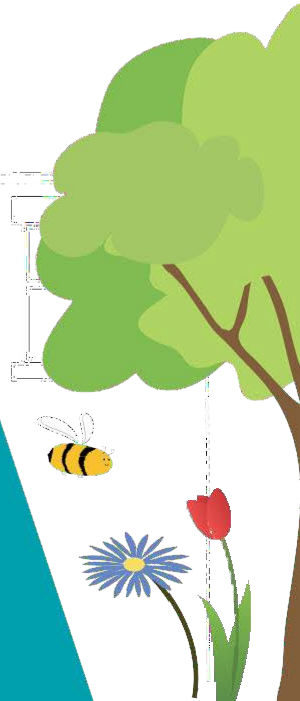
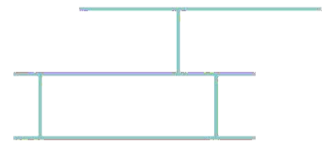
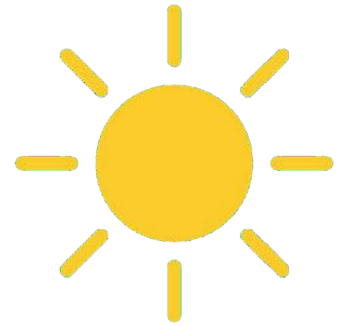


Plus Dane Housing

Local Lettings Policy

Kingsmoat (flats),
Chester



1. Introduction

This Local Lettings Policy sets out how the affordable rent apartments at Kingsmoat Garden Village, Chester will be allocated.

The scheme includes 39 apartments (33 one-bedroom and 6 two-bedroom)

The aim is to create a balanced and sustainable community by offering homes to residents who can demonstrate stability through employment, good tenancy history, and commitment to the local area, while also supporting people in housing need.

This policy applies to all lets for the duration of the plan and aims to reduce tenancy turnover and anti-social behaviour while maintaining a positive, long-term neighbourhood environment.

2. Background

Kingsmoat Garden Village forms part of a wider private housing development in Chester.

The final phase of apartments was handed over on 31 May 2025. Within the first nine months, there was a tenancy turnover of 10%, with a further two homes on notice—projecting a 16% turnover rate in the first year.

To help build a settled and sustainable community, Plus Dane has worked closely with local police to reduce anti-social behaviour and support tenancy stability.

3. Aims and Objectives

Local Lettings Policies allow housing providers to respond to specific local circumstances while remaining consistent with the local authority's main Allocations Policy.

The key objectives of this policy are to:

- Create a stable, mixed community from the outset.
 - Encourage a balance of working and non-working households.
 - Support long-term tenancies and community cohesion.
 - Reduce anti-social behaviour and tenancy failure.
 - Protect Plus Dane's investment in the scheme.
 - Promote the positive reputation and sustainability of the development.
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4. Allocation Process

All apartments will be advertised through the Choice Based Lettings system and allocated in line with the local authority's Housing Allocation Policy, taking into account the local lettings criteria set out below.

Applicants will be considered in band and date order, with preference given to those who meet the Kingsmoat-specific criteria.

5. Local Lettings Criteria

Employment

- Priority will be given to applicants aged 25 or over who are in employment.
- Applicants must be working at least 16 hours per week at the close of the bidding cycle and provide evidence such as a contract, employer letter, or recent payslip.

Tenancy History

- Applicants must provide satisfactory tenancy references for the previous two years.
- Those without prior tenancies may provide an alternative reference such as one from an employer.
- Applicants with tenancy breaches, rent arrears, or anti-social behaviour within the past two years may not be considered.

Criminal Behaviour

- Applicants with unspent convictions or recent offences involving drugs, violence, or anti-social behaviour within the past two years will not normally be considered.
- Each case will be individually assessed, and written feedback will be provided to anyone deemed unsuitable.

Age Criteria

- Applicants aged over 25 will be prioritised, particularly for the one-bedroom apartments.

Affordability

- All applicants will be financially assessed to confirm affordability and sustainability of rent and household costs.

Community Impact

- Offers may be withheld or withdrawn if there are reasonable concerns about an applicant's potential impact on the community.

6. Selection and Verification

All shortlisted applicants will be interviewed before any offer is made. Verification will include reference checks, financial assessments, and review of tenancy conduct.

An 'Entitled To' assessment will also be completed to ensure applicants are accessing full benefit entitlement.

Where appropriate, applicants will be referred to tenancy sustainment or debt advice services to encourage long-term stability.

If concerns arise about behaviour, background, or risk to the community, an offer may be withdrawn.

In cases of low demand, Plus Dane will discuss alternative letting approaches with the local authority.

7. Appeals

Applicants can request a review of any decision about their application by phone, in writing, or in person.

Reviews will be handled under Plus Dane's Lettings Policy and in line with the Nomination Agreement with the local authority.

8. Monitoring and Review

This policy applies to all lets for the duration of the plan and will be reviewed after 12 months to assess its impact on community sustainability.

Key indicators will include:

- Average length of tenancy
- Turnover rates
- Number of anti-social behaviour cases

If the approach does not achieve the desired community balance, it will be revised in consultation with the local authority.