



Cambridge City Council Local Lettings Plan

Location covered by plan: Trinity Place CB2 OUT, off Clerk Maxwell Road , Newnham

Landlord

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

Total number of properties covered by this plan

14 homes (expected to be available for letting July 2023)

Affected property types and sizes

12 x 1 bedroom flats, comprising of :-

- 5 x ground floor
- 5 x first floor
- 2 x second floor

2 x 2 bedroom flats, comprising of:-

- 1 x first floor
- 1 x second floor

Reasons for introducing the Local Lettings Plan

1. Background

This Local Lettings Plan (LLP) applies to all first-time lettings of Cambridge City Council homes on the new development off Clerk Maxwell Road known as Trinity Place. This forms part of a wider, private Hill development comprising of an additional 21 houses.

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

The properties have been designed and developed to be highly energy efficient and to reduce carbon emissions.

The development is in close proximity to several university sites along Madingley Road. Within a mile of the development is the new settlement of Eddington, with a range of shops, including Sainsbury's; a school, and other facilities. The location of the development allows easy access to Central Cambridge by foot, public transport, and cycling. It is close to the Madingley Road Park and Ride site and the M11.

2. Building a mixed community

The reason for this LLP is to support a mixed and balanced community and to support the local economy. It would also be used to give priority to people who live and work locally, potentially minimising the impact on the environment by limiting the need for people to travel long distances. It is hoped this will build and strengthen the diverse community that exists in north-west Cambridge area.

It also aims to free up existing council and housing association homes for others on the register, this will be done through priority being given to people looking to downsize.

The Council recognises that Cambridge has a thriving economy and a growing population that needs housing, and some of whom may be unable to buy or rent homes due to expensive owner-occupying and Private Rented Sector (PRS) in the city.

3. Additional information

Council tenants are allowed pets under their tenancy agreement; however, tenants in flats are asked to consider that there are space constraints which may not be suitable for owning more than 1 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 dog fouling in open spaces.

This aims to protect the development and its residents from potentially negative impacts, taking into consideration advice from Environmental Health and the Dog Warden in relation to noise, Public Space Protection Orders (PSPOs) already in force across the city, and the possible impact of dog fouling in open spaces. For more information about PSPOs and exclusion areas visit <https://www.cambridge.gov.uk/dog-control>

Given the type of properties, tenants who wish to have cats in the flats would be advised to have house cats. Because of fire safety concerns no permission will be granted to tenants to install cat flaps either on their front doors in the flats or any communal entrance door.

Applicants should be aware that there are 14 parking spaces on site, two of which are electric vehicle charging points. There is very little on-street parking in the area.

Has an Equality Impact Assessment been completed?

An Equality Impact Assessment has been completed on 21st June 2023.

How we propose to let the properties covered by the plan

1. Completion dates

The letting of the affordable homes will take place from approximately July 2023 but this is subject to change. This Local Lettings Plan applies to first time lets only.

2. Affordability and rent levels

Rent levels for homes, including most service charges, will be set in line with our Affordable Rents Policy (Up to 60% of gross median market rent for that size of property, location and service provision, or the current Local Housing Allowance (LHA) rate, whichever is lower).

For more information on LHA levels in Cambridge City, please visit

<https://www.cambridge.gov.uk/local-housing-allowance>

In line with Cambridge City Council's Anti-Poverty Strategy, applicants will be asked to complete an affordability assessment before any offers are finalised, to try and prevent financial hardship. The council reserves the right not to make an offer where there is a risk that an applicant may not be able to afford the level of rent and any service charges being charged.

3. Allocating homes

The Council's Lettings Policy applies to all first lettings of affordable homes at Trinity Place.

The Lettings Policy document is available via

<https://www.cambridge.gov.uk/media/8662/lettings-policy.pdf>

The properties are built in a way that would not allow for future adaptations to be made for wheelchair use. Despite this, the properties are wheelchair friendly to ensure that visitors are accommodated for. Whilst these properties are not suitable for wheelchair users to reside, there has been consideration for those with limited mobility, in that they will be given priority to ground-floor flats with an occupational therapy recommendation.

In addition to this, subject to demand:

- a) Half of homes (7) will be allocated to applicants who are currently working either full time or part time within Cambridge City, some of whom may be in lower 'bands' under the Council's Letting Policy but struggle to access housing that is affordable
- b) Approximately one quarter of 1-bedroom flats (3) will be allocated to HomeLink transfer applicants whose homes are no longer suitable for them.

Priority will be given to Cambridge City Council or housing association tenants who are down-sizing from 3 or 4 bedroom properties, so that this will free up existing homes for applicants on the Council's housing register.

- c) The remaining 9 properties will be allocated to others on the Council's housing register. This will be a mixture of people who are already council or housing

association tenants or tenants of private landlords, whereas for others it may be their first home.

(Please note: There may be overlaps between the above groups. For example, someone allocated a home could be working within Cambridge City and be a transfer applicant.)

The Council will continue to give appropriate priority to those who are homeless and those who have an urgent need for housing following regeneration or decanting projects. In addition to this, priority will be given to those who need to move on medical or welfare grounds.

To ensure the fair representation of people with protected characteristics, allocations will be made with regard to the Council's Public Sector Equality Duty.

Unacceptable behaviour

This Local Letting Plan aims to support the objectives of the Lettings Policy and when shortlisting, the following will be considered:

The council's housing service, City Homes, will reserve the right to carry out background checks for applicants nominated to these properties.

When shortlisting applicants, the Council will consider whether an applicant or a member of their household has a history of behaviour which in the opinion of Cambridge City Council is unacceptable. Unacceptable behaviour can include being a perpetrator of (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.

Details regarding the Housing Related debt policy can be found on <https://www.cambridge.gov.uk/media/5404/housing-related-debt-policy.pdf>

City Homes reserves the right to refuse any applicant with an unspent criminal history.

The period that the plan covers

Until the first lettings are completed.

This plan is approved by:

Name	Role
Housing Services Manager (City Homes)	(On behalf of landlord)
Housing Services Manager (Housing Advice)	(On behalf of Housing Advice Service)
Housing Strategy Manager	

Date of plan

11/07/2023

