

Caerphilly Common Housing Register Local Lettings Policy Pro-Forma

Details of area to be covered:	N ^o :	13 a, 13b, 15a, 15b, 17a and 17b
	Road(s):	Heol Poplys
	Town:	Aberbargoed
	Postcode:	
Details of properties to be covered:		
Details of properties to be covered:	Count:	4x1 bed flats
	Bedrooms:	2x 2 bed flats
	Type(s):	
	Landlord(s):	
Reason for requesting a local lettings policy:		
		<p>Heol Poplys is a new development on a mixed tenure site and we would like to request an LLP for the 6 new lettings on this 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 based on need alone could result in a high concentration of people with support needs, which may affect the balance of the estate. These properties are part the first new development undertaken by Caerphilly Homes in partnership with Llanmoor Homes and the previous 6 have attracted a lot interest</p>
Summary of evidence base to support local lettings policy:		
		<p>This block of flats is in a brand new development of privately owned homes. They are the only flats in the development</p> <p>The first tranche of properties were made up of 6 one bed flats and 2 houses and a LLP was attached to those which has been successful despite negativity from some of the owner occupiers. In order to ensure the continued success of this mixed tenure development we are asking for a replication of the original LLP for the first set of allocations</p>
Objective of local lettings policy:		
		<p>To ensure that Caerphilly Homes can contribute to a balanced community by ensuring that new customers have a range of experiences and requirements, that they are engaged and responsive to their obligations and responsibilities</p>

Restrictions to be placed on lettings:

Caerphilly Homes is proposing that a maximum of one household with needs that are challenging to professionals or have high support needs are accommodated within the development which equates to one household in the block.

Each application will be looked at on an individual basis and given proper consideration and will include reviewing whether there is information regarding applicants that indicates:

- Previous or current ASB that has led to the loss of accommodation.
- Previous ASB which has culminated in enforcement action (NSP/ injunction/ Possession/ ASBO/Closure Order)
- Significant mental health conditions that affect the household's ability to manage a tenancy (where medication is either not taken or proving effective).
- Conviction of criminal behaviour – which has a direct relevance to maintaining a tenancy and/or respectfully living in a community with others
- Significant substance misuse issues

Significant substance misuse issues:

Some clarity around interpretation of terms:

Significant substance misuse may include significant impairment or distress, as manifested by one (or more) of the following, occurring within a 12-month period:

- Recurrent substance use resulting in a failure to fulfill 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

	<p>an automobile or operating a machine when impaired by substance use)</p> <ul style="list-style-type: none"> • 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) 						
Details of any community consultation:	These properties are part of a wider development for mixed tenure that were built by Llamoor and acquired by Caerphilly Homes						
Summary of equality impact assessment:							
Implementation date:	With immediate effect						
Termination date:	October 2023						
Review frequency:	yearly						
Monitoring and review arrangements:	Caerphilly Homes new tenancy procedures include regular visits and meetings with customers particularly in the first year of the tenancy. Caerphilly Homes will monitor complaints and compliments which relate to these tenancies and record outcomes of any issues or incidents which demonstrate the performance of the LLP.						
Requesting officer:	<table border="1"> <tr> <td>Name:</td> <td>Elizabeth Willington</td> </tr> <tr> <td>Position:</td> <td>Area Manager</td> </tr> <tr> <td>Organisation:</td> <td>Caerphilly Homes</td> </tr> </table>	Name:	Elizabeth Willington	Position:	Area Manager	Organisation:	Caerphilly Homes
Name:	Elizabeth Willington						
Position:	Area Manager						
Organisation:	Caerphilly Homes						
Dated:	DD/MM/YYYY						
Panel decision:	Approved / Rejected						
Dated:	DD/MM/YYYY						
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.

