



Cambridge City Council Local Lettings Plan

Location covered by plan: Nigel Gawthrop Court (Akeman Street Development)

Landlord

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

Total number of properties covered by this plan

14 properties (expected to be ready for letting on 10th May 2021)

Affected property types and sizes

6 x 2 bedroom duplexes

All duplexes are on the first floor above the commercial units.

7 x 1 bedroom flats.

3 flats on the ground floor and 4 flats on the first floor

1 x disabled adapted wheel chair accessible 1 bedroom flat.

Ground floor

Reasons for introducing the Local Lettings Plan

1. Background

This Local Lettings Plan (LLP) applies to all first-time Cambridge City Council lettings on the Akeman Street development.

Nigel Gawthrop Court is another project where the City Council worked in partnership with housing developer Hill, to deliver a complex comprising 14 Cambridge City Council properties let on an affordable rent in the Akeman Street / Darwin Drive area North West of Cambridge.

The properties have been designed and developed to be highly energy efficient and to reduce carbon emissions. They are at a walking distance from the shopping area of Histon Road which includes Aldi, Iceland, Co-op and a considerable number of

other businesses and shopping outlets. For more information about this new development visit <https://www.ip-cambridge.co.uk/property/akeman-street/>

Furthermore, the development is ideally located with regards to local schools and colleges (St Luke's, Mayfield, Arbury schools and Chesterton Community College). It is about one mile away from the City Centre. The development will also include a new community centre and three (3) commercial units including a Take away all fronting Akeman Street.

The location of the development allows travel by foot, public transport, and through cycling - including the new Histon Road Cycle trail (under construction). For more information visit <https://www.greatercambridge.org.uk/transport/transport-projects/histon-road>

2. Contributing to an existing mixed community

The local area is already an ethnically diverse and thriving mixed community, comprising Council tenants as well as freeholders and leaseholders. The aim of this Local Lettings Plan is to contribute to, enhance and maintain the existing mixed and balanced community.

In addition, the Local Lettings Plan hopes to contribute to, and support the local economy through giving some priority to people who work locally which is also aimed at minimising the impact on the environment by reducing the need to travel to work.

The City Council understands that Cambridge has a thriving economy and a growing population that needs housing, some of whom may be unable to afford to buy or rent privately.

3. Pets in Council properties

Unless there is a local letting plan in place clearly stating, "no pets allowed", Cambridge City Council tenants are allowed pets under their tenancy agreement. However, taking into account the type of property, and considering advice received from Environmental Health and Street and Open spaces Public realm enforcement team in relation to noise nuisance, and the likely impact of dog fouling in open spaces. Further considering the fact that Public Space Protection Orders (PSPOs) are already in force across the City, it is requested that tenants in the Akeman Street development have a maximum of one (1) dog due to space constraints, and noise concerns., For more information about PSPO's and exclusion areas visit <https://www.cambridge.gov.uk/dog-control>

Given the type of properties tenants will also be requested to have house cats only; because of fire concerns no permissions will be granted to tenants to install cat flaps either on their front doors or any communal entrance door.

4. Parking

There are ten (10) parking spaces in total; Nine (9) of the spaces will be protected with bollards and available for tenants to rent separately from their tenancies. A parking space agreement will be signed separately from the tenancy agreement. On viewing applicants will be advised about parking and given the option to apply for a parking space. If we have more applicants than the number of spaces, then priority will be given to families with young children and Blue badge holders. A draw will be performed for the remaining spaces.

There will be one (1) disabled parking space available for blue badge holders for which no charge will be levied. If there is more than one blue badge holder, priority will be given to the tenant of the wheelchair accessible unit.

Parking also includes two (2) EV charging points situated one behind the Disabled parking space, and the other behind one of the remaining parking spaces. The user pays Pod Point for use of the system.

Has an Equality Impact Assessment been completed?

An Equalities Impact assessment was completed 13 April 2021 and the results have been considered in shaping this Local Lettings Plan. This will be available on the Equality Impact Assessments page of the Council's website

How we propose to let the properties covered by the plan

1. Completion date

Although the date is open to change, all 14 properties are expected to be completed by 10/05/2021.

2. Affordable Housing and rent levels

All 14 properties will be let on an Affordable Rent.

An Affordable Rent is higher than social rent levels, but less than market rent being charged by private landlords. The rent will therefore be less than the rates set by the Cambridge City Council Local Housing Allowance (LHA) ; for more details about the Local Housing rates for Cambridge from 1 April 2021 to 31 March 2022 LHA visit: <https://www.cambridge.gov.uk/local-housing-allowance> . Charges such as payment for parking spaces are not included in the rent and will not be covered by the Universal Credit Housing element or housing benefit payments.

In line with the City Council's Anti-Poverty Strategy, applicants will be asked to complete an affordability assessment before a decision is made on whether to make an offer. This is aimed at preventing financial hardship and minimising the risk of applicants being unable to afford the level of rent being charged.

3. Allocation

3.1 Cambridge City lettings Policy will apply to all lettings at Nigel Gawthrop Court. The Lettings Policy document is available via <https://www.cambridge.gov.uk/media/8662/lettings-policy.pdf>

In lettings these properties the following allocation breakdown will be applied:

- Excluding the 1 bedroom disabled adapted wheelchair accessible property, 6 properties to be allocated to households with at least one member working a minimum of 16 hours per week.
- In order to help mobility amongst existing social housing tenants, approximately 4 properties to be allocated to transfer applicants who are the existing Cambridge City Council tenants or housing Association tenants. There are 229 live transfer applicants on the housing register requiring a two-bedroom property and 252 applicants requiring a one-bedroom property.
- 3 properties to be allocated to applicants on the Housing Register who are not existing social housing tenants (Home seekers) or by direct let to homeless households.
- The 1 bedroom disabled adapted wheelchair accessible property will be direct let to households in urgent need of a wheel chair accessible property. If the property is not taken by applicants with a mobility 1 rating, applicants with Mobility-2 may be considered. There are 23 live applicants on the housing register with a Mobility-1 rating. 9 of these applicants require a one-bedroom property. There are a further 164 applicants with Mobility 2, 106 of these require a one-bedroom propertyⁱ. For more details about Mobility ratings adopted by Cambridge City Council see the end note on page 6.

3.2 Anti-Social and unacceptable behaviour

In the past few years City Homes, Safer Communities and the Police have successfully dealt with issues of anti-social and criminal behaviour in the area Some of these issues were covered by local and national news networks and where at the time a source of concern and anxiety to the local community. Every effort is being made to minimise the likelihood of similar issues reoccurring in the future.

This Local Letting Plan aims to support the objectives of the lettings policy as follows:

1. City Homes will reserve the right to carry out background checks for applicants nominated to these properties.
2. When shortlisting applicants, the City Council will consider any recent history of unacceptable behaviour. Unacceptable behaviour may include, but is not limited to; domestic abuse, harassment, hate crime, anti-social behaviour, drug dealing or other criminal activity, failing to maintain or repair their home or associated garden/communal area, noise nuisance and Housing Related

Debt; details regarding the Housing related Debt policy can be found via <https://www.cambridge.gov.uk/media/5405/housing-related-debt-policy.pdf>

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

The period that the plan covers

The policy will be reviewed in April 2022 and may be extended.

This plan is approved by:

Name	Role
Sandra Farmer	Housing Services Manager. City Homes (on behalf of landlord)
James McWilliams	Housing services Manager: Housing Advice (on behalf of Housing Advice Service)
Helen Reed	Housing strategy Manager (on behalf of Housing Strategy)

For enquiries regarding this document please email housingofficer@cambridge.gov.uk

Date of plan

13/04/2021

ⁱ Mobility ratings adopted by Cambridge City Council

Mobility Level 1

Typically suitable for a person who depends on the use of a wheelchair and transfers unaided to and from the wheelchair in a seated position. This person may be an independent traveller, someone that may require assistance from specialist equipment, or rely on help / care from others.

Mobility Level 2

Typically suitable for a person with restricted walking ability and for those that may need to use a wheelchair some of the time and can negotiate a maximum of three steps.

Mobility Level 3

Typically suitable for a person with sufficient mobility to climb a flight of steps but would benefit from fixtures and fittings to aid balance.