



# Local Lettings Plan

## Cambridge City Council

### Scholars Court

CB2 8EF



<b>Landlord</b>	City Homes
<b>Total no. of properties covered by this Local Lettings Plan<sup>1</sup> (LLP)</b>	29 properties
<b>Breakdown of affected properties by type and size<sup>2</sup></b>	<p>7 x 1-bedroom flats</p> <p>18 x 2-bedroom flats</p> <p>2 x 2-bedroom flats (wheelchair accessible)</p> <p>2x 3-bedroom flats</p>
<b>Reasons for introducing the LLP<sup>3</sup></b>	<p>Scholars Court is a development leased by Cambridge City Council from Colokate (freeholders) with Carter Jonas acting as the managing agents for the scheme.</p> <p>All properties are let at Affordable Rent levels (less than 80% of market rent but higher than social rents) and applicants will be asked to complete an affordability assessment prior to any offer of tenancy.</p> <p>The development is situated within the Homerton College site and additional tenancy conditions apply, as set out in 'Estate Regulations for Harrison Drive, Cambridge'. (<a href="#">Appendix A</a>)</p> <p>All adverts for these properties will state "Applicants with an evidenced history of drug and/or alcohol abuse, involvement in perpetrating anti-social behaviour, or any vulnerability, within the past three years, are excluded from being allocated accommodation. An affordability assessment will apply."</p>

<sup>1</sup> This may not be all the properties in the development – if not, the proportion covered by the plan should be shown

<sup>2</sup> For example: 2 x 2 bedroomed ground floor flats

<sup>3</sup> What the LLP is intended to achieve

<sup>4</sup> This may be just on first letting a new development, or could be a restriction on every letting thereafter

<sup>5</sup> The plan needs to be approved by both an authorised person representing the landlord, and the Housing Advice Service

	<p>Each applicant will be considered on its own merits, fully taking into account all circumstances, including the views of any other professionals.</p> <p>The Local Lettings Policy shall enable applicants to be allocated tenancies appropriate to their circumstances. City Homes will continue to provide applicants much needed homes, whilst tackling any issues with robust tenancy management.</p>
<b>How we propose to let the properties covered by the LLP</b>	<p>In view of the above, applicants with a history of drugs and/or alcohol misuse, as well as those involved with perpetrating anti-social behaviour or any known vulnerability within the past 3-years may be excluded from being allocated accommodation.</p> <p>Applicants will be asked to complete an affordability assessment to prevent any future hardship for our tenants.</p>
<b>How long is the LLP being requested for?<sup>4</sup></b>	<p>Until September 2024. The policy will be reviewed at this time and may be extended.</p>
<b>Approved by<sup>5</sup>:</b>	<p>Sandra Farmer – Housing Services Manager (City Homes) James McWilliams – Housing Services Manager (Housing Advice)</p>
<b>Date of Lettings Plan:</b>	<p>6 August 2019</p>

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## **Appendix A**

Undercroft and excluding the Internal Common Parts of any internal common parts of other buildings on the Estate.

**Internal Common Parts** – means the communal internal areas of the Building including but not limited to the hallways staircases landings communal lifts, bin stores and cycle racks/stores and any services located within and exclusively serving the same

**Undercroft** – means the area on the ground floor of the Building used as a car park area.

### **Estate Regulations for Harrison Drive, Cambridge.**

- 1 No piano or other musical instruments record player television wireless or other mechanical or electronic instrument for the reproduction of sound of any kind shall be played or used nor shall singing be practised in the Premises so as to cause an actionable nuisance to the owners and occupiers of the other parts of the Estate or so as to be audible outside the Premises between the hours of 10.00pm and 8.00am.
- 2 No dirt rubbish rags or other refuse shall be thrown into the sinks baths lavatories cisterns or waste or soil pipes in the Premises.
- 3 No dog cat bird or other animal shall be kept in the Premises.
- 4 No commercial vehicles caravans trailers boats or similar large objects shall be brought onto any part of the Estate provided that the temporary parking of commercial vehicles in designated areas on the Estate for the delivery of goods and services to the Premises shall not be a breach of this covenant.
- 5 No obstruction or interference shall be made in or with the Internal Common Parts nor in or with the roads, footpaths or forecourts which forms part of the Estate.
- 6 No water or liquid shall be permitted to soak through the floor of the Premises and in the event of such happening without prejudice to the Landlord's rights under this Lease or otherwise the Tenant shall immediately rectify and make good all damage and injury occasioned to any parts of the Estate and to the property of the other tenant of premises in the Building and/or elsewhere on the Estate.
- 7 Not to erect fix place or display or permit or suffer to be erected fixed placed or displayed upon the exterior of the Premises or of the Building, on any terrace or balcony forming part of the Premises or in or on any other part of the Estate any advertisements or sign or

anything whatever in the nature of an advertisements and in particular without prejudice to the generality of the foregoing not to place or display any "For Sale" or "To Let" board upon the exterior of the Premises or of the Building

- 8 Not to erect on the exterior of the Premises (or any balcony patio or terrace forming part of the Premises) any television or other radio transmitting aerials or satellite dishes or similar items.
- 9 Not to cover any part of any balcony forming part of the Premises with any fencing, materials, decoration or any other covering of any type
- 10 Not to use on the Premises any electrical device without an effective suppressor.
- 11 Not to interfere (by physical act, noise, vibration or in any way) with the enjoyment and amenity of the other Flats in the Building or in other building on the Estate or any other house or building on the Estate nor to allow any noxious smell to enter any of them or any common parts in the Building or elsewhere on the Estate.
- 12 Not to permit children to play or make noise on the Internal Common Parts or the Estate Common Parts or anywhere else on the Estate or in any lift or elsewhere in the Building so as to be a nuisance or annoyance to tenants or occupiers of the other Flats in the Building or elsewhere on the Estate.
- 13 Not to allow any washing or other items of clothing whatsoever to be hung from any window forming part of the Premises provided that the Tenant shall be permitted to hang or to stand washing or other items of clothing on any terrace patio or balcony forming part of the Premises provided that the said washing or other items of clothing are hung below the balcony lines and are not visible from outside the Premises.
- 14 Not to store any plant machinery barbecues or other chattels or other items whatsoever on any external terrace patio or balcony forming part of the Premises apart from exterior tables and chairs and plant pots of good quality and state of repair and no mat shall be shaken out of any window of the Premises or from any balcony.
- 15 Not to leave refuse anywhere on the Estate or in the Building other than in the areas in the Premises specifically intended for such purposes
- 16 To clean the inside of the windows of the Premises when reasonably necessary.

- 17 Not to pick flowers anywhere on the Estate and not to cause damage to the grass trees shrubs or plants within the Estate Common Parts or anywhere else on the Estate.
- 18 Cycling rollerblading and skating (or similar pursuits) is absolutely prohibited on the Estate Common Parts
- 19 Ball games and barbecues are absolutely prohibited anywhere on the Estate Common Parts or anywhere else on the Estate and no musical instruments are to be played or audio equipment is to be played out loud on any of the Estate Common Parts and no private parties are to be held anywhere on the Estate Common Parts unless any such private parties have been pre-authorized by the Landlord at its discretion (or by any Managing Agents to whom the Landlord may have delegated this function). If such authorisation is given it shall also indicate if music is allowed and if so the type of music and any other requirements subject to which it is given.
- 20 No dog cat bird or other animal shall be allowed onto any of the Estate Common Parts or Internal Common Parts.
- 21 No noisome activity is permitted anywhere on the Estate Common Parts or in any Internal Common Parts.
- 22 The entrance doors of the Premises and to any Flat and to any Internal Common Parts shall be kept shut when not in use.
- 23 To keep all windows forming part of the Premises properly dressed with appropriate blinds, curtains or other similar furnishings.
- 24 Not keep or leave or permit to be kept or left any bicycle pushchairs or other articles of any obstruction in the Internal Common Parts or other communal areas or keep any combustible explosive or offensive goods in the Premises or upon any part of the Building or do or permit to be done any act thing whatsoever in or about the Premises or the Estate that may be or become dangerous or a nuisance or cause scandal or annoyance to the Landlord or any of the other tenants or occupiers of the Estate.
- 25 Not to install or have in any part of the Premises (or allow to be installed or had in the Premises) any wood laminate or other type of hard floor covering of any nature which could potentially cause a nuisance by noise to other residents in the Estate unless the same is laid on a good quality acoustic underlay designed to prevent or dampen noise to the intent that no nuisance or annoyance shall be caused to other residents of the Estate.
- 26 Not to alter nor allow the altering of the style of the window frames glass or glazing of the Premises save by replacing the frames or

panes with identical frames or panes to those existing as and when necessary.

- 27 Not to wash any vehicle on any part of the Estate.
- 28 Not to carry out any mechanical or other works to any motor vehicles or motor cycles on the Estate save in case of emergency.
29. The Tenant shall use and occupy the Property as a single private dwelling.
30. Not to use the Premises or any part thereof nor allow the same to be used for any illegal or immoral purpose nor to hold therein any sale by auction.
31. Not to do or suffer or permit to be done or allow to be done or to bring or allow to be brought on to the Premises or any part thereof any act matter or things of a noisy dangerous noxious offensive inflammable or combustible nature or which may cause damage to be or grow to be a danger or actionable nuisance to the Landlord or to adjoining or neighbouring premises or to the public including for the avoidance of doubt any such act matter or thing which would or might amount to harassment to such occupiers or the public or whereby any insurance of the Premises may become void or voidable or vitiated or lessened in value and on receiving notice from the Landlord or its duly authorised officer of anything done or brought on to the Premises or any part thereof which in the reasonable opinion of the Landlord shall be inconsistent with this covenant forthwith to discontinue or remove the same and to take to the reasonable satisfaction of the Landlord or its duly authorised officer as aforesaid all proper steps necessary to prevent any recurrence of the matter or matters mentioned in any such notice
32. To comply immediately with all proper recommendations or requirements of the insurers of the Premises of whatever nature and also of the fire authority as to fire and safety precautions at the Premises in each case subject to the Tenant having received written notice of such recommendations or requirements
33. Not to hold any political meeting or sale by auction at the Premises or use the Premises for any religious or charitable purpose.
34. Not to apply for planning permission for the Premises without the Landlord's consent, such consent not to be unreasonably withheld or delayed and not to object to any application for planning consent made by or on behalf of the Landlord or Homerton in respect of the Estate or any part of it or any land in the vicinity of the Estate.

35. Not to bring or keep any inflammable, explosive, dangerous or offensive substances or goods onto the Premises other than for ordinary domestic use.
36. Not to overload any of the floors, walls, staircases of the Premises nor any Conducting Media at or serving the Premises nor do anything which is likely to result in loss, damage, interference with or injury or prevent access to any Conducting Media.
- 37 Not to go onto the roof of the Building (nor permit any other person to do so) except for the purpose of performing an obligation or covenant contained or imposed in this Lease and only then (save in any emergency) having first obtained the Landlord's prior written consent.