

Brentwood Borough Council

The Council uses Local Lettings Plans (LLP) to address housing management issues on existing sites and to ensure the best use of new homes when they are first let.

When properties covered by a LLP are advertised, the criteria of the LLP will be made clear in the advert to provide clear guidance to potential applicants.

Local Lettings Plan for Barnston Way (1-3 Whittington Mews)

The following LLP has been written for the letting of the 3 new properties in Whittington Mews, Hutton, Brentwood CM13 1YL.

Content of the LLP

The following table covers the content of the LLP for Barnston Way (Whittington Mews).

Subject	Content
Types of properties	<p>Barnston Way is a new development comprised of 3 properties of which 2 are properties that can be adapted.</p> <p>For this reason the allocation of the properties will be targeted at those households on the transfer list and waiting list who require an adapted home.</p> <p>Secondly if households who are registered on the transfer list or housing register do not bid for the properties, the properties will be available to those households on the transfer list who will release larger social housing accommodation in the Borough.</p> <p>Where a transfer applicant releases a larger social housing property they will be entitled to a payment under the Council's under occupation scheme.</p>
Properties to be let on a "direct let" basis	<p>The properties will be let directly by the Council to ensure that the properties are allocated who are most in need of adapted properties and who will also be able to release much needed family sized accommodation.</p>
Priority Applicants – First Group	<p>Transfer Applicants that have been refused Aids & Adaptions in their current property</p>
Priority Applicants - Second Group	<p>Transfer Applicants that require an adapted property due to medical need.</p>
Priority Applicants – Third Group	<p>Housing Register Applicants that require an adapted property due to medical need.</p>
Priority Applicants - Fourth Group	<p>Transfer Applicants that are downsizing and will release a larger property by moving.</p>

Details of the LLP	Content and Dates
Date LLP Started	1 st September 2021
Date LLP to be reviewed	April each year.
Date LLP to end	Subject to review
Properties Covered by the LLP	Three two storey town houses. Of the three properties, two are adaptable. 2 x 3 Bedrooms and 1 x 2 bed town house
Rent Charged	The properties at Whittington Mews will be charged an affordable rent. 3 bed - £186.45 (Updated 2022 £225.00). 2 bed - £153.78 (Updated 2022 £217.50)

Governance

The following table sets out the process for signing off the LLP and also when it was placed on the Council's website and then removed.

Sign off	Dates
Ward/s affected	Hutton North
Date Ward Councillors informed	
Date signed off by the Director	2.7.21
Date signed off by the Chair of the Environment, Enforcement and Housing Committee	2.7.21
Date shared on the Council's website	May 2022
Date removed from the Council's website	

