

## LOCAL LETTINGS PLAN

### Lakes Estate Regeneration Development

<b>Scheme</b>	Lakes Estate development
<b>Landlord</b>	Milton Keynes City Council
<b>Completion Date</b>	Anticipated delivery as follows: Phase 1 -Jul 25 Phase 2 – October 25 Phase 3 – December 25 Phase 4 – March 26
<b>Properties covered by Local Lettings Plan</b>	<p>The development will comprise of 183 (123 Social and 60 Affordable) rental units owned and managed by Milton Keynes City Council.</p> <p>This will be made up of 112 Flats and 71 Houses as per below.</p> <p><b>Phase 1:</b>  <b>4 x 1b2p Ground Floor Flats</b>  <b>4 x 1b2p First Floor Flats</b>  <b>12 x 3b5p Houses</b>  <b>2 x 5b8p Houses</b></p> <p><b>Phase 2:</b>  <b>6 x 1b2p Ground Floor Flats</b>  <b>6 x 2b4p First Floor Flats</b>  <b>6 x 2b4p Second Floor Flats</b>  <b>4 x 2b4p Houses</b>  <b>10 x 3b5p Houses</b>  <b>2 x 4b7p Houses</b></p> <p><b>Phase 3:</b>  <b>5 x 1b2p Ground Floor Flats</b>  <b>5 x 1b2p First Floor Flats</b>  <b>3 x 2b3p Ground Floor Flats</b>  <b>4 x 2b4p First Floor Flats</b>  <b>4 x 2b4p Second Floor Flats</b>  <b>10 x 2b4p Houses</b>  <b>27 x 3b5p Houses</b>  <b>4 x 4b7p Houses</b></p> <p><b>Phase 4:</b>  <b>2 x 1b2p Ground Floor Flats</b>  <b>12 x 1b2p First Floor Flats</b>  <b>12 x 1b2p Second Floor Flats</b>  <b>12 x 1b2p Third Floor Flats</b>  <b>3 x 2b4p Ground Floor Flats</b>  <b>8 x 2b4p First Floor Flats</b></p>

	<b>8 x 2b4p Second Floor Flats</b> <b>8 x 2b4p Third Floor Flats</b>
<b>Purpose of this Local Lettings Plan</b>	<p>All Housing Units built on this development that are managed by Milton Keynes City Council will be considered within this Local Lettings Plan.</p> <p>Milton Keynes Council and their partnering social landlords have a responsibility to help residents access good quality homes and housing services which meet their needs and help create sustainable, mixed and balanced communities. The Local lettings plan also seeks to deliver effective housing management and promote good tenancy conduct and employment. At the same time, we need to ensure that those in urgent housing need are housed as soon as possible.</p> <p>The Housing Allocations Scheme advise Milton Keynes City Council may decide to apply a local lettings plan to a particular area or development or regeneration scheme.</p>

<b>Allocations Criteria</b>	<p>Properties will be directly allocated through Milton Keynes City Council.</p> <p>Applicants will need to be a Milton Keynes City Council Secure tenant being decanted from Serpentine Court, Secure tenants who have the right to return following being decanted temporarily from Serpentine Court from 5<sup>th</sup> December 2023 due to the condition of their home at Serpentine Court, or accepted and registered on the housing register before they can be considered for a property.</p> <p>Vacancies will be allocated to households in accordance with the Milton Keynes City Council's Allocation Policy, taking into consideration this Local Lettings Plan.</p> <p>Whilst the Milton Keynes City Councils Housing Allocations Policy will remain the overarching policy against which allocations will be made, terms of this Local Lettings Policy will be followed (and appended to the main policy).</p> <p>The aim of the local lettings policy will be to reflect key features to ensure a sustainable, mixed and balanced community on this development. The criteria will be followed for initial lets until all homes on the development have been let.</p>

	<p>To achieve a balanced community, the following criteria will be used for the <b>first lets only</b>, thereafter, to be allocated as per Milton Keynes overarching Allocations Policy.</p> <ul style="list-style-type: none"> <li>• Lets to be prioritised for Secure tenants moving from Serpentine court as part of the regeneration works including those with the right to return</li> <li>• Lets will also be prioritised for Secure Milton Keynes City Council tenants moving as a permanent decant (transfers).</li> </ul> <p>Thereafter, depending on stock availability</p> <ul style="list-style-type: none"> <li>• Up to 10 % of lets will be prioritised for applicants with a local connection to the Lakes Estate living in the area for a minimum of 2 years</li> <li>• Up to 35 % of lets will be made to working applicants (full or part time) or those who are not able to work due to a disability and are in receipt of benefits as a result. This % can include those moving as part of the regeneration works or permanent decant.</li> </ul> <p>For all lets:</p> <ul style="list-style-type: none"> <li>• No household with children under the age of 10 to be allocated second floor flats or above.</li> </ul> <p>In deciding the allocations for each of the above criteria, priority will be awarded using the following hierarchy.</p> <ul style="list-style-type: none"> <li>• Remaining Serpentine Court Secure tenant</li> <li>• Secure MKCC tenant moving as a permanent decant (transfer).</li> <li>• Tenancy Start date</li> <li>• Housing Priority Band</li> <li>• Application received date</li> </ul>
<b>Non-compliance with the Local lettings plan</b>	<p>If we are unable to achieve lettings under the above criteria due to a lack of qualifying applicants, allocations will be completed under the Housing Allocations Scheme.</p>

<b>Acceptance of applicants</b>	<p>All applicants housed from the Housing Register will have a verification check where we will consider if the following factors are a risk to the tenant or others around them:</p> <ul style="list-style-type: none"> <li>• Checks on current and former tenant rent accounts where applicable.</li> <li>• Checks on former addresses and with the previous landlords on conduct including any anti-social behaviour.</li> <li>• Identity and affordability checks.</li> </ul> <p>If an applicant is considered unsuitable then they will be advised in writing with clear reasons will be given.</p> <p>The properties consist of 123 social rents and 60 affordable rents.</p> <p>Successful applicants who do not hold a tenancy with a Council or Housing Association, or do not currently rent with a Council or Housing Association would be offered an introductory tenancy with a 12-month probationary period, this can then be converted to a Secure Standard tenancy.</p>
<b>Termination of the Local Lettings Plan</b>	<p>The LLP will apply to first lets only and on completion of the scheme, will revert to MKC Allocations Policy.</p>
<b>Monitoring and Review</b>	<p>MKC undertakes to monitor outcomes from this Lettings Plan on an on-going basis.</p>
<b>Equal Opportunities</b>	<p>In producing this LLP, MKC are required to comply with equality legislation, and in particular ensure that there is no unlawful discrimination in the allocation of dwellings.</p>