

Caerphilly Common Housing Register Local Lettings Policy Pro-Forma

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| Details of area to be covered: | N ^o : | |
| | Road(s): | Ffordd Penalta (Penalta Way), Rhodfa Wyllie (Wyllie Drive), Pentwyn Road |
| | Town: | Pontllanfraith Blackwood |
| | Postcode: | NP12 2QX |
| Details of properties to be covered: | Count: | 6 x 1 bedroom flats |
| | Bedrooms: | 3 x 2 bedroom houses |
| | Type(s): | 2 x 2 bedroom bungalows 3 x 3 bedroom bungalows Total units - 14 |
| | Landlord(s): | Pobl |
| Reason for requesting a local lettings policy: | <p>Hawtin Meadows is a new development in the Pontllanfraith area. We have already taken handover of six houses and two flats on this site and would like to request an LLP for all future lettings on the development 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> | |
| Summary of evidence base to support local lettings policy: | <p>We have had concerns raised that social housing developments bring anti-social behaviour and criminal activity issues to an area. Whilst we assure local communities that we will try to allocate these properties sensitively, without an LLP this is not always possible.</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>Redacted information</p> | |
| Objective of local lettings policy: | <p>To ensure that we create a balanced community. To Prevent reduce the possibility of housing management issues/ASB arising, and to maintain a positive reputation as a social landlord.</p> | |

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| <p>Restrictions to be placed on lettings:</p> | <p>Restrictions will not be applied to applicants allocated one of the bungalows.</p> <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 of the substance (e.g. arguments with spouse about consequences of intoxication, physical altercations). <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</p> |

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| | <p>sustaining via a Landlord reference must have either:</p> <ul style="list-style-type: none"> i. A positive reference from a relevant support professional regarding general conduct or ii. 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> | |
| Details of any community consultation: | <p>Redacted information.</p> <p>We hope by having a local letting policy in place this will enable us to 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> | |
| Summary of equality impact assessment: | <p>There are no identified negative impacts from the LLP. Applicants with a disability will not be excluded.</p> <p>The LLP will help to create a more balanced community with a positive mix of residents with different characteristics and backgrounds.</p> | |
| Implementation date: | 26/07/2021 | |
| Termination date: | 26/07/2022 | |
| Review frequency: | 12 months of completed site handover - possibly October 2022 (excluding bungalows hand over in Jan 2022) | |
| Monitoring and review arrangements: | | |
| Requesting officer: | Name: | Angela Harris |
| | Position: | Area Neighbourhood Manager |
| | Organisation: | Pobl |
| Dated: | 19/07/2021 | |
| Panel decision: | Approved | |
| Dated: | 26/07/2021 | |
| Decision details: | Pobl to provide the Council with a list of all first lettings. | |

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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.



Is it spent?

The Rehabilitation of Offenders Act 1974 gives people with spent convictions and cautions the legal right not to disclose them when applying for most jobs and for other purposes, like when buying insurance.

Apart from those individuals who are given prison sentences of more than 4 years, most people with convictions will benefit from it at some point in their lives. The table below sets out the time it takes for the main sentences to become spent following the changes that were introduced in 2014. This is known as the 'rehabilitation period' for the conviction. A conviction may have a number of rehabilitation periods depending on the sentence - in this situation, the longest one applies.

If you have access to the internet, you can also use our online tool www.disclosurecalculator.org.uk

Prison sentences & Community orders (with a buffer period)

| Sentence | | Time it takes to become spent | |
|---|--|------------------------------------|---|
| | | Adult (18+) at conviction/disposal | Young person (U18) at conviction/disposal |
| Prison (including suspended prison sentences) | Over 4 years or a public protection sentence | Never spent | Never spent |
| | More than 30 months and less than (or equal to) 4 years | Full sentence + 7 years* | Full sentence + 3 ½ years* |
| | More than 6 months and less than (or equal to) 30 months | Full sentence + 4 years* | Full sentence + 2 years* |
| | Less than (or equal to) 6 months | Full sentence + 2 years* | Full sentence + 18 months* |
| Community order / Youth rehabilitation order | | Full length of the order + 1 year | Full length of the order + 6 months |

*Sentence length includes time spent on licence

Other community sentences (with no buffer period)

| Sentence/Disposal | Time it takes to become spent (from date of conviction) | |
|---|---|---|
| | Adult (18+) at conviction/disposal | Young person (U18) at conviction/disposal |
| Fine | 1 year | 6 months |
| Conditional discharge | Length of the order | Length of the order |
| Absolute discharge | Spent immediately | |
| Conditional caution / youth conditional caution | 3 months (or when it ends, if earlier) | 3 months |
| Simple caution / youth caution | Spent immediately | |
| Compensation order | Once it is paid in full | |
| Bind over | Length of the order | |
| Hospital order (with or without restrictions) | | |
| Referral order | | |
| Reparation order | Spent immediately | |
| Endorsement (imposed by a court) | 5 years | 2 ½ years |
| Motoring disqualification (imposed by a court) | Length of the disqualification | |
| Relevant order | Length of the order | |