

## Caerphilly Common Housing Register Local Lettings Policy Pro-Forma

<b>Details of area to be covered:</b>	N <sup>o</sup> :	
	Road(s):	
	Town:	Oakdale
	Postcode:	NP12 0NY
<b>Details of properties to be covered:</b>	Count:	4 three bedroom, five person house
	Bedrooms:	11 two bedroom four, person house
	Type(s):	10 one bedroom, two person flat
	Landlord(s):	Pobl
<b>Reason for requesting a local lettings policy:</b>		<p>Sycamore Gardens is a new development on the former golf course site. We have already taken handover of other properties on this site and would like to request an LLP for a period of 12 months following final hand overs, which will enable us to create a balanced and sustainable community therefore propose a mixture of applicants with varying needs and priorities to be considered.</p> <p>Allocating on the basis of need alone could result in a high concentration of people with support needs, which may affect the balance/harmony of the estate.</p>
<b>Summary of evidence base to support local lettings policy:</b>		<p>We have had concerns raised that social housing developments bring anti-social behaviour and criminal activity issues to an area. We do assure local communities that we will try to allocate these properties sensitively.</p> <p>There are often unique challenges around creating a sense of community on new developments. In the first 12 months there is often a higher than average rate of anti-social behaviour and a higher demand for services from us as a landlord. An LLP can assist with our aspiration to create a cohesive and sustainable community where people will thrive and want to live.</p> <p>We have already seen serious issues of ASB on the site, these being reported by both Pobl residents and private residents. We are working to address these, but longer term we need to ensure a balanced community to maintain Pobl's reputation.</p>
<b>Objective of local lettings policy:</b>		To ensure that we create a balanced community. To Prevent any housing management issues arising,

	and to maintain a positive reputation as a social landlord.
<b>Restrictions to be placed on lettings:</b>	<p>No applicants with substance misuse issues in the last 3 years.</p> <p>No applicants that have a poor tenancy reference in the past 3 years in relation to ASB, including where they have received the following:- an injunction, possession order, notice seeking possession, demotion notice or demotion order, Section 21 notice due to ASB, CBO, CPN, closure order).</p> <p>Applicants coming via homelessness need to have a positive reference from the housing advice team with regards to their conduct in temporary accommodation.</p> <p>Applicants from the general waiting list who are unable to demonstrate a positive history of sustaining a tenancy via a Landlord reference must have either:-</p> <ul style="list-style-type: none"> <li>i. A positive reference from a relevant support professional regarding general conduct or</li> <li>ii. A reference from another professional who knows them in a personal capacity.</li> </ul> <p>Any applicant that has unspent convictions for violent offences, theft/burglary and/or drug offences will be not be considered.</p> <p>Preference given to those in employment. Capped at no more than 40% of total lettings.</p>
<b>Details of any community consultation:</b>	<p>We have received a number of complaints about anti-social behaviour including loud music, parties, verbal abuse, threats and drug-related activity from the properties that were handed over in May/June 2020. One resident felt so affected by these issues that she ended her tenancy within the first 6 months.</p> <p>We have spoken to all residents involved and are working towards creating a community agreement for existing residents and new residents that move onto the site. We hope this will help build a sense of community as well as help Pobl to maintain a positive reputation as a social landlord and enhance chances of local support for future social housing developments.</p>

<b>Summary of equality impact assessment:</b>	Concerns around access to these homes for those not working or not able to work due to disability or caring responsibilities have been addressed via a 40% cap on applicants in work; this cap also addresses concerns around age discrimination for applicants who have retired. Additional measures around disability/mental health have already been considered in the LLP.	
<b>Implementation date:</b>	<b>22/10/20</b>	
<b>Termination date:</b>	<b>31/01/22</b>	
<b>Review frequency:</b>	<b>12 months of completed site handover</b>	
<b>Monitoring and review arrangements:</b>	To enable to Council to assess the level of impact of the LLP on lettings to band 1 and 2 applicants, Pobl will provide the Council with an analysis of the initial lettings within one month of completion (February 2021).	
<b>Requesting officer:</b>	<b>Name:</b>	<b>Angela Harris</b>
	<b>Position:</b>	<b>Area Neighbourhood Manager</b>
	<b>Organisation:</b>	<b>Pobl</b>
<b>Dated:</b>		
<b>Panel decision:</b>	<b>Approved</b>	
<b>Dated:</b>	<b>22/10/2020</b>	
<b>Decision details:</b>		

Please ensure that the pro-forma is fully completed before sending via secure email to the common housing register team at [CHR@caerphilly.gov.uk](mailto:CHR@caerphilly.gov.uk) . Please telephone 01443 873521 should you need to speak with a member of the team.

