



# **Local Lettings Plan Lexington Court**

**Issued by Landlord Services – Housing & Regeneration**

**January 2023**

## **Lexington Court – Local Lettings Plan Quality Record**

<b>Revision</b>	<b>Date</b>	<b>Description</b>	<b>Stage</b>	<b>Agreed</b>
		1 <sup>st</sup> revision		
		Single Member Decision		
		EqIA		

<b>Landlord</b>	Nuneaton and Bedworth Borough Council
<b>Total number of properties covered by this Local Lettings Plan (LLP)</b>	All potential lettings to Lexington Court general purpose properties
<b>Breakdown of properties by type</b>	<p>58 flats</p> <p>31 flatlets (1 void)</p> <p>13 houses (1 void)</p> <p>18 maisonettes</p> <p>13 Leaseholders</p> <p><b>Total 120 NBBC owned dwellings</b></p>
<b>Reasons for the LLP</b>	<p>There has been a long history of anti-social behaviour (ASB) at Lexington Court which has recently increased in volume and severity. This is the third time a request has been made to reinstate a plan at this site. When the plan is in place, we witness a period of stability but this alters when removed.</p> <p>Residents are afraid to come forward to report any issues due to fear or reprisals and will not complete diary sheets or engage positively with Officers.</p> <p>ASB and TMOs often witness the behaviour themselves and have been advised by Police that the people visiting are serious criminals that are known for carrying and using weapons.</p> <p>There are regular reports of individuals using illegal drugs in communal areas and reports of people shooting up in the arches and bin stores with residents being threatened with dirty needles and scalpels. This is an obvious health and safety risk.</p> <p>It is also reported that vulnerable tenants living at the site are being targeted by criminals and are being exploited.</p> <p>Addresses to note:</p>

	<ul style="list-style-type: none"> <li>• Young vulnerable male, cuckooed by known drug dealers. Property sitexed and tenancy has been terminated.</li> <li>• Male tenant, no known medical conditions but alcohol/ drug dependant attacked at the property by unknown persons. No evidence to support this incident and no Police involvement.</li> <li>• Single male, autism and ADHD fled the property following an attack from known perpetrator in the area. No reports made to the Police due to fear of reprisal. No evidence to support this incident and no Police involvement.</li> <li>• Weapons at the address, reports that the tenants dogs have attacked another resident and dog. Police investigating and NBBC are taking their own legal action.</li> <li>• Reports of drug dealing, use of class As, frequent visitors, throwing urine and needles out of the windows, verbal abuse from visitors to the property, arguing, shouting and screaming. Tenant has been served with an NPP 05/01/2023.</li> </ul> <p>Since CX was introduced in 2020 there has been 33 open cases of ASB at Lexington Court. Categories include drug use, dealing, cuckooing and excessive noise. Currently there are 5 open cases for this site.</p>
<p><b>Proposal on letting</b></p>	<p>This Lettings Plan will remain in place for all general-purpose lettings at Lexington Court.</p> <p>This Lettings Plan will exclude:</p> <ul style="list-style-type: none"> <li>• Anyone with a history of serious anti-social behaviour (anyone who has received an ABC, ASBI, CBO, Civil Injunction or who has been implicated in a previous Closure Order elsewhere in the Borough) and/or criminal behaviour such as; intimidation, drug dealing or discrimination/harassment (due to any of the protected characteristics in the equality section) will be restricted from being offered <b>ANY</b> property.</li> <li>• 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.</li> </ul>
	<p>The impact of this Lettings Plan will be monitored every 3 months. Next review date if approved with be April 2023.</p>

<p><b>How long is the LLP being requested for?</b></p>	<p>The plan 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. Following review, the plan may be amended with the agreement of the Director for Regeneration and Housing.</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 as a consequence of this local lettings plan.</p>
<p><b>Approved by</b></p>	<p>Dawn Dawson – Director, Regeneration &amp; Housing Nicola Botterill – Head of Housing &amp; Responsive Repairs</p>
<p><b>Date of plan</b></p>	<p>10 January 2023</p>