



Local Lettings Plan Park Lane, Nuneaton

Issued by Landlord Services – Social Housing & Community Safety

July 2023

Park Lane – Local Lettings Plan Quality Record

| Revision | Date | Description | Stage | Agreed |
|-----------------|-------------|--------------------------|--------------|---------------|
| | | 1 st revision | | |
| | | Single Member Decision | | |
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| Landlord | Nuneaton and Bedworth Borough Council (NBBC) |
| Total number of properties covered by this Local Lettings Plan (LLP) | All lettings to general purpose properties in Park Lane, Nuneaton. 49 Properties in total. |
| Breakdown of properties by type | 1 x 3 bedroom house 48 x 1 bedroom flats, 7 of which are Leasehold properties. Total dwellings: 49 |
| Reasons for the LLP | <p>Nuneaton and Bedworth Borough Council (NBBC) wish to apply for a Local Lettings Plan (LLP) with the support of Warwickshire Police who have provided supporting information with regards to the impact of crime occurring from Park Lane, Nuneaton since the 01 January 2023.</p> <p>Warwickshire Police collated all the incidents regarding several addresses at Park Lane flats from 01 January 2023 and in total there have been 36 incident reports to the police.</p> <p>These reports vary in response categories; however, all required police attendance therefore placing strain on police resources due to the repeated nature. Often the reports surround complaints and incidents with one another, which again causes a risk to the community inside of Park Lane, but also impacts the livelihood of those inside of Park Lane who are not involved.</p> <p>The anti-social behaviour (ASB) perpetuated from within Park Lane, Nuneaton, specifically relates to:</p> <ul style="list-style-type: none"> • Criminal damage, including damage to NBBC property on several occasions. • Physical violence with the use of weapons • Assault of Police Officers • Domestic incidents that include criminal damage, verbal abuse, and suspected physical violence • Threatening and abusive behaviour towards residents • Hate crime. • Drug dealing • Excessively loud music |

- Shouting

A large majority of these incidents appear to have occurred whilst residents are intoxicated or have taken illegal substances, or both. This has also been the case even when perpetrators are being supported by substance abuse specialist organisations.

Incidents of crime and ASB are occurring almost daily causing significant impact to Council resources as well as resources for Warwickshire Police's response and Safer Neighbourhood Teams.

NBBC has recently had to submit three Without Notice Emergency Injunction applications to the County Court within a very short space of time. The criteria to meet a Without Notice Injunction is serious and being successful in achieving the Order goes to show the seriousness of incidents occurring. One of the Injunction orders has been breached that requires a pre-committal application and will likely lead to possession proceedings.

NBBC have also issued three Acceptable Behaviour Contracts in partnership with Warwickshire Police, as well as issuing multiple warning letters.

A nomad camera has been in situ in Park Lane since October 2022 and remains in place due to ongoing issues. It is also having to be relocated to cover more of Park Lane than it did previously.

To tackle this behaviour, Warwickshire Police and NBBC's Neighbourhood's team have increased their visible presence in the area, carried out multiple visits to all resident's properties and door knocking to collect intel/information. We have also held day surgeries at the local community centre situated on Kingswood Road, Nuneaton.

Overall, there has been a significant number of hours been invested into the area to try to bring the community some respite, as well as a significant amount of money spent by NBBC in legal proceedings.

NBBC and Warwickshire Police have held discussions on whether a Problem-Solving Plan (PSP) would be suitable but concluded that the crime and ASB perpetuated in the area is not related to the design or layout of Park Lane, Nuneaton, but due to the behaviour of residents, meaning a PSP would be unlikely to be beneficial.

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| | <p>Warwickshire Police supports NBBC to implement an LLP for new residents at Park Lane because this would help in the reduction of ASB and work towards safeguarding the existing community in and around Park Lane.</p> <p>NBBC believes an LLP will bring existing residents' peace of mind from new tenants being allocated properties that have a history of ASB, which in turn means that ASB will more likely phase out in time due to restrictions placed on allocations in the Park Lane area, therefore protecting the community and NBBC housing stock.</p> |
| <p>Proposal on letting</p> | <p>This Local Lettings Plan will remain in place for all general-purpose lettings at Park Lane.</p> <p>This Lettings Plan will exclude:</p> <ul style="list-style-type: none"> • Anyone who has received a punishment for ASB, including but not limited to: <ul style="list-style-type: none"> ○ Acceptable Behaviour Contract (ABC) ○ Criminal Behaviour Order (CBO) ○ Civil Injunction ○ Community Protection Notice (CPN) ○ Closure/Partial Closure Order ○ Noise Abatement Notice • Anyone with a history of anti-social behaviour (ASB) • Anyone who has been involved in criminal behaviour, including but not limited to: <ul style="list-style-type: none"> ○ Intimidation ○ Harassment ○ Abuse, including Domestic Abuse ○ Violence, with or without weapons ○ Drug dealing ○ Drug use <p>Any applicant who has a history of the above will be restricted from being offered ANY property in Park Lane, Nuneaton.</p> <p>No more than 25% of lettings to these flats will be made to applicants identified by NBBC Homes as being vulnerable or having support needs.</p> |

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| <p>How long is the LLP being requested for?</p> | <p>The impact of this Local Lettings Plan will be monitored every three months. Next review date if approved will be October 2023.</p> <p>For as long as the plan remains in place, it will be reviewed on a quarterly basis in partnership with Warwickshire Police within the Partner Problem Solving Tasking meeting, unless there are strong reasons for doing so earlier.</p> <p>Following any review, the plan may be amended with the agreement of the Director and/or Assistant Director for Social Housing & Community Safety.</p> <p>It is expected that over time the balance of the immediate community will be improved, and it is anticipated that reductions in crime and ASB will follow because of this Local Lettings Plan.</p> |
| <p>Approved by</p> | <p>Dawn Dawson – Director, Housing & Community Safety</p> <p>Nicola Botterill – Assistant Director for Social Housing and Community Safety</p> |
| <p>Date of plan</p> | <p>21 July 2023</p> |