



# Local Lettings Plan

## Cambridge City Council

### Ashley Court, CB1 2NF



<b>Landlord</b>	City Homes
<b>Total no. of properties covered by this Local Lettings Plan<sup>1</sup> (LLP)</b>	18 properties
<b>Breakdown of affected properties by type and size<sup>2</sup></b>	9 x 1-bedroom houses 9 x 1-bedroom flats
<b>Reasons for introducing the LLP<sup>3</sup></b>	<p>Cambridge City Council has seen an increase in reports of anti-social behaviour (ASB) in Ashley Court. The central location in the City makes this courtyard particularly appealing to rough sleepers with its close proximity to the City centre, hostels, and other forms of shelter.</p> <p>Estate improvements have been budgeted for in an attempt to curb the thoroughfare this area was becoming.</p> <p>Due to the high number of single people with known vulnerabilities currently living in the courtyard, some of our tenants have been exploited by others who then use their property for a variety of purposes.</p> <p>This has led to the Council's housing department, Environmental Health, and ASB teams receiving a large number of nuisance complaints. There are also suspicions of drug activity in the courtyard.</p> <p>On 2 July 2019, a letter drop was carried out in the area to gather intelligence regarding the current issues.</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>Due to the issues facing the area, all adverts 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.”</p> <p>The LLP will enable City Homes to tackle the current problems by providing robust tenancy management, whilst also offering some respite for the current community.</p> <p>This will also help to better address anti-social behaviour, and has the full support of our Problem Solving Group, including but not limited to; the Housing Officer, ASB team, Environmental Health, and the dog warden.</p>
<b>How we propose to let the properties covered by the LLP</b>	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 vulnerability within the past 3-years are excluded from being allocated accommodation.
<b>How long is the LLP being requested for?<sup>4</sup></b>	Until September 2021. The policy will be reviewed at this time and may be extended.
<b>Approved by<sup>5</sup>:</b>	Sandra Farmer – Housing Services Manager (City Homes) James McWilliams – Housing Services Manager (Housing Advice)
<b>Date of Lettings Plan:</b>	6 August 2019

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