Albion Street, King’s Lynn Local Lettings Plan – Agreed for 12 months from 12th December 2018

Background

Albion Street will consist of 8 units on the old Blockbuster site in King’s Lynn.

The units are made up of:
- 7 one bedroom flats,
- 1 two bedroom flat,

All 8 flats are on the first floor of the development.

In other Freebridge blocks of flats that contain smaller units we have experienced problems with anti-social behaviour and high turnover. In other areas and groups of flats that Freebridge own where anti-social behaviour has been a problem a lettings plan has been required including Wellington House in Downham Market and Keeble Court in Kings Lynn. We have seen the success of how these plans have reduced the problems on these two estate and prevented such problems arising.

The problems Freebridge experienced in these two blocks of flats including younger single tenants causing neighbourhood nuisances and gathering of known homeless people from the town in the grounds of flats. Freebridge dealt with such anti-social behaviour cases but the ongoing lettings plan helped to prevent it happening in the future, and has worked.

Proposal

In order to create a balanced community at the Blockbuster site Freebridge would like to propose a lettings policy with the criteria below for all lets. We intend to apply this to first and all future lets.

- No pets for all flats
- 1 in 4 of all nominations for flats to be in employment
- 1 in 2 nominations for all units to be age over 40 years
- The two bedroom flat will be for those with children over the age of 12 years
- All nominations to require a satisfactory full 5 years tenancy reference
- Tenants commitments to be signed by any successful nominations

And in order to ensure that we can start to build a more sustainable community we won’t accept the following:
- Requests for temporary accommodation
- Bids made on behalf of clients by Housing Options to be accepted