

Local Letting Plan – James Scott Close, Downham Market, PE38 9EX

Location

James Scott Close, Downham Market, PE38 9EX

13/04/2023

Mix

The current makeup of the properties at James Scott Close are:

17-1-bedroom flats

11-2-bedroom flats

8-2 bed Houses

1-3 bed House

Total properties = 37

Background

James Scott Close has experienced Anti-social behaviour and illegal drug use on the estate. The properties are situated in a small interlinked residential area. There is a parking area for the residents at the rear and side of the buildings on site. There are numerous entry and exit points to Scheme and flats which due to the design have an impact on anti-social activity. Recently residents on the estate have reported alcohol, substance misuse and anti-social behaviour in the area which is having a detrimental effect on existing residents and the reputation of James Scott Close. Our aim is to provide well managed, good quality affordable housing with delivering a good level of service to our residents and customers.

In order to reduce complaints of anti-social behaviour and transfer requests from existing residents looking to move out, we wish to introduce this local lettings plan for a period of one year.

Proposals

Tenancies: All new residents to be granted an Assured tenancy with starter period, this means each tenant has a started period of 12 months before the tenancy converts to an assured Tenancy if conducted satisfactorily during the starter period.

General lettings: We will add the following wording to adverts “a local lettings plan is in place, applicants must not have a history of ASB, drug or alcohol related issues. We also do not allow pets other than assistance pets. There have been seven ASB cases at James Scott Close since the pervious LLP review.

Monitoring

A full review will be completed annually and whilst Sanctuary Housing will lead this process, Kings Lynn and West Norfolk Council and the Police will be invited to participate.