



# Cambridge City Council Local Lettings Plan

## Location covered by plan:

Long Drift Place, 112 Wulfstan Way, Cambridge, CB1 8QJ

## Landlord

The landlord of the properties covered by this plan is: Cambridge City Council

## Total number of properties covered by this plan

8 (These will be let at social rents)

## Affected property types and sizes

8 x 1 bedroom flats (2 x ground floor, 3 x first floor, 3 x second floor).

## Reasons for introducing the Local Lettings Plan

### 1. Background

Long Drift Place is an 8 unit sheltered housing scheme which the City Council took over in 2022. In addition to the 8 flats, there is a communal lounge and kitchen area for the use of those living in the building and their visitors. The building was empty when the council took it over and has since been extensively refurbished. It is expected to be ready by the end of November 2024 (although dates may change).

It is located on Wulfstan Way, between Cherry Hinton Road and Queen Ediths Way in the south of the city. The scheme is situated in a densely populated area, which includes flats, houses, shops, cafés, a GP surgery, pharmacy and pub. It is opposite Dunstan Court, a 46 unit extra care scheme and sits just in front of some bungalows for older people. As it is a sheltered housing scheme, the properties within the scheme will generally be let to those aged 60+ who have a need for support to help them to remain living independently.

The objective of this local lettings plan is to try to ensure that we achieve a mixed, balanced and sustainable community within the scheme, where tenants' needs can be met by the City Councils Independent Living Service who will manage it. This will include ensuring that we are able to offer homes to households with different levels of need, to make sure the service has the capacity to meet those needs. It also seeks to ensure that residents living within the wider community, including those within the extra care and other local older people's housing schemes, will not be negatively impacted by those living within the scheme.

## Has an Equality Impact Assessment been completed?

Yes, an EQIA has been completed as part of the process of completing this proposal (Nov 2024).

## How we propose to let the properties covered by the plan

The letting of all the properties within the scheme will be in line with the Council's [lettings policy](#). For the first time of letting only, up to 2 flats will be offered as direct lets to individuals who have an urgent need to move from Stanton House following a decision to close the scheme due to fire safety concerns. For first and future lettings, we will also consider whether there is anyone on the City Council's direct let list who is eligible for sheltered housing. More information on direct let's can be found in the lettings policy under sections 5.10 and 5.11.

The remaining properties will be advertised on HomeLink and shortlisted by the Independent Living Service. Applicants who reach the top of the short list will receive an assessment from the independent living service before an offer is made. This is consistent with the lettings of our other sheltered housing schemes.

When shortlisting and assessing applicants, the Council will consider whether an applicant or a member of their household has a history of behaviour, particularly within the last three years, which in the opinion of Cambridge City Council is unacceptable. Unacceptable behaviour can include (but is not limited to) domestic or other abuse, harassment, anti-social behaviour, drug dealing or other criminal activity, failing to maintain or repair their home or associated garden or garage, noise nuisance or tenancy related debt. When considering whether to exclude an applicant from the shortlist the Council will also take into account whether an applicant is effectively engaging with a recognised programme of support and rehabilitation.

The Council will not tolerate discrimination, harassment or victimisation and will strive to promote equality of opportunity and understanding within our organisation and our communities. The Equality Act 2010 identifies a number of 'protected characteristics',

- Age
- Disability
- Gender Reassignment
- Race
- Religion or belief
- Sex
- Sexual orientation
- Pregnancy & maternity
- Marriage & civil partnership

Applicants with any of these protected characteristics will not be disadvantaged in respect

of decisions made about the allocation of available homes. An Equality Impact Assessment has been carried out on this Local Lettings Policy.

### The period that the plan covers

Given the nature of the proposal and the fact that the issues we are trying to address are expected to remain, it is proposed that the restriction should be on initial lettings and every letting thereafter to ensure that the community remains balanced going forward. The plan will be reviewed yearly.

### This plan is approved by:

<b>Name</b>	<b>Role</b>
Laura Adcock	Housing Services Manager (on behalf of landlord)
Simon Hunt	Housing Services Manager (on behalf of Housing Advice Service)
Helen Reed	Housing Strategy Manager (on behalf of Housing Strategy)

### Date of plan

27/11/24