>2x 2 bedroom 4 person flats. Ground floor 1x 2 bedroom 3 person flat. Ground floor 1x 2 bedroom 4 person flat. 1st floor 1x 2 bedroom 3 person flat. 1st floor 3x 1 bedroom 2 person flats 1st floor 1x 2 bedroom 4 person flat 2nd floor 1x 2 bedroom 3 person 2nd floor 3x 1 bedroom 2 person 2nd floor</p> <p><u>Phase 3</u></p> <p>General needs</p> <p>5x 2 bedroom bed 3 person flat. Ground floor 2x 1 bedroom 2 person flats. Ground floor 3x 2 bedroom 4 person flats. 1st floor 3x 2 bedroom 3 person flats. 1st floor 1x3 bedroom 4 person flat. 1st floor 3x 2 bedroom 3 person flat. 2nd floor. 1x 2 bedroom 4 person flat. 2nd floor.</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

	<p>Over 55's</p> <p>1x 1 bedroom 2 person flat. Ground floor. Wheelchair accessible</p> <p>3x 1 bedroom 2 person flat. Ground floor</p> <p>6x 2 bedroom 3 person flat. 1st floor</p> <p>2x 1 bedroom 2 person flat. 1st floor</p>
<p>Reasons for introducing the LLP³</p>	<p>Anstey Way development is a new complex of 56 social Cambridge City Council homes in Trumpington.</p> <p>The properties have been designed and developed to be highly energy efficient and to reduce the carbon emissions.</p> <p>There is a shopping precinct nearby, and Waitrose Supermarket is at a short walking distance. The Pavilion Neighbourhood centre in Paget Road is less than 200 yards away.</p> <p>This local letting plan is concerned with all phases of the scheme which include 44 general needs properties, of which 2 are wheelchair accessible, and a further 12 properties designated for over 55's including 1 wheelchair accessible.</p> <p>The main reason for the local lettings plan is to achieve a mix of existing council tenants and housing register applicants going into the new community.</p> <p>City Homes would like to encourage local tenants who are either over-crowded or under-occupying to consider moving into the new Anstey Way properties.</p> <p>All properties will be let on affordable rents, and due to the increased weekly cost, and their location near Addenbrookes Hospital, schools and colleges, City Homes recommends the following:</p> <ul style="list-style-type: none"> •23 properties (approx. 40 %) to be allocated to households with at least one member working a minimum of 16 hours per week. •14 properties (25%) to be allocated to existing Cambridge City Council tenants or RSL tenants. •14 properties (25%) to be allocated to applicants on the Housing Register or by direct let to homeless households. • 3 wheelchair accessible properties including the one for over 55's to be direct let to households in urgent need of this type of property. •2 properties will be used for Housing First. Housing First England is a new project to create and support a national movement of Housing First services, improved the lives of, and support for, some of society's most excluded people These will be identified at the outset and advertisements for

³ What the LLP is intended to achieve

	<p>these will not be created. Prospective tenants for these properties will be identified and direct let the properties.</p> <ul style="list-style-type: none"> •This breakdown will apply when shortlisting properties for over 55's. In addition, applicants will also have to meet age and any other restrictions attached to the letting of these properties. We may work with partners to identify those in need of this type of property. <p>Each advertising cycles may include properties from more than one phase.</p> <p>In the event that bidders are from more than one priority group listed in this local letting plan, allocation will be determined through usual processes of priority and registration dates.</p> <p>If all of these dates are the same, the longest serving tenant will receive priority.</p> <p>City Homes reserves the right to carry out background checks for applicants nominated to these properties.</p> <p>City Homes reserves the right to refuse any applicant with current or a history of ASB, substance abuse or alcohol misuse within the past 3 years.</p> <p>City Homes reserves the right to refuse any applicant with an unspent criminal history.</p> <p>All offers are subject to strict affordability assessments</p>
<p>How we propose to let the properties covered by the LLP</p>	<p>Advertising on Home-link and direct lets by the Housing Advice Service</p>
<p>How long is the LLP being requested for?⁴</p>	<p>The first letting of the scheme only</p>
<p>Approved by⁵:</p>	<p>Sandra Farmer: Housing Services Manager (City Homes) James McWilliams: Housing Services Manager (Housing Advice)</p>
<p>Date of Lettings Plan:</p>	<p>09/12//2019</p>

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