

Caerphilly Common Housing Register Local Lettings Policy Pro-Forma

Details of area to be covered (N^o, Road(s), Town & Postcode):

Former Red Lion Public House
High Street / Pentwyn Road
Blackwood
NP12 1BD

Details of properties to be covered (landlord, count, bedrooms & type):

Pobl

- 11 x 1 bedroom two person flats
- 4 x 2 bedroom three person flats
- 1 x 2 bedroom sharing flat earmarked for YPAS (Young Persons Shared Accommodation Service)

Reason for requesting a local lettings policy:

This is a new development at the former Red lion public house on Blackwood High Street and we would like to request a Local Lettings Policy (LLP) for all new lettings on this development for the first 12 months.

There has been a significant increase in the number of homeless presentations since the COVID19 Pandemic. We would like to work with CCBC's Housing Solutions Team to allocate directly to household affected by homelessness under the WG Rapid Rehousing agenda and to assist the Council with the move on of those who are in temporary accommodation and who are affected by Homelessness in many instances for the first time.

The LLP will assist in attempting to avoid repeat homelessness by providing permanent accommodation in a geographic area with strong transport links, employment opportunities and access to support services.

We will need to create an environment for people with vulnerability, high welfare or support needs to thrive. We must be conscious of an individual's needs and community pressure when allocating these homes.

The aim of the LLP is to create a balanced community but also to promote allocations directly to homeless applicants to support the Council in meeting its objectives in reducing time spent in temporary accommodation of accessing temporary accommodation and as part of the Rapid Rehousing agenda.

Summary of evidence base to support local lettings policy:

The Red Lion is a very high profile and visible development on Blackwood High Street.

Concerns are raised for any development about the impact that this will have on the existing community.

Within the vicinity of Blackwood High Street there has been an increase in the last 12 months of crimes being reported which include anti-social behaviour (37% increase) violent sexual offences (26.7 % increase) and public order offences.

Pobl also manage other homes within this area and have identified our own trends which include a rise in violence and crime associated with mental health conditions and substance misuse.

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.

There is an increased risk of repeat homelessness where the person/household cannot access employment and support services.

Objective of local lettings policy:

- 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.
- To alleviate homelessness in the county borough and rehome in an area that is likely to minimise repeated homelessness.

Restrictions to be placed on lettings:

YPSAS – direct allocation via YPSAS Team to applicants with local connection to Caerphilly.

One internal management transfer for Pobl.

We will consider single parents or couples with access to children for 2 bed flats, providing tenancy can be sustained/afforded.

We propose standard LLP allocation criteria for new developments (below). However, we will be working with the Housing Solutions Team to allocate directly for the majority of new homes in the development. Some applicants may not meet the criteria below, but we will discuss nominations on a case-by-case basis and work with the Housing Solutions Team to ensure that the correct support is in place. During allocations, we must be mindful of the balance and ensure that there is a mix of new residents that can live in harmony in this new community.

There has been a significant increase in the number of homeless presentations since the Covid-19 pandemic. This has subsequently seen an increase in the numbers of individuals and families in temporary accommodation. As a result of the living costs crisis that has affected households in Caerphilly, and across the UK, households that live in emergency and temporary accommodation are more significantly affected.

We aim to offer homes to people in temporary accommodation or to prevent them going in to temporary accommodation as part of this agreement.

Consideration will be given to applicants who give or receive support in the locality of Blackwood High Street, those who are employed (or seeking to obtain employment) in

the locality and/or those who rely on the local well connected public transport network to access employment or provide support.

We will also consider applicants who have a need /desire to live in the area and where they have been in temporary accommodation or may access temporary accommodation to support the Council in meetings its strategic objectives to reduce time / placements in emergency temporary accommodation and as part of the Rapid Rehousing agenda.

No applicants with significant substance misuse within in the last 18 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 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.

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.

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.

Details of any community consultation:

Local councillors are aware of the development.

Summary of equality impact assessment:

There are no negative impacts of the LLP. Applicants with a disability will not be excluded. The LLP will help to create a more balanced community with a positive mix of residents with different characteristics and backgrounds.

Implementation date:

There currently no occupants yet as the site is not complete.

Termination date:

12 months from completion of final letting.

Review frequency:

8 Months after full site occupancy.

Monitoring and review arrangements:

Summary of review to be submitted to the Council.

Requesting officer:

Name: Andrew Frame
Position: Housing Manager
Organisation: Pobl

Dated:

24/02/22

Panel decision:

Approved

Dated:

25/04/2022

Decision details: