

**LOCAL LETTINGS PLAN FOR KINGS YARD FLATS,
5 LITTLEPORT STREET, PE30 1SA**



The Kings Yard scheme consists of 24 one and two bedroom flats and bedsits.

This plan is for the letting of properties managed by Clarion to which King's Lynn & West Norfolk has 100% nomination rights. It is designed to support sustainable lettings and to provide balance – maximising the meeting of housing need with the prevention of potential management problems occurring on the estate.

Aims

- To allocate the homes to a social mixture of applicants to reflect the broader community.
- To set targets on the overall levels of economically active households to prevent a concentration of residents wholly dependent on benefits.
- To achieve sustainable tenancies.
- To reduce the problems of anti-social behaviour (ASB) reported related to the Housing Association

Clarion allocates its rented properties and selects which property applicants will be offered in line with its Allocations Policy. The additional criteria contained within this local letting plan takes precedent over this policy.

Specific details for nominations include;

- The completion of reference checks for all customers; applicants with a history of ASB, violence or high-level rent arrears will be reviewed on a case-by-case basis.
- Preference will be given to applicants where one or more household members are in employment or participating in dedicated training schemes or back to work initiatives or who regularly volunteer. This preference will apply to a maximum of 50% of nomination lettings.

Clarion works in partnership with King's Lynn & West Norfolk BC and will allow a 28 day consultation period for King's Lynn & West Norfolk BC to comment on any conditions contained within the agreement. If no comment from King's Lynn & West Norfolk BC is received within this period, then Clarion will assume that the conditions contained within this agreement are accepted and the local lettings plan will be implemented.

Duration & Review

Clarion local lettings plans have a maximum duration of 12 months prior to requiring review. The proposed duration for this agreement is 12 months.

This local lettings plan will be reviewed on the 30/01/2025.