

Caerphilly Common Housing Register Local Lettings Policy Pro-Forma

Details of area to be covered:	No:	
	Road(s):	Oakland House, Bryn House, Oakland Terrae Cartrefle House, Commercial Road
	Town:	Crumlin
	Postcode:	NP11 4PW, NP11 4PX
Details of properties to be covered:	Count:	Oakland House – 11 x1 bed flats
	Bedrooms:	Bryn House – 9 x1 bed flats
	Type(s):	Cartrefle House – 5 x1 bed flats Oakland Terrace – 6 x2 bed houses
	Landlord(s):	Pobl
Reason for requesting a local lettings policy:	<p>Crumlin is an isolated town with high levels of crime associated with poor mental health and substance misuse. The location of Crumlin and the location of properties within the town enable such behaviour due to the seclusion of the properties.</p> <p>General properties in the area are older with Pobl's stock dating back to the mid 80's. The properties, although investments have been made are outdated, dark and unfortunately as we say 'built for crime'.</p> <p>Bryn House and Oakland House are blocks of flats which are sistering properties. Both properties are situated on a dead end street which is known for local drug dealing.</p> <p>In Pobl's stock alone we have experienced an increase in anti-social behaviour associated with increased levels of substance misuse, alcohol misuse and high levels of mental health. Over the last five years Pobl have worked endlessly with other agencies in the area who are also experiencing the same issues, in particular the local neighbourhood Policing team.</p> <p>This local community continue to report issues to the Police and Pobl, however due to the nature of the properties the same applicants are rehoused which keeps the cycle of anti-social behaviour going.</p>	

	<p>Both the community and Pobl require a balance in the community which hasn't been seen or witnessed in a very long time.</p> <p>Residents are witnessing crime taking place on their front doors and are frightened; frightened that it will be them next and just as frightened to report.</p>
Summary of evidence base to support local lettings policy:	<p>Amongst the properties put forward Pobl have worked on multiple cases that have included issues such as organised crime, knife crime, hostage situations and serious safe guarding concerns.</p> <p>Most recently a resident was held at knife point by two members of a gang who reside at our properties, this was linked to drug crime and a possible cuckooing case. No charges were able to be brought against this as the resident fled and refused to give information due to fear of being found.</p> <p>As well as the two individuals stated above, other members of a gang are also known to Pobl. These residents are targeting vulnerable residents which is leading to an increased strain on both our Wellbeing team and Advice & Support team.</p> <p>In the last 3 years there has been an increase in referrals to these teams as well as a considerable amount of Cause For Concern's submitted around deterioration of mental health, substance misuse and general concern for adult safety due to increased levels of crime and anti-social behaviour in the area, in particular coming from our stock.</p> <p>All properties put forward have high levels of mental health problems with a high percentage of residents being prescribed anti-psychotic medication for conditions such as Schizophrenia, Bi Polar and Personality Disorders. In the last 18 months 4 residents across two blocks which are situated next door were admitted into hospital under a Section, with two residents still remaining in hospital 12 months on. As a result Pobl are liaising regularly with the Ward and Social Services to establish whether rehabilitation is possible in a property and area like Crumlin.</p> <p>There are high levels of vulnerabilities which include residents who are recovering from substance misuse, as well as residents with learning</p>

disabilities who have been involved with the Safeguarding Team at Caerphilly Council due to being targeted.

There is also a female resident who has been sexually exploited but refuses to engage in support due to a learning disability.

In the last 12 months Pobl have worked closely with Environmental Health due to the extent of fly tipping and rubbish in the area, again to the isolated streets and the lack of regard had by some residents.

In the last 2 years Police have dealt with 27 incidents of high level Anti-Social Behaviour which are also linked to safeguarding concerns, this does not include low level reports.

Below outlines the basis of the concerns:

- Criminal behaviour
- Cuckooing / Organised crime
- Gang related violence
- Adult safety concerns
- Verbal abuse/harassment
- Weapons
- Internal property conditions linked to Mental Health
- Physical violence
- Drug dealing
- Sexual assault

Pobl would like to try and reduce the number of applicants who would be considered to have higher need of support meaning people with chronic mental health conditions that could create an un-balanced community.

This isn't to say that all people with poor mental health would be overlooked, I would be looking at mainly people where their existing tenancy would have been managed well or coming through homelessness with a positive reference and engagement with no hospital admissions or sections based on their mental health in the last 18 months.

The idea is that we would like to create a balanced community. Currently the majority of people living

	<p>there have severe mental health conditions, which is then impacting on each other's recovery and tenancy sustainability but also becoming difficult to manage and deliver our general housing management functions.</p> <p>Currently in Bryn House and Oakland house we have a significant number of tenants who suffer with poor mental health which is already difficult to manage and already have high level of support needs. We have dealt with a significant number of complaints for noise nuisance and other ASB such as verbal abuse which has all been linked to poor mental health.</p>
Objective of local lettings policy:	<p>Through research and evidence Pobl have concluded that the above factors and prolonged exposure to anti-social behaviour by the community has created imbalance.</p> <p>As a result of the behaviour and exposure it has tipped negatively towards those on low income and those who are more vulnerable, thus running a cycle of exploitation. The properties are hard to let which result in homeless applicants having no choice but to accept an offer that may lead to a decline in health or an escalation in crime and prohibited behaviour.</p> <p>If this continued behaviour is not addressed via a Local Lettings Plan then Crumlin's crime and anti-social behaviour will continue to rise. Thus pushing out residents who have lived there for a very long time and encouraging isolation amongst those who are weary about leaving home.</p> <p>A local lettings policy will allow us to create a more balanced and sustainable community and to maintain a positive reputation as a Community Landlord. Not only will it allow us to tackle any incoming issues, it will also give us space to manage the problems that currently exist whilst reassuring residents and the community that we are addressing the situation.</p>
Restrictions to be placed on lettings:	No applicants with significant substance misuse within in the last 24 months: -

Clarity around interpretation of terms

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

- 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).

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

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.

Applicants coming via homelessness need to have a positive reference from the housing advice team with regards to their conduct in temporary accommodation.

Applicants from the general waiting list who are unable to demonstrate a positive history of sustaining via a Landlord reference must have either: -

- 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.

	No applicants with history of complex mental health conditions within the last 24 months including any applicants that have spent a period of time in a hospital setting as a result of their mental health. Each application will be assessed on an individual basis and the Housing Manager will consult with the Homeless team prior to any skips to ensure there has not been a change of circumstances which may make them eligible under the LLP.						
Details of any community consultation:	The tenants who have fallen victim to the associated problems that have gone on in the past 12/18 months would welcome an LLP to ensure Crumlin returns to it's original safe and community focused village.						
Summary of equality impact assessment:	<p>There are no negative impacts of the LLP. Applicants with a disability will not be excluded and although there are restrictions surrounding mental health, each case will be assessed individually and any decisions will be made with the best interests of the applicant.</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:	As soon as possible						
Termination date:	12 months from implementation						
Review frequency:	6 monthly						
Monitoring and review arrangements:							
Requesting officer:	<table border="1"> <tr> <td>Name:</td><td>Jade Hawes</td></tr> <tr> <td>Position:</td><td>Neighbourhood Housing Manager</td></tr> <tr> <td>Organisation:</td><td>Pobl</td></tr> </table>	Name:	Jade Hawes	Position:	Neighbourhood Housing Manager	Organisation:	Pobl
Name:	Jade Hawes						
Position:	Neighbourhood Housing Manager						
Organisation:	Pobl						
Dated:	16/01/2023						
Panel decision:	Approved						
Dated:	18/04/2023						
Decision details:	Approved, with review in 6 months						

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.

