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LETTINGS PLAN: RAGLAN COURT MOUNTBATTEN ROAD EASTLEIGH, SO50 4RR

EASTLEIGH BOROUGH COUNCIL and RAGLAN HOUSING ASSOCIATION LIMITED

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CONTEXT

Raglan Court was constructed in 1979 as a sheltered housing scheme adjacent to other general needs properties in Mountbatten Road built at the same time and still owned by Raglan. The accommodation at Raglan Court currently consists of 20 x self contained 1 bedroom flats and 16 x self contained bedsits which over time have become difficult to let and some are currently vacant. It is accepted that there is alternative sheltered accommodation within the Borough that is more attractive to potential residents.

OPPORTUNITIES

The scheme is located in the Boyatt Wood area of Eastleigh, within a sustainable mixed tenure estate, readily accessible to the town centre. Raglan Court is structurally sound, with good on site parking facilities, and the potential to provide good quality affordable accommodation to a different client group for the long term. Raglan proposes to submit a planning application to remodel parts of the scheme to provide some 2 bedroom 3 person flats without any restriction to minimum age of the residents.

LIMITATIONS

The flats that remain occupied are by people of pensionable age, currently receiving support from a part time non residential Scheme Manager, and a connection to a central control monitoring station. There are no immediate proposals to alter the existing client group. However the Scheme Manager Service is planned to be withdrawn before December 2011.

In order to minimise the possibility of a future clash of lifestyles and ensure that the scheme remains sustainable in the long term it is important to ensure that the needs and circumstances of applicants considered for the refurbished flats are complementary to those of the existing resident group.

The design of the scheme and size of the site will require existing and new residents to share the same external spaces, in particular the car park, communal grounds and internal common spaces.

Existing residents have been fully consulted both collectively and individually on the proposals. All wish to remain in their current homes; however, they are also keen to ensure that the Association and Local Authority agree letting arrangements for the new homes that are appropriate to the circumstances.

This Plan has been prepared in recognition by all parties of the need to ensure that the allocation of the refurbished flats respects the existing residents and protects the long term viability of Raglan Court.

THE DEVELOPMENT

The biggest part of the proposed remodelling focuses upon the wing of the building that was used as 16 bedsits, these are all currently vacant. The proposal is to convert these to form 8 2 bed/ 3 person flats with the potential to providing some facilities for applicants with limited mobility.

Whilst the new flats could physically be separated from the existing properties it will not allow the optimum use of the internal facilities. If the needs of the new residents are compatible with those of the existing then the two wings of the scheme can remain linked. This will maximise accessibility and allow the sharing of services, particularly the residents lounge and lift.

AIMS OF THE PLAN

The plan demonstrates collaboration between Raglan and Eastleigh Borough Council that support and reflect the needs of the wider community. Central to this is the need to have a common understanding as to the practices to be applied to the allocation of homes to ensure that the development is sustainable in both the immediate and long term.

ALLOCATION PROCESS

All vacant flats will be advertised through Eastleigh Borough Council's choice based allocation system and nominated to Raglan Housing Association Ltd in accordance with the Council's Allocations Policy.

- All nominees will be visited, interviewed and risk assessed in their current homes where possible prior to receiving an offer of accommodation. Raglan reserves the right to refuse an applicant where this process identifies that:

- legal action has been taken against the applicant for anti-social behaviour or related tenancy breaches, by their current or former landlord, or

- the risk assessment identifies the applicant to have intensive support needs, or

- there is a current housing related debt with another housing provider.

- The Association will be responsible for allocating the individual properties to those who are accepted, and in doing so will endeavour to ensure the long term sustainability of the development.

In order to provide a balanced and sustainable community within this development and to take account of statutory guidance under the Government's Fair & Flexible document, Raglan Housing Association and Eastleigh Borough Council have agreed to the following allocation criteria:

- At least one household member to be aged 50 at the date of application, and

- no household to have a permanent resident below the age of 18 at the time of application.

- Raglan will give reasonable preference to those applicants currently under occupying family accommodation.

- Raglan will give reasonable preference to those applicants with restricted mobility for the ground floor flats.

- Raglan and Eastleigh Borough Council are prepared to accept the properties being under occupied at the time of letting, provided, at the time of letting this does not limit the applicants housing benefit entitlement.

MONITORING AND REPORTING

Raglan will provide regular updates to the Borough on the scheme profile as lettings are agreed.

REVIEW

The Lettings Plan will be reviewed on the second anniversary of initial lettings.

Signed

(on behalf of Eastleigh Borough

Dated

Signed
(on behalf of Raglan Housing Association Ltd)

Dated