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Document Title	Local Lettings Plan - Middleshot Square

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Designation	Exec Director of Education
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Local Lettings Plan (LLP)

LLP Name:	Middleshot Square, Prestonpans
Proposed Start Date:	1 April 2024
Proposed End Date:	31 March 2025
Date:	13 February 2024
Author:	Val Hynd

Reason for the introduction of a local lettings plan

- Please provide details outlining the need for a local lettings plan i.e., high demand for housing in rural communities or where there is an increasing incidence of anti-social behaviour. What are the aims & objectives of the plan?

Stock Profile of the local lettings plan area.

Middleshot Square	2 Apt	3 Apt	4 Apt
4 in block ground	4	4	0
4 in block upper	4	4	0
Maisonette	0	24	3
Double Storey Houses		7	6

Total: 56 properties; 5 maisonettes are privately owned.

Since February 2022 Middleshot Square has become an area that requires a bit more attention and resource from a housing management perspective. Over the past 3 years 90% of the allocations have been offered to applicants on the General Needs list some of whom are only entitled to one offer in accordance with the Allocations Policy.

There has been a notable increase in ASB complaints and requests for Transfers. The plan aims to promote greater sustainability for the community.

The objectives of the plan are as follows:

- *To lower the level of ASB complaints/management issues*
- *To increase demand for the area.*
- *To increase access to social housing for those with lower housing needs.*

Please provide evidence and/or sources of data analysis that supports the introduction of the local lettings plan.

- *There are 3 properties that continually attract complaints in respect of condition and antisocial behaviour including drug misuse.*
- *Prior to February 2022 the area was stable, and the last recorded complaint was 2012. Tenants and residents are now complaining on a regular basis. There have been two serious assaults over the past few months.*
- *Tenants who have lived there for years now want to move because of the antisocial behaviour.*

Void turnover:

From April 2020 to March 2021 there were 4 void properties

From April 2021 to March 2022 there were 3 void properties.

From April 2022 to March 2023 there were 6 void properties.

From April 2023 to date there have been 6 void properties.

Prior to April 2020 there were 6 void properties over 5 years.

POLICE INVOLVEMENT

Police Scotland provided the following information in respect of calls to Middleshot Square since January 2020.

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January - December	2020 – 2021	2021 – 2022	2022 - 2023
Category			
Public Nuisance	7	2	3
Disturbance	3	2	5
Drugs	0	0	3
Noise	2	6	1
Assault	1	1	1
Damage	0	2	1
Domestic	6	14	19
Other	31	23	17
Total Number	50	50	85

Allocations Analysis for local lettings plan area by year.

Year	Allocations	Refusals
2020 – 21	4	3
2021 – 22	3	0
2022 – 23	4	1
2023 - present	9	2

Allocations Targets

- For allocations quotas out with Cabinet approved targets - please provide allocation breakdown by group targets and property type/size.

N/a – allocations will be within the quota for Sustainable Communities

Local Lettings Plan Attributes

- If additional attributes form part of the local lettings plan, please provide details below i.e., no ASB, any age criterion. Please provide information as to how these attributes contribute to achieving the aims and objectives of the plan.

- *No history of ASB*
- *No history of Drug/Alcohol abuse*
- *Tenure – sub tenant/private tenant*
- *Economically active*

All the above would help to increase demand, reduce management and ASB Issues and increase access to the social rented sector for applicants with lower Housing needs.

Consultation

- Have you discussed the introduction of the local lettings plan with local tenants & residents' groups (where applicable)?

Yes, at Local Housing Partnership meetings, although no active group in Middleshot Square.

- Have they agreed to the introduction of the lettings plan?

Yes.

- Has the Local Housing Partnership considered and approved the introduction of the local lettings plan?

Yes - the proposal was presented and agreed at the LHP meeting on 16/01/2024. We will also be seeking approval from the LHP for a project to upgrade the stairs by decorating, renewing the flooring and the door entry systems for the 4 of the blocks of flats. It is anticipated this work will be undertaken during 2024/25 at a cost of £30k.

- Are strategic partners aware of the development of an LLP in their area, it makes sense for all social landlords operating within the same housing area to understand each other's initiatives and they are developed in a planned and coordinated way.

No other social rented housing provider in the area.

Monitoring

- Is there an effective monitoring framework in place to make sure the aims of the local lettings plan are being met and there are no unforeseen consequences?

Yes, outcome will be monitored through Void and ASB spreadsheet and ASB meetings.

Review

- A local lettings plan should be reviewed on a regular basis, both on an operational and strategic basis and a decision made on whether to continue. Local lettings initiatives which go on too long are unlikely to be meeting their original aims.

Plan will be reviewed at the end of October 2024, followed by 6 monthly reviews.