

Rivermead House	
Stock Breakdown	<p>94 in total (including 18 Leaseholders)</p> <p>3 x bedsit 44 x 1bed flat 46 x 2 bed flat</p>
Status Last Review Date	<p>Live Reviewed 2013</p>
Local Lettings Plan	<a href="#">Local Lettings Plan</a>
Stock Turnover  April 2019 – December 2021	<p>Total of 10 properties have been terminated during the period.</p> <p>At an average cost of £2000 per void this equates to £20,000</p> <p>19/20 x 5 20/21 x 5</p>
Termination reasons	<p>Termination reasons are collected from the outgoing tenant to indicate the primary reason for leaving the accommodation. These are in line with Government returns for LA CORE</p> <p>10 x termination reasons</p> <p>3 x family/friends 1 x extra care 3 x no info rec'd 2 x internal transfer 1 x tenant to other accommodation</p>
Anti Social Behaviour Cases	<p>A total of 35 ASB cases have been recorded during this period.</p> <p>5 are being actively investigated and 30 have been successfully closed. The reasons for the cases being reported are:</p> <p>15 x Noise 4 x Animal related 4 x Pet noise 1 x Threatening behaviour 2 x Hate related 3 x Neighbour dispute 3 x General drugs 2 x Drug dealing 1 x Complex needs</p>
Comparable Analysis	A comparative analysis has been undertaken to allow us to understand if the above data is a result of a specific issue relating to the addresses, type or a wider community and neighbourhood issues.

	<p>Rivermead House is Derby's only high-rise block of flats and therefore no other directly comparable stock exists.</p> <p>However, there are properties in the immediate area that would be impacted by the same issues should they be caused by community or neighbourhood issues. We have used the properties at Bath Street and Duke Street (3 bed maisonettes)</p> <p>During the same period only 4 properties have become vacant and 12 cases of ASB were recorded.</p> <p>Termination reasons  1 x no info rec'd  1 x eviction arrears  1 x needs ground floor  1 x moved to other accommodation</p> <p>Total:12 x ASB cases  1 x threatening behaviour  1 x pet noise  4 x noise  1 x drug use  1 x drug dealing  3 x threatening behaviour  1 x verbal abuse</p> <p>Whilst there are fewer properties within these blocks the data suggests that the issues reported by Rivermead House residents are being impacted by the style of the block. The reasons for the ASB cases though are similar and suggest an issue within the wider area to be addressed.</p>
Summary, Recommendation and Actions	<p><b>Summary</b>  Rivermead House is a unique set of properties. There are a significant number of households sharing communal corridors, lifts, and access to the building. The split of these is roughly half for single households and half for those likely to have children. The needs, lifestyles, and expectations of these two groups will be different and could pose a community cohesion and housing management issues. The number of noise cases reported supports this.</p> <p>The number of pet related issues supports that the block is not suitable for pets such dogs who would need to use communal areas/facilities.</p> <p>The data also suggests that there is an issue with drugs in the area, this is supported by the number of ASB cases reported by residents and those within the comparable area.</p> <p><b>Actions</b>  Liaise with internal teams and partners to include Housing Management, ASB team and Neighbourhoods to ensure that identified issues are being addressed collaboratively.</p>

	<b>Recommendations</b>  Retain LLP
Review Process	<p>Local Letting Plan to be reviewed in 1 year. Review panel to carry out 3 monthly monitoring during this time to assess the impact of the LLP.</p> <p>It would be expected that the number of noise, pet and drug related issues will reduce. The aim will be to update the LLP to be the least restrictive possible whilst retaining the basic aspects relating to suitability for the block, for example, no dogs.</p> <p>Review panel will consist of a representative from the following teams:</p> <p>Allocations Housing Management Anti Social Behaviour Neighbourhood Any other relevant team</p>

Gerard Street and Crompton Street	
Stock Breakdown	<b>Gerard St</b>  24 x 1 bed flat  <b>Crompton St</b>  16 x 1bed flat
Status	Live
Last Review Date	Reviewed 2013
Local Lettings Plan	<a href="#">Local lettings Plan</a>
Stock Turnover	Total of 18 properties have been terminated during the period.
April 2019 – December 2021	<p>At an average cost of £2000 per void this equates to £36,000</p> <p>19/20 x 11</p> <p>20/21 x 9</p>

Termination reasons	<p>Termination reasons are collected from the outgoing tenant to indicate the primary reason for leaving the accommodation. These are in line with Government returns for LA CORE</p> <p>18 x termination reasons</p> <p>8 x no info rec'd</p> <p>2 x family/friends</p> <p>1 x financial hardship</p> <p>1 x needs larger home</p> <p>1 x needs ground floor</p> <p>1 x relationship breakdown</p> <p>1 x tenant abandonment</p> <p>1 x evicted – arrears</p> <p>1 x bought property</p> <p>1 x deceased</p>
Anti Social Behaviour Cases	<p>A total of 17 ASB cases have been recorded during this period.</p> <p>3 are being actively investigated and 14 have been successfully closed. The reasons for the cases being reported were:</p> <p>7 x noise</p> <p>5 x communal area misuse</p> <p>2 x verbal abuse</p> <p>1 x threatening behaviour</p> <p>1 x hate related</p> <p>1 x neighbour dispute</p>
Comparable Analysis	<p>A comparative analysis has been undertaken to allow us to understand if the above data is a result of a specific issue relating to the addresses, type or a wider community and neighbourhood issues.</p> <p>For this comparison we have used Oriel Court. These properties are located in the City Centre and are a 3 storey block of 2 bed flats with communal areas.</p> <p>During the same period only 6 properties have become vacant and 4 cases of ASB were recorded.</p>

	<p><b>6 x terminations:</b></p> <p>4 x no info</p> <p>1 x Evicted ASB</p> <p>1 x Evicted other reason</p> <p><b>4 x ASB cases:</b></p> <p>2 x noise</p> <p>1 x pet noise</p> <p>1 x neighbour dispute</p> <p>Whilst the properties at Oriel Court are two beds and therefore more likely to be occupied by those with children, the data shows that despite a similar property style and location the number of terminations and ASB cases recorded was significantly lower.</p>
Summary, Recommendation and Actions	<p><b>Summary</b></p> <p>There are 40 one bed flats with communal areas and outside space in very close proximity to both each other and the city centre. The data suggests a particular issue with noise and communal area misuse. Whilst the termination reasons do not support a clear reason for the high turnover of properties the rate of turnover highlights a concern. These properties have also been difficult to let when advertised through Homefinder.</p> <p><b>Actions</b></p> <p>Liaise with internal teams and partners to include Housing Management, ASB team and Neighbourhoods to ensure that identified issues are being addressed collaboratively.</p> <p><b>Recommendations</b></p> <p>Retain LLP</p>
Review Process	<p>Local Letting Plan to be reviewed in 1 year. Review panel to carry out 3 monthly monitoring during this time to assess the impact of the LLP.</p> <p>It would be expected that the number of noise and communal area misuse issues will reduce. The aim will be to update the LLP to be the least restrictive possible whilst retaining the basic aspects relating to suitability for the block, for example, carry out assessments of incoming tenants for drug and alcohol misuse issues or previous anti-social behaviour.</p> <p>Review panel will consist of a representative from the following teams:</p> <p>Allocations</p> <p>Housing Management</p> <p>Anti Social Behaviour</p>

	Neighbourhood Any other relevant team
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Alder Walk	
Stock Breakdown	47 in total:  1 x 3 bed house 44 x 1 bed flat 2 x 2 bed flat
Status	Live
Last Review Date	Reviewed 2013
Local Lettings Plan	<a href="#">Local Lettings Plan</a>
Stock Turnover  April 2019 – December 2021	Total of 6 properties have been terminated during the period.  At an average cost of £2000 per void this equates to £12,000  19/20 x 4  20/21 x 2
Termination reasons	Termination reasons are collected from the outgoing tenant to indicate the primary reason for leaving the accommodation. These are in line with Government returns for LA CORE  <b>6 x termination reasons:</b>  2 x no info rec'd  1 x deceased  1 x ASB neighbour  1 x eviction arrears  1 x family/friend
Anti Social Behaviour Cases	A total of 11 ASB cases have been recorded during this period.  2 are being actively investigated and 9 have been successfully closed. The reasons for the cases being reported are:  10 x noise  1 x verbal abuse

Comparable Analysis	<p>A comparative analysis has been undertaken to allow us to understand if the above data is a result of a specific issue relating to the addresses, type or wider community and neighbourhood issues.</p> <p>For this comparison we have used Abbey Street which is a mix of one and two bed flats in close proximity to Alder Walk.</p> <p><b>10 x terminations:</b></p> <p>4 x no info rec'd</p> <p>2 x need larger home</p> <p>2 x deceased</p> <p>1 x family/friends</p> <p>1 x other social housing</p> <p><b>5 x ASB cases:</b></p> <p>3 x noise</p> <p>1 x threatening behaviour</p> <p>1 x drug use</p> <p>Whilst the number of terminations is lower at Alder Walk than its comparative a quarter of the reasons recorded were related to unacceptable behaviour as a Tenant (1 x ASB and 1 x eviction for arrears) suggesting that there is an area specific issue. This is further supported by 10 of 11 ASB cases being recorded as noise issues.</p>
Summary, Recommendation and Actions	<p><b>Summary</b></p> <p>Over recent years there have been ongoing issues around Alder Walk relating to drugs, prostitution, and street drinking with a significant level of collaborative work between Derby Homes and partner agencies such as Police and Neighbourhoods to address these issues been carried out.</p> <p>The information suggests that this ongoing partnership approach has had a positive effect, when compared to the information for the 40 one bed flats at Gerard Street and Crompton Street for example and should continue in order to support the development of strong and resilient communities. The information suggests there is still work to be done particularly in relation to noise issues.</p>

	<p><b>Actions</b></p> <p>Continue to liaise with internal teams and partners to include Housing Management, ASB team and Neighbourhoods to ensure that identified issues are being addressed collaboratively.</p> <p><b>Recommendations</b></p> <p>Retain LLP</p>
Review Process	<p>Local Letting Plan to be reviewed in 1 year. Review panel to carry out 3 monthly monitoring during this time to assess the impact of the LLP.</p> <p>It would be expected that the number of noise related issues will reduce. The aim will be to update the LLP to be the least restrictive possible whilst retaining the basic aspects relating to suitability for the block, for example carry out assessments of incoming tenants for drug and alcohol misuse issues or previous anti-social behaviour.</p> <p>Review panel will consist of a representative from the following teams:</p> <p>Allocations</p> <p>Housing Management</p> <p>Anti Social Behaviour</p> <p>Neighbourhood</p> <p>Any other relevant team</p>

Elton Road Quadrant	
Stock Breakdown	<p><b>Elton Rd</b></p> <p>5 x 2 bed house</p> <p>4 x 1 bed house</p> <p><b>Cotton Lane inc. Griffin Gale</b></p> <p>151 – 1 bed flat</p> <p>103 – 115 cotton lane – 1 bed bungalows</p> <p><b>Davies Close</b></p> <p>4 x 1 bed house</p> <p>11 x 2 bed house</p> <p><b>Crowshaw St</b></p> <p>2 x 4 bed house</p> <p>3 x 2 bed house</p> <p><b>Nightingale Road</b></p> <p>6 x 1 bed flats</p> <p><b>Glossop Street</b></p>



	3 x 2 bed house
Status	Live
Last Review Date	Reviewed 2013
Local Lettings Plan	<a href="#">Local Lettings Plan</a>
Stock Turnover  April 2019 – December 2021	<p>Total of 8 properties have been terminated during the period.</p> <p>At an average cost of £2000 per void this equates to £16,000</p> <p>19/20 x 4</p> <p>20/21 x 4</p>
Termination reasons	<p>Termination reasons are collected from the outgoing tenant to indicate the primary reason for leaving the accommodation. These are in line with Government returns for LA CORE</p> <p><b>8x termination reasons:</b></p> <p>3 x family/friends</p> <p>2 x need ground floor</p> <p>1 x no info rec'd</p> <p>1x relationship breakdown</p> <p>1 x deceased</p>
Anti Social Behaviour Cases	<p>A total of 15 ASB cases have been recorded during this period.</p> <p>0 are being actively investigated and 15 have been successfully closed. The reasons for the cases being reported are:</p> <p>5 x Noise nuisance</p> <p>4 x Drugs general</p> <p>3 x Neighbour dispute</p> <p>2 x Nuisance youths</p> <p>1 x Criminal behaviour</p>
Comparable Analysis	A comparative analysis has been undertaken to allow us to understand if the above data is a result of a specific issue relating to the addresses, type or wider community and neighbourhood issues.

	<p>For this comparison we have used Abingdon Street which is a mixture of 3 bed houses and one bed flats in immediate area.</p> <p>During the same period, we recorded:</p> <p><b>11 x terminations</b></p> <p>4 x no info rec'd</p> <p>2 x deceased</p> <p>1 x financial hardship</p> <p>1 x sent to prison</p> <p>1 x ASB neighbour</p> <p>1 x extra care</p> <p>1 x eviction - arrears</p> <p><b>11 x ASB cases</b></p> <p>6 x noise</p> <p>2 x verbal abuse</p> <p>1 x damage to property</p> <p>1 x hate related</p> <p>1 x nuisance youths</p> <p>The number of terminations is lower than its comparative however, the number of ASB cases are higher at 15 compared to 11. The top reason for reporting ASB in both cases was noise suggesting some targeted work may be required. The evidence also suggests that there is a specific issue with drugs within the Elton Rd. Quadrant properties with 4 of 15 ASB cases citing this as the main reason for reporting.</p>
Summary, Recommendation and Actions	<p><b>Summary</b></p> <p>These properties sit within a well established community which has strong generational links. There is a mix of size and type of property which supports customers looking to move to stay within the locality if they wish. It should be noted that 2 terminations were received as they required ground floor accommodation. This is further evidence to support the development of another current scheme to deliver several level access properties in the area.</p> <p>The evidence suggests that some targeted work around noise and drugs would be beneficial to reduce the number of reported ASB cases.</p> <p><b>Actions</b></p>

	<p>Liaise with internal teams and partners to include Housing Management, ASB team and Neighbourhoods to ensure that identified issues are being addressed collaboratively.</p> <p><b>Recommendations</b></p> <p>Retain LLP</p>
Review Process	<p>Local Letting Plan to be reviewed in 1year. Review panel to carry out 3 monthly monitoring during this time to assess the impact of the LLP.</p> <p>It would be expected that the number of noise related issues will reduce. The aim will be to update the LLP to be the least restrictive possible whilst retaining the basic aspects relating to suitability for these addresses, for example giving preference to those who live in the area and/or need to downsize, carrying out assessments of incoming tenants for drug and alcohol misuse issues or previous anti-social behaviour.</p> <p>Review panel will consist of a representative from the following teams:</p> <p>Allocations</p> <p>Housing Management</p> <p>Anti Social Behaviour</p> <p>Neighbourhood</p> <p>Any other relevant team</p>

Maryland Road	
Stock breakdown	<p>3 x 2 bed houses</p> <p>17a, 17b and 17C Maryland Road</p>
Local Letting Plan	<p><a href="#">Local letting Plan</a></p>
Summary and recommendation	<p>This LLP was established when three new build properties were developed in 2015. The Plan states that this was intended for both new and subsequent lets.</p> <p>Two of the three original tenants remain at the properties with one having had a single change in tenancy via a mutual exchange. There have been no void periods since they were first let.</p> <p>There have been two reported ASB cases in relation to these addresses since 2015, one for noise and one for minor damage caused by passing youths, both resolved.</p> <p>The evidence suggests that these tenancies are sustainable and likely to be occupied for the foreseeable future removing the need for a Local lettings plan</p>

	<b>Recommendation</b>  Remove plan
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Exeter House	
	<p>Exeter House is no longer used for general lettings with all vacancies converted into temporary accommodation properties as they arise. As a result of this the Local Lettings Plan is no longer required.</p> <p><b>Recommendation</b> Remove LLP</p>

### Locations with Inactive Local Lettings Plans

#### Previously agreed to remove plans:

Abbott Barns Close	<a href="#">Local Letting Plan</a>	Inactive - 2013	<a href="#">Board Report 2013 - Local Letting Plan Review</a>
Katrine Walk	<a href="#">Local Letting Plan</a>	Inactive – 2013	
Oakvale house	<a href="#">Local Letting Plan</a>	Inactive Now Rose Homes	

#### New Builds with plans for first let only:

Yarnspinner	<a href="#">Local Letting Plan</a>	New Build – First let only	
Clarion Court	<a href="#">Local Letting Plan</a>	New Build – First let only	
Victory Road	<a href="#">Local Letting Plan</a>	New Build – First let only	