

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

Location

James Scott Close, Downham Market, PE38 9EX

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.

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

18-1-bedroom flats

11-2-bedroom flats

8-2 bed Houses

1-3 bed House

Total properties = 38

Lettings Plan

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.

Applicants must not have a history of ASB, drug or alcohol related issues. Only assistance pets will be allowed.

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.

This lettings plan has been agreed for 1 year and will be reviewed after that time.