

Caerphilly Common Housing Register Local Lettings Policy Pro-Forma

Details of area to be covered:	Nº:	
	Road(s):	St Mary's Road
	Town:	Upper Penllwyn, Pontllanfraith
	Postcode:	
Details of properties to be covered:	Count:	1 x 4 bed 6 person house
	Bedrooms:	
	Type(s):	1 x 3 bed 5 person house
		1 x 2 bed 4 person house
		1 x 1 bed 2 person ground floor flat
		1 x 2 bed 3 person ground floor flat
		1 x 1 bed 2 person first floor flat
		1 x 2 bed 3 person first floor flat
		Total units – 7
	Landlord(s):	Pobl
Reason for requesting a local lettings policy:		<p>St Mary's Road is a new development that Pobl are due to take handover of in the middle of December 2021.</p> <p>There is an assortment of units within the development and we would like the community to both reflect and benefit from the diversity.</p> <p>We would therefore like to request an LLP for 12 months after hand over of all units on the development which will enable us to create a balanced and sustainable community; proposing a mixture of applications with varying needs and priorities.</p>
Summary of evidence base to support local lettings policy:		<p>Over the last 18 months Pobl has taken handover of multiple developments, particularly in the Blackwood area. Unfortunately within a short space of time a high amount of anti-social behaviour has been reported which has had a negative impact upon not only the community, but also Pobl as a social landlord.</p>

	<p>Within the vicinity of St Mary's Street there has been an increase in crimes that are being reported which include violent crime (36%), anti-social behaviour (27%) and public order (17%). Pobl also manage older stock within this area and have identified their own trends which include a rise in violence and crime associated with mental health conditions and substance misuse.</p> <p>Pobl remain committed to building balanced and inclusive communities, as well as communities that feel safe and listened to. It is important for Pobl to address anti-social behaviour in the community effectively in order to withhold their reputation as a Social Landlord.</p>
Objective of local lettings policy:	<p>The objective of our LLP is to ensure that we create a balanced community that is reflective and sustainable. We want to create communities where people feel safe. In order to do this we need to prevent and reduce the possibility of both housing management and anti-social behaviour issues arising.</p>
Restrictions to be placed on lettings:	<p>No applicants with significant substance misuse within in the last 18 months:</p> <p><u>Clarity around interpretation of terms</u></p> <p>Significant substance misuse may include significant impairment or distress manifested by one (or more) of the following, occurring within a 12-month period:</p> <ul style="list-style-type: none"> • Recurrent substance use resulting in a failure to fulfil major role obligations at work, school, or home (e.g. repeated absences or poor work performance related to substance use; substance-related absences, suspensions or expulsions from school; neglect of children or household); • Recurrent substance use in situations in which it is physically hazardous (e.g., driving an automobile or operating a machine when impaired by substance use); • Recurrent substance-related legal problems (e.g. arrests for substance-related disorderly conduct; • Continued substance use despite having persistent or recurrent social or interpersonal problems caused or exacerbated by the effects

	<p>of the substance (e.g. arguments with spouse about consequences of intoxication, physical altercations).</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 via a Landlord reference must have either:</p> <ol style="list-style-type: none"> 1. A positive reference from a relevant support professional regarding general conduct or 2. A reference from another professional who knows them in a personal capacity. <p>Homeless team to be contacted prior to any skips to ensure there has not been a change of circumstances for an applicant which may make them eligible under the LLP.</p> <p>No applicants with unspent convictions for violent offences, theft/burglary and/or drug offences. Guidance to rehabilitation of offenders Act 1974 (amended in 2014) can be found at the bottom of this document.</p> <p>As this is a small development it is proposed that a maximum of 1 household with high support needs in relation to substance misuse is accommodated on the site support in order to ensure the development balanced and sustainable.</p>
Details of any community consultation:	N/A.
Summary of equality impact assessment:	<p>This is a small site with only 7 units so the LLP has been agreed to help build a sustainable community. There are no negative direct impacts on protected</p>

	characteristics and the LLP will have a positive impact for those with disabilities who will not be excluded. The LLP also considers allocating one unit to a family with high support needs.	
Implementation date:		
Termination date:		
Review frequency:	12 months following completed site handover - December 2022, with a list of applicants	
Monitoring and review arrangements:	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 3months of completed hand over.	
Requesting officer:	Name:	Angela Harris
	Position:	Housing Manager
	Organisation:	Pobl
Dated:		
Panel decision:	Approved	
Dated:	23/11/2021	
Decision details:		

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 . Please telephone 01443 873521 should you need to speak with a member of the team.

