

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

Location

James Scott Close, Downham Market, PE38 9EX

Mix

Total number of units comprising

38 x 1, 2 bedroom flats and houses.

This is made up of a number of properties situated in a small residential area.

Background

Anti social behaviour and illegal drug use has been a disruptive issue for this 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 and garages on site.

There are numerous entry and exit points to the flats which act as multiple areas for the recent anti-social activity.

The plan proposes to limit future problems in the area, in time for imminent voids and into the future.

Sustainability

Our aim is to provide well managed, good quality affordable housing with delivering a good level of service to our residents and customers.

As with any estate that has a high level of anti social behaviour or serious anti social behaviour, such as drug dealing, “well behaved prospective tenants” (particularly if they have children) no longer choose to live there, and could lead to the area quickly worsening attracting further residents involved in anti social or criminal behaviour.

It is believed that there is a need for a local lettings plan at James Scott Close for the following reasons

1. There has been a recent problem with alcohol, substance misuse and anti-social behaviour in the area.
2. The small compact layout of the estate means the affects of anti social behaviour are easily felt by the other tenants.

Lettings Plan – because preventing anti social behaviour is the main concern, the following is proposed

All Properties

Only applicant where there is no history of anti social or criminal behaviour in the last 3 years for any member of the household, including known drug use/dealing be considered .

This plan allows for known perpetrators of criminal or anti social behaviour to be bypassed, which should minimise anti social behaviour from occurring.

Monitoring

When a vacancy arises, criminal and anti social behaviour will be checked via the housing application form, police reports and contact with other agencies, such as probation, previous landlords and where we have concerns about the conduct of an applicant, tenant or any household member we will bypass them.

The effectiveness of the Local Lettings Plane will be regularly reviewed.

A full review to be undertaken after 3 years to determine if the Local Lettings Plan is still required including proactive home visits to all.