



AVDC local lettings policy

Scheme details	
Development/Estate name	Candleford Court, Bridge Street, Buckingham.
RSL	Guinness South
Local Lettings Policy – Commencement Date	13 January 2014
End Date	This policy will initially apply to lettings of the next phase (41 rented units) and will expire after these lettings. It will be reviewed in April 2014 to consider whether there is any need for additional lettings criteria for relets.
Total number of properties in estate/development	103 (67 affordable or social rents, 10 shared ownership and 26 for private sale)
Number of properties subject to proposed Local Lettings Policy	6 – social rent 35 - affordable rent

Property type and number of beds and persons	Nos. of units	Supported Housing	Rented	Intermediate
Ground floor 1 bed	4	N	Y	N
Ground floor 2 bed	2	N	Y	N
First floor 1 bed	2	N	Y	N
First floor 2 bed	11	N	Y	N
Second floor 1 bed	2	N	Y	N
Second floor 2 bed	9	N	Y	N
Third floor 1 bed	6	N	Y	N
Third floor 2 bed	1	N	Y	N
2 bed duplex/house	3	N	Y	N
3 bed duplex/house	1	N	Y	N

Justification for local lettings policy

There is a very high proportion of affordable housing on The Candleford Court/Bridge Street development, which is likely to account for at least 75% of the total estate. Normally affordable housing will account for up to 35% of development.

The first 26 rented units at this estate were allocated in mid 2012, without the use of any additional local lettings criteria. Since this date there have been a number of on-going anti social behaviour issues on the site. Since the initial lettings, there have been over 100 recorded

anti social behaviour incidents.

Both Aylesbury Vale District Council and Guinness South have used a range of available tools to deal with anti social behaviour problems on the site, including robust tenant management, acceptable behaviour contracts and designated public place orders. To date, of the initial 26 lettings, 3 have failed, either because of eviction or tenant abandonment prior to eviction.

By adopting local lettings criteria, Aylesbury Vale District Council and Guinness South aim to achieve the following on the Candleford Court/Bridge Street development;

- A balanced community (by establishing a mix of age groups and household types)
- Stability on site by achieving sustainable tenancies and reducing tenancy turnover
- Reduction in anti social behaviour
- Improve local residents' perceptions about anti social behaviour/crime

Where a property is to be subject to this LLP, the BHC advertisement will clearly indicate this, so that applicants will not make inappropriate expressions of interest that will be declined by Guinness South.

Lettings criteria

Applicants will be allocated accommodation based on the normal BHC criteria in terms of Banding, local connection and date of registration, except that for a specified number of units the following additional eligibility criteria will apply;

- No lettings will be made to applicants who have engaged in any anti social behaviour, that would render them to be an unsuitable tenant. Unacceptable behaviour is deemed to be behaviour which may entitle the applicant's landlord to a possession order under Schedule 2 of the Housing Act 1985 and includes, but is not restricted to;
 - Nuisance or annoyance to neighbours
 - Conviction of using the property for illegal or immoral purposes
 - Domestic violence causing the other party to leave
 - Damage or neglect to the property
 - Conviction for an arrestable offence committed in the locality of the property;
 - Rent arrears
- No lettings will be made to applicants who have been convicted of the following offences within the last 5 years;
 - Robbery (includes convictions for robbery and assault with intent to rob);
 - Violent crime (includes convictions for murder, manslaughter, wounding and assaults);
 - Drug offences (includes convictions for production of controlled drugs, supply of controlled drugs, possession with intent to supply controlled drugs, allowing premises to be used for use of controlled drugs and possession of class A drugs);
 - Domestic Burglary (includes convictions for burglary of dwelling houses and aggravated burglary dwellings);
 - Racially Aggravated offences (includes convictions for racially aggravated assaults, criminal damage and harassment);
 - Vehicle crime (includes convictions for theft of vehicle, theft from vehicle,

unauthorised take of motor vehicle, aggravated vehicle take, vehicle interference;

➤ Domestic Violence

- No allocations will be made to units on the second floor or above to households with children aged under 10 years old
- We will aim to achieve 50% of all lettings to those applicants in full time education or training, working for 16 hours or more per week or working within the Voluntary Sector for 16 hours or more per week
- 50% of 1 bedroom units will be allocated to applicants aged over 25 years old