

Local Lettings Plan, Foxmoor Court, North Orbital Road, Uxbridge UB9 5HA

Landlord	Paradigm Housing Association
Development	Foxmoor Court North Orbital Road Uxbridge UB9 5HA
Breakdown of properties by type	5 blocks of 33 one-bedroom flats with a large parking area
Aims for Local lettings plan	<p>To meet the requirements of Buckinghamshire Council & Paradigm Housing Group Allocation Policies to ensure allocations are made to suitable applicants.</p> <p>To help achieve balanced communities and support greater community cohesion and tenancy sustainability; in doing so contribute to making the area an even better place to live, work and visit.</p> <p>To ensure that current and future residents feel safe and content in their homes and to make the best use of housing stock. Reduce unnecessary turnover and potential refusals of properties, ensuring sustainable tenancies, minimising the risk of financial hardship and reducing the risk of homelessness.</p>

<p>Approach</p>	<ol style="list-style-type: none"> 1. All applicants must meet the relevant criteria under Paradigm’s Lettings Policy. 2. The following applicants will not be considered for the scheme: <ul style="list-style-type: none"> • Any applicants/ tenants with a history of serious anti-social behaviour within the last five years that has required legal action to be taken. Including service of Notice of seeking possession, Criminal Behaviour Orders, Community Protection Notices or Closure Orders. • Tenants/applicants with a criminal conviction within the last five years for a violent offence, drug dealing or any offence which would be considered to place vulnerable residents at risk of harm or abuse. • Tenants/applicants with a current or previous history of illegal drug use within the last Two years. 3. The local lettings plan will be flexible and non-discriminatory 4. for any nominations where support is known to be needed or required there will be a support plan in place for a minimum 6 month period with an option to make a further referral if support is still required after this period. 5. Where a refusal occurs based on the LLP; paradigm would not necessarily refuse a further nomination to a different property from Buckinghamshire County Council. 6. The outcomes of the LLP will be reviewed on a quarterly basis at Liaison meetings with Buckinghamshire County Council.
<p>Duration of local lettings plan</p>	<p>All relets for a period of 3 years from the date of signing</p>
<p>Approved by</p>	<p>.....</p>
<p>Date</p>	<p>.....</p>