



# Cambridge City Council Local Lettings Plan

**Location covered by plan: Albrach Court, Buchan Street.**

## **Landlord**

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

## **Total number of properties covered by this plan**

28 homes (expected to be ready for letting starting from end of October 2024)

These will be split into 17 1-bedroom properties and 11 2-bedroom properties, one of the 2-bedroom properties is a disabled adapted unit on the ground floor.

\*Dates subject to change.

## **Affected property types and sizes**

Properties will be a mixture of one and two bedroom flats, with capacity for between one and four occupants. All properties will be let at Affordable Rents (60% of market rents)

## **Reasons for introducing the Local Lettings Plan**

### **1. Background**

This Local Lettings Plan (LLP) applies to all the homes at Albrach Court. It covers all first-time lettings of all properties.

The development is estimated to be ready to let from end of November 2024. \* Dates are subject to change.

The Council has worked in partnership with housing developer, Hill, through the Cambridge Investment Partnership (CIP) to build a new housing development perfectly situated for access to the city centre.

The location of the development allows travel by foot, public transport, and cycling.

### **2. Building a mixed community**

An LLP is being introduced in order to create a balanced, sustainable community that can help complement the wider community. The LLP also aims to support local businesses and services and minimise need for private vehicle journeys to work by allocating some of the homes to people working locally. It also aims to free up council homes for others on the housing register by giving some priority to existing Cambridge City Council tenants. The LLP will help tackle homelessness by allocating some homes to homeless applicants who are owed a main duty under Part 7 of the Housing Act 1996 and aims to ensure that successful applicants can afford the rents being charged. The Council understands the need to provide housing for those who are otherwise unable to buy or rent homes due to expensive owner-occupying and private renting in the city.

### **3. Additional information**

Council tenants are allowed pets under their tenancy agreement; however, tenants are asked to consider space constraints which may not be suitable for owning more than one domestic animal such as a house cat or dog.

It is important to ensure that the development and its residents are protected from potentially negative impacts, such as noise, and the possible impact of animal fouling in open spaces.

Applicants should be aware that there is minimal car parking available. There will be 20 car parking spaces on the site. One of these spaces will be allocated to the ground floor adapted property, for disabled access. Residents can apply for a parking space. Further details about how to do this will be supplied in the property advert.

Parking will be managed by a Traffic Regulation Order (TRO) to ensure that the parking is used only by residents with a valid permit. Any vehicles in the spaces which are believed to be abandoned or for commercial use will be subject to enforcement action.

Cambridge City Council promotes the use of greener ways to travel. Residents will be able to access a secure cycle store and in addition to this, cycle racks have been provided in each development. In addition, the nearest bus stop is located at Buchan Street roundabout.

### **Has an Equality Impact Assessment been completed?**

An Equality Impact Assessment has been completed on 5 November 2024

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

#### **1. Completion dates**

The 28 affordable homes are estimated to be ready to let from the end of November 2024. *\*All dates subject to change.*

#### **2. Affordable rents**

Rents for all the properties will be set at up to 60% of market rents in line with the council's Affordable Rents Policy at Annex 4 to the [Greater Cambridge Housing Strategy 2024 to 2029](#).

All applicants will be asked to complete an affordability assessment prior to any offer to try and prevent financial hardship. The council reserves the right not to make an offer of accommodation if the applicant does not meet affordability requirements (rent should be no more than 40% of total net household income).

#### **3. Allocating homes**

The Council's Lettings Policy applies to all lettings at Albrach Court.

Subject to demand:

a) Approximately 10 of the properties will be allocated to local workers at first let. These applicants will need to be in full time employment or employment of 16 or more hours per week and will need to have been in that employment for at least 12 months. Local worker is defined as working within the Cambridge City boundary.

b) Approximately 9 of the properties will be allocated at first let to current tenants of Cambridge City Council whose homes are no longer suitable for them. This could be because their family have moved out and they wish to move to a smaller home or to another area; they are fleeing domestic abuse; or their current home is no longer suitable for other reasons.

c) Approximately 9 of the properties will be allocated at first let to other applicants on the Council's housing register. This may be applicants who are already a tenant of a Registered Social Landlord (such as housing associations), whilst for others it may be their first home. This includes homeless households who are owed a main a main duty under Part 7 of the Housing Act 1996.

17 of the properties will have 1 bedroom, whilst 11 will have 2 bedrooms and we will aim to let to a mix of applicants with school aged children, single adults and working couples.

The Council will also continue to give appropriate priority to working applicants who are homeless and those who need to move on medical or welfare grounds and may have an urgent need for housing, as well as those given an emergency status for rehousing as a result of regeneration projects.

### **Wheelchair accessible homes**

1 of these 2 bed properties will be wheelchair accessible, and this is the largest residential property, located on the ground floor. The let of this home will be subject to an Occupational Therapy assessment.

All properties on the development are adaptable to become more easily accessible for prospective tenants, including the installation of a wet room if required. This may involve assessment from an occupational therapist to ensure people's needs are met.

### **Unacceptable behaviour**

When shortlisting applicants, Cambridge City 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.

### **Equalities**

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

The Council must comply with the Public Sector Equality Duty under the Equality Act 2010, so an Equality Impact Assessment has been carried out on this Local Lettings Policy.

### The period that the plan covers

First lets of all properties as specified above

<b>Block</b>	<b>Tenure</b>	<b>Postal numbers</b>
Albrach Court	Affordable Rent 60%	3-30 Albrach Court, Buchan Street

### This plan is approved by:

<b>Name</b>	<b>Role</b>
<b>Anna Hill</b>	Housing Services Manager, City Homes (on behalf of landlord)
<b>Simon Hunt</b>	Housing Services Manager (on behalf of Housing Advice Service)
<b>Helen Reed</b>	Housing Strategy Manager (on behalf of Housing Strategy)

### Date of plan

11/11/2024

