

Creating a Sustainable Community at Great Western Close, Paignton

Local Estate Plan

Policy background

This Local Estate Plan has been agreed between Westward Housing and Torbay Council.

The Local Estate Plan will commence on the 1st November 2016 and run until the 1st November 2017. A review will take place in October 2017.

The Plan covers the 1 and 2 bedroom flats as owned and managed by Westward Housing at Great Western Close, Paignton.

Sustainable Community Background

The Plan has been agreed following ongoing anti-social behaviour incidents in the rented flats since 2008, mainly related to noise nuisance, drug dependency, harassment, violence and threatening behaviour.

The residents have been subject to anti-social behaviour, drug related crime and persistent nuisance, noise, intimidation, rough sleepers sleeping in the communal areas and fly tipping in communal areas, including the car park, which has left local residents feeling very vulnerable.

The scheme is a mixture of rented and owner occupied 1 and 2 bedroom flats.

The main objectives of the plan will be:

- To give respite to the community from possible future anti-social behaviour from possible new allocations on the area
- To ensure the Westward Housing and partner agency resources eg: police and mental health services can be directed to other areas of need.

To help prevent future incidents of anti-social behaviour and problems related to the supply and use of drugs, this Local Estate Plan will give overall preference to, and only consider those households who have not been involved in incidents of anti-social behaviour, harassment, nuisance or drug misuse within the last 5 years, and must therefore meet the “good behaviour” criteria as set out below.

Defining anti-social behaviour, serious harassment, nuisance and drugs misuse

For the purposes of the Local Estate Plan the following definitions support the existing policies of Exeter Torbay in the identified areas:

Anti-Social Behaviour

Is where a householder or member of the applicant's household has been cautioned with in the last 12 months or prosecuted for violent crimes against other people or properties or under any parts of the anti-social behaviour legislation, within the last 5 years.

Harassment

Is where a householder or member of the applicant's household has been cautioned with in the last 12 months or prosecuted for crimes of harassment against others, within the last 5 years.

Nuisance

Is where a householder or member of the applicant's household has caused a nuisance that has resulted in action, i.e. Stage 2 ASB Letter, Injunction or Service of a Notice of Seeking Possession by the Council or another social housing landlord. This includes actions against a tenancy through environmental health or planning legislation.

Drugs misuse

Is where a householder or member of the applicant's household has been cautioned or prosecuted for the possession or supply of illegal substances, within the last 5 years.

These criteria will be checked at verification stage, where a reference will also be sought.

Should an applicant be refused on the above they will have a right of appeal which must be submitted in writing within 7 days to the Allocations Manager, Westward Housing, Templar House, Collett Way, Newton Abbot, TQ12 4PH. The review of the decision will be completed within 14 days and the applicant advised of the decision in writing.

Local Estate Plan

- Overall preference for good behaviour
- All applicants, including homeless applicants, will have to pass the test of not being cautioned or prosecuted, or had any action taken against their tenancy for anti-social behaviour, serious harassment, nuisance and drugs misuse.
- The fact that the property is subject to a Local Estates Plan will be identified in the advert and this will be verified as part of the allocation/verification process. An allocation will be refused or offer withdrawn, if evidence comes to light that an applicant fails to meet the criteria within the Local Estate Plan
- This aspect of the Local Estate Plan relates to all allocations within the defined area of this plan.

