



02/12/2019

Letting Plan – Anmer Terrace, King’s Lynn, Norfolk

Background

Anmer Terrace King’s Lynn comprises of 25 flats – all 1 bedroomed.

3 floors of adjoining blocks fronting onto London Road, accessed through 3 doors at the back (3 doors to front) into communal corridors.

5 of the flats are in a separate block, facing onto John Street. These flats all have their own individual entrance (no communal entrance).

These flats have primarily been allocated to single males, due to the size of the properties. The location of this property (close to Merchants Terrace - EDABS) and the historic allocation of tenants with a history of drug/alcohol abuse and mental health issues is why we feel that a letting plan is now essential to encourage future incoming tenants to bid.

We have had several incidents with police attendance, with police forcing entry, with addicts found in the stairwells and a congregation of known homeless individuals.

We have had multiple noise complaints, anti-social behaviour complaints, damage to property and terrible fly tipping incidents. All of these issues have been dealt with, some of the residents have been relocated to more appropriate accommodation, however this has been at the expense of other tenants.

We hope that by implementing a letting plan, we can prevent such incidents happening in the future, particularly as this has worked for other Broadland sites in the past.

Proposal

In order to enable us to build and sustain a community at Anmer Terrace, and make it an appealing property for future nominations, we would like to implement the following proposal for all future lets.

- No pets
- 1 in 3 nominations to be in employment
- All nominations to provide 2 years of satisfactory tenancy references

Many thanks for your kind consideration.