



Local Lettings Plan Intensive Housing Management Replacement

Author: Tenancy Services Manager

Date: July 2024

Query	Information
Landlord:	Melton Borough Council
1. Total no. of properties covered by this Local Lettings Plan (LLP)	234 properties (141 bungalows and 93 flats)
2. Breakdown of affected properties by type and size	Bradgate Lane, Asfordby – 9 Bungalows Brookfield Court, Melton Mowbray – 5 Bungalows Burnaby Place, Asfordby – 35 Bungalows Chapel Street, Melton Mowbray – 14 flats Church Close, Hose – 8 bungalows Coal Lane, Hose – 9 bungalows East Avenue, Melton Mowbray – 18 bungalows Goodriche House, St Johns Court, Melton Mowbray – 18 flats Granby Drive, Bottesford – 19 bungalows Kings Road, Long Clawson – 12 bungalows Lavender House, St Johns Court, Melton Mowbray – 18 flats Mapperley House, St Johns Court, Melton Mowbray – 11 flats Melbourne House, St Johns Court, Melton Mowbray – 11 Flats Ralph Toon Court, Asfordby – 14 bungalows Rutland House, Rutland Street, Melton Mowbray - 15 flats Sidney House, St Johns Court, Melton Mowbray – 6 flats Sysonby Street, Melton Mowbray- 12 bungalows
3. Reasons for introducing the LLP	<p>Following the review of our Intensive Housing Management Scheme (IHMS) and the removal of this service, it has released approx. 300 homes to be let to people without the need to meet the former criteria for these properties.</p> <p>While this is a positive move when it comes to allocating out homes to a wider group of applicants it could also place some of our communities and neighbours at risk and create unwarranted housing management problems. We have a number of areas where the tenants make up has been for over 60's and a lot of these older communities and neighbours are a positive environment for our older tenants to live in.</p>

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	<p>Should we be unable to let them to anyone who is 60 and above we would then cascade down to 55's and above and then 50's and above.</p> <p>Should we completely remove the IHMS restrictions completely then we could create unstable and unhappy living environments for these tenants, which in turn could cause more management issues that can't be resolved via legal actions, when they could just be through conflict of living styles.</p>
<p>4. How we propose to let the properties covered by the LLP</p>	<p>Melton Borough Council proposes to keep an age limit on these properties covered in this LLP. The proposed age restriction is to only offer them to tenants who are 60 years of age or over. If this presents problems with the number of applicants bidding for these properties then we will consider dropping that to 55 years of age and over. We will also look to not consider anyone with a history of drugs and/or alcohol misuse, as well as those involved with perpetrating anti-social behaviour within the past 3-years are excluded from being allocated accommodation.</p> <p>Those with vulnerability may be considered should they be assessed as not being at risk in the area.</p>
<p>5. How long is the LLP being requested for?</p>	<p>Until July 2025 when the plan will be reviewed at this time and may be extended.</p>
<p>6. Approved by :</p>	<p>Chris Flannery – Assistant Director for Housing Quality, Development and Landlord Services</p>  <p>Rachel Chubb – Strategic Lead – Supporting Communities</p> 
<p>Date of Lettings Plan:</p>	<p>July 2024</p>

Guidance Notes

- 1 This may not be all the properties in the development – if not, the proportion covered by the plan should be shown**
- 2 For example: 2 x 2 bedroomed ground floor flats**
- 3 What the LLP is intended to achieve?**
- 4 What is being proposed for allocating these homes?**
- 5 This may be just on first letting a new development, or could be a restriction on every letting thereafter**
- 6 The plan needs to be approved by both an authorised person representing the landlord, and the Housing Advice Service**