

## Local Lettings Plan

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| <b>Landlord</b>                 | <b>VIVID</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              |
| <b>Development</b>              | <b>Union Yard Block C</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 |
| Breakdown of properties by type | 24 x 1 bed<br>23 x 2 bed                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  |
| Reason for Local lettings plan  | <p>To help achieve balanced communities and support greater community.<br/>Cohesion and sustainability; in doing so contribute to making the area an even better place to live, work and visit.<br/>Meet the requirements Rushmoor Borough Council Allocations Policy &amp; Vivid Lettings Policy (March 24) to ensure allocations are made to suitable applicants.<br/>Ensure that current and future residents feel safe and content in their homes.<br/>Make the best use of housing stock.<br/>Reduce unnecessary turnover and potential refusals of properties.<br/>To give opportunities to those needing to downsize and free up needed larger accommodation.</p>                                                                                                                                                                                                  |
| Approach                        | <ol style="list-style-type: none"> <li>1. Vivid have a Lettings Policy (March '24) and as part of this an eligibility criterion where we have set out reasons why we may not select and applicant from the LA Allocation Pool for a particular scheme.</li> <li>2. Due to site restrictions, including off site parking, a restriction is being applied for the percentage of households with children. This restriction is 15% of households with 0-5 year olds, 15% of households with 6-10 year olds and 15% of households with 11-16 year olds.</li> <li>3. Due to the parapet wall, the top floor units will only consider households with occupants over 10 years old.</li> <li>4. Paid for off-site parking is available at a reduced cost.</li> <li>5. To make best use of affordable housing, priority will be given to people under occupying social</li> </ol> |

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|  | <p>housing in the borough as informed by the Housing Allocation Pool, where that property would be returned for the use of Social Housing provision for new households, as per the Housing Allocation Policy.</p> <p>6. Vivid reserves the right to exclude any applicant with a housing related debt (where there is no agreement in place to clear the debt) or an outstanding notice for any breaches of tenancy with a registered social landlord. However, each case be judged on its own merit.</p> <p>7. Vivid reserves the right to exclude any applicant with a criminal conviction or connection with Child abuse within the last 3 years. We do not operate a blanket exclusion policy and each case will be assessed on its own merits considering any supporting information such as an ongoing successful management plan.</p> <p>8. Properties available will be prioritised for applicants or other household members who have not committed serious anti-social behaviour or criminal activity. We usually look at behaviour in the last 2 years, or in the 2 years since being released from prison. If the behaviour was very serious, we may refuse applicants even if it occurred more than 2 years ago. A previous conviction doesn't mean that we will automatically refuse an applicant housing.</p> <p>9. If an applicant is regularly engaging with support services for at least the previous 6 months, the support will continue to be available and the relevant support services endorse the move, we will consider the applicant (possible former rough sleepers and care leavers). However no more than 10% of households to have high level support needs.</p> |
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|                                 | <p>10. RBC reserve the right make direct matches for homeless households living in temporary accommodation in the borough, including care leavers and former rough sleepers.</p> <p>11. All applicants will be assessed to ensure they meet Vivid's affordability criteria and will be subject to a credit check.</p> <p>12. The local lettings plan will be flexible and non-discriminatory.</p> <p>13. If an applicant is rejected by Vivid, they will provide evidence to support the rejection within 48 hours to Rushmoor Borough Council to consider this refusal. If the reasons for refusal are approved, we will communicate the reason for refusal to the client in writing within 48 hours of approval. Where a disagreement remains following initial discussions, the situation will be referred to the Head of Housing in the Local Authority and the relevant Head of Service within Vivid.</p> |
| Duration of local lettings plan | Initial relets                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 |