



Local Lettings Plan Lexington Court

Issued by Housing & Communities

June 2018

Lexington Court – Local Lettings Plan Quality Record

Revision	Date	Description	Stage	Agreed
		1 st revision		
		Single Member Decision		
		EqIA		

Landlord	Nuneaton and Bedworth Borough Council
Total number of properties covered by this Local Lettings Plan (LLP)	All potential lettings to Lexington Court general purpose properties
Breakdown of properties by type	<p>14 Ground floor one-bedroomed flats.</p> <p>15 First floor one-bedroomed flats</p> <p>16 Second floor one-bedroomed flats</p> <p>18 First Floor maisonettes</p> <p>27 Ground Floor Flatlets</p> <p>4 First Floor Flatlets</p>
Reasons for the LLP	<p>There has been a long history of anti-social behaviour (ASB) at Lexington Court which has recently increased in volume and severity. Residents are afraid to come forward to report any issues due to fear or reprisals and will not complete diary sheets. Housing Officers often witness the behaviour themselves and have been advised by Police that Serious Organised Crime is prevalent throughout the area. Additionally tenancy turnover has also increased.</p> <p>There are regular reports of individuals using illegal drugs in communal areas a daily basis which often results in blood spillages. This is an obvious health and safety risk.</p> <p>It is also reported that vulnerable tenants living at the scheme are being targeted by criminals and are being exploited.</p>
	<p>This Lettings Plan will remain in place for all general purpose lettings at Lexington Court.</p> <p>This Lettings Plan covers:</p> <p>14 Ground floor one-bedroomed flats.</p> <p>15 First floor one-bedroomed flats</p>

<p>Proposal on letting</p>	<p>16 Second floor one-bedroomed flats</p> <p>18 First Floor maisonettes</p> <p>27 Ground Floor Flatlets</p> <p>4 First Floor Flatlets</p> <ul style="list-style-type: none"> • Anyone with a history of serious anti-social behaviour (anyone who has received an ABC, ASBI, CBO, Civil Injunction or who has been implicated in a previous Closure Order elsewhere in the Borough) and/or criminal behaviour such as; intimidation, drug dealing or discrimination/harassment (due to any of the protected characteristics in the equality section) will be restricted from being offered ANY property • No more than 25% of lettings to these flats will be made to applicants identified by NBBC Homes as being vulnerable or having support needs • No lettings will be made to anyone under the age of 25.
<p>How long is the LLP being requested for?</p>	<p>The impact of this Lettings Plan will be monitored every 3 months.</p> <p>The plan will be reviewed on a quarterly basis, in partnership with Warwickshire Police within the Partner Problem Solving Tasking meeting ,unless there are strong reasons for doing so earlier. Following review, the plan may be amended with the agreement of the Director of Housing & Communities.</p> <p>It is expected that over time the balance of the immediate community will be improved and it is anticipated that reductions in crime and ASB will follow as a consequence of this local lettings plan.</p>
<p>Approved by</p>	<p>Dawn Dawson – Director, Housing & Communities Nicola Topping – Landlord Services Manager</p>
<p>Date of plan</p>	<p>3 July 2018.</p>