

LPS Highrise Temporary Accommodation

Lettings Plan

1. Justification for Lettings Plan

LPS Highrise voids managed by Temporary Accommodation team will be let with this lettings plan in mind. The aims of this lettings plan are to mitigate against any risks to the residents allocated into these blocks.

2. Description of sites

Properties included in this plan are the 8 Highrise properties, St James House, Dudeney Lodge, Nettleton Court, Falcon Court, Swallow Court, Heron Court, Kestrel Court and Kingfisher Court.

It is noted that these blocks were built using the Large Panel System (LPS). Consequently, and as per cabinet report, there are certain restrictions on materials which are potentially flammable and or have the potential for explosion which are prohibited save in exceptional circumstances. Flammable material would include large amounts of items (particularly printed material) being stored in a property – for instance where there is hoarding. This introduces a significant risk for fire fighters and the tenants. In addition, other than in exceptional circumstances, it would not be the case that we would allow compressed gas canisters which are a risk of explosion. The fire risk relating to lithium batteries is well known and there is a general prohibition on their use in our properties. All of the aforementioned items create a particular risk and so should normally exclude an individual from being accommodated in the blocks.

Those with significant needs that lead to a PEEP will be at higher risk in the event of an evacuation and while there is no outright ban, for their safety they should not automatically be allocated to these blocks.

3. Summary of the service

Temporary Accommodation is not supported accommodation. Tenants will live independently within these flats with sign posting from Housing officers when appropriate. All properties are unfurnished.

- Clients with a known history of fire starting or arson conviction will not be allocated to one of these blocks.
- Referrals will not have been evicted for nuisance or anti-social behaviour from any previous addresses. Discretion may be exercised if the applicant can show that they have over a period of not less than 2 years rectified their behaviour.
- Referrals will not have any outstanding or current tenancy notice for any breaches of tenancy relating to any item listed in this section.

- Referrals will not normally be considered if the client is known to have active drug or alcohol dependency issues.
- Referrals will not normally have any mobility issues that would require them to have a PEEP at time of letting.
- Referrals will not normally have a medical condition at time of allocation that requires the use of gas canisters. Consideration will be given if the cannisters can be stored without causing a risk to the building.
- Referrals will not normally have a history of hoarding in previous addresses or other temporary accommodation.

4. Allocation process

The properties are allocated by the placement team part of the wider Temporary Accommodation Team. By not allocating to the above listed groups of applicants the Health and Safety risks to all tenants should be reduced.

The team look to clients already accommodated in block booked and spot purchase properties. By prioritising these clients, we create capacity within existing stock and reduce reliance on spot purchases.

All clients will have an accepted homeless duty and will be accommodated under a Non Secure Tenancy.

Referrals are requested in line with our lettings plan.

5. Lettings process.

Along with the standard Non secure tenancy agreement applicants will also be required to sign a list of additional requirements that they agree to adhere to. These will include.

They agree not to store or use in their properties, Gas canisters, e-scooters, e-bikes, any combustible liquids including Petrol, cooking fat and paint (See appendix 1).

6. Monitor and review of lettings plan.

Brighton & Hove City Council will monitor the impact of this lettings plan to demonstrate that it does not discriminate, directly or indirectly on any equality grounds.

7. Conditions of the tenancy agreement

Banned items includes BBQs

No items to be stored in communal ways at any time

Need to let us know if you have a mobility scooter and type of lithium battery this has

8. Role of Brighton & Hove City Council placement team

Allocate properties in accordance with its policies and procedures.

Appendix 1

Name

Address

Date

By signing this agreement, I understand that I will comply with the following requirements when living at this address. I understand that this is in line with my tenancy agreement and failure to comply with this agreement could lead to me being evicted from the accommodation.

- I agree not to use or store gas canisters in my property unless prescribed by a medical professional. If prescribed I will inform my housing Officer immediately and will provide medical proof of the prescription.
- I agree not to take into my home, store or charge any e-scooters or e-bikes. I will use the storage facilities provided by the council outside of the building.
- I will not take into my home, store or use any combustible liquids such as fireworks, petrol or large amounts of cooking fat. Other than 1ltr of cooking fat and one litre of paint.
- I will not overload any plugs with extension leads.
- If my mobility or health needs change and I will require assistance to evacuate the building in an emergency, I will inform my Housing Officer immediately so that a Personal evacuation Plan can be written with me.

Signed

Date

Housing Officer Signature

Date