

Local Lettings Plan

Low-rise Flats

(As specified)

June 2016

1. Aims and Objectives

This local letting plan is pursuant to Section 8.7 of Knowsley Housing Trust's Housing Allocation Policy.

This plan is to be used in conjunction with the Housing Allocation Policy and its rules and procedures.

KHT is a registered charity. It believes in equality of access to housing within its management, recognising the diversity of applicants who may apply

As a registered charity KHT will ensure that in implementing this local letting plan its obligations under charity law and pursuant to its charitable objects are met, and will therefore make every effort to see that those in need by virtue of their financial hardship, old age or infirmity are provided with accommodation and relevant associated facilities.

Through this local letting plan Knowsley Housing Trust will outline how we will be more flexible in the allocation of our homes to meet specific local issues. The properties to be included in this plan are detailed in the attached schedule.

2. Background

KHT manages stock in the Kirkby, Prescott, Huyton, Whiston, Halewood, Cronton and Knowsley Village area of Knowsley. Experience has shown that due to lifestyle choices, younger and older residents do not usually live in harmony when they are in close proximity to each other and evidence shows that vulnerable people have difficulty sustaining their tenancies when living in blocks with multi-generational residents.

In an effort to achieve and maintain community stability, all lettings will be sought from applicants appropriate to maintaining a good mix for the community; taking economic status, scheme layout and household size, age and make-up into account. Consideration will also be given to reduce the likelihood of anti-social behaviour in areas where it is already a problem.

3. Implementation

KHT is now part of Property Pool Plus. All vacancies will be advertised through this Scheme. The property advert will highlight that the local lettings plan is in place. This letting plan will allow the Lettings Officer to use discretion when allocating properties and contribute to the sustainability of blocks as detailed in section 5.1

4. Eligibility for Accommodation provided under this plan

4.1 Who is eligible for accommodation under this plan

- All applicants who have fulfilled the requirements of the Property Pool Plus scheme.

4.2 How to make an application

An application should be made in accordance with KHT's application process on Property Pool Plus. You can do this online at www.propertypoolplus.org.uk

5. Allocation of Priority

5.1 Priority will be given under the local lettings plan to:

- Firstly, people of similar profile (age, gender and lifestyle) to that of the existing residents of the block. The profile of the existing residents will be made clear in the marketing information on the advert for the property concerned.
- Secondly, if applicants with a similar profile do not bid, applicants with a proven tenancy history, who are recommended by members of the existing community and/or local resident groups, will be considered for allocation.

6. Accommodation Offers

When allocating a property, the Lettings Officer will offer the tenancy of the property to the applicant considered to be in the most need with regard to the priority determined in section 5.1 of this local letting plan.

7. Affordability Criteria

In an effort to create sustainable tenancies all offers will be subject to an affordability check to be carried out by KHT's Welfare Reform Team. Offers can only be accepted by applicants that can prove they have the income/funds to maintain the required rental payments.

8. Equality and Diversity

The Trust believes that all customers should have the opportunity and choice of living in good quality affordable housing within a strong, safe and secure community.

We are committed to equality of opportunity for all. This means that regardless of gender, religion, age, disability, ethnicity and sexual orientation, KHT's customers should have equal access to housing services. We do not tolerate any kind of discrimination.

9. Responsibility

The Business Manager for Sales & Lettings will be responsible for the implementation of this plan. This will include the training of the appropriate employees.

10. Consultation

Existing KHT customers have been consulted on this plan's proposals and supported this idea to help maintain the sustainability of blocks across the Borough

11. Associated Documents

Housing Allocations Policy

Address Schedule for the Huyton Area

Block Number	Block Address
6-10	Alamein Road
68-72	Alamein Road
1-35	Arnside Road
3-7	Derna Road
11-16	Henderson Road (Bungalows)
36/38/48/50	Manor Farm Road (Bungalows)
2-6	Montgomery Road
23-29	Montgomery Road
510-516	Princess Drive
521-527	Princess Drive
558-564	Princess Drive
569-575	Princess Drive
47-81	Windsor Road
33-35	Woolfall Heath Avenue
32-34	Woolfall Heath Avenue

Address Schedule for the Halewood Area

Block Number	Block Address
50-54	Abberley Road
60-62	Abberley Road
65-67	Abberley Road
19-23	Arncliffe Road
103-105	Arncliffe Road

1-5	Balsham Close
30-34	Banbury Avenue
37-41	Banbury Avenue
2-4	Blay Close
9-11	Blay Close
15-21	Camberley Drive
2-6	Edenhall Drive
19-23	Edenhall Drive
211-213	Halewood Road
136-140	Mackets Lane
142-146	Macketts Lane
65-67	Markfield Cres
50-52	Holland Road
1-5	Hornbeam Road
55-59	Hornbeam Road
2-6	Leathers Lane
18-26	Pendleton Green
81-85	Yew Tree Road
87-89	Yew Tree Road

Address Schedule for Prescott, Whiston & Knowsley Village

Block Number	Block Address
64/66/72/76	Brook Street
49/67/85	Brook Street
20-26	Bryer Road

474-488	Knowsley Lane
5-7	Edgerton Road
9-11	Edgerton Road
13-15	Edgerton Road
26-28	Edgerton Road
30-32	Edgerton Road
34-36	Edgerton Road
38-40	Edgerton Road
41-43	Edgerton Road
45-47	Edgerton Road
62-64	Edgerton Road
66-68	Edgerton Road
1-2	Hostock Close
3-8	Hostock Close
1-3	Scott Avenue
5-7	Scott Avenue
9-11	Scott Avenue
13-15	Scott Avenue
17-19	Scott Avenue
1/2/3/4	Vicarage Place
1-24	Victoria House

Address Schedule for the Kirkby Area

Block Number	Block Address
33 – 37	Albury Road
179 – 183	Bewley Drive
2 – 4	Britonside Avenue
6 – 8	Britonside Avenue
26-28	Cleadon Road
59 – 63	Delamare Cres
2 – 4	Eastfield Walk
2 - 6A	Fairthorn Walk
1 – 5	Gaywood Avenue
Block 1	Gaywood Green
16 – 18	Hartwood Road
8 – 12A	Ingleton Road
101-105a	Ingoe Lane
70-72A	James Holt Avenue
17 – 21A	Kersey Road
18 – 18H	Kirkby Row
2 – 4	Lingtrees Road
44 – 48	Lingtrees Road
34-36a	Marnwood Road
3 – 5	Marnwood Walk
23 – 27	Medbourne Cres
37 – 39	Medbourne Cres
43 – 47	Norbury Road

49 - 53	Norbury Road
2-6	Norbury Walk
41/46/51/52/54/64	North Park Road
2 - 4	Overdene Walk
67 - 71	Park Brow Drive
9 - 11	Ravenhead Avenue
11 - 15	Rockford Avenue
All Flats	Rushey Hey Road
13-27	Rydal Close (Bungalows Only)
45 - 47	Shirdley Avenue
34-34a	South Park Road
44-46a	South Park Road
45-45a	South Park Road
52-52a	South Park Road
55-55a	South Park Road
57-57a	South Park Road
63-63a	South Park Road
25 - 29	Stonehey Road
31 - 33	Stonehey Road
30 - 32	Tallarn Road
40 - 44	Whitefield Drive
230 - 234	Whitefield Drive
231 - 241	Whitefield Drive