

Caerphilly Common Housing Register Local Lettings Policy Pro-Forma

Details of area to be covered:	N ^o :	
	Road(s):	Mill Street (new development)
	Town:	Risca
	Postcode:	
Details of properties to be covered:	Count:	4 one bedroom flats
	Bedrooms:	7 two bedroom flats
	Type(s):	2 two bedroom flats over garage 1 two bedroom house 5 three bedroom houses
	Landlord(s):	Charter Housing Association
Reason for requesting a local lettings policy:	<ul style="list-style-type: none"> • New development • There is a supported housing scheme on the site • Create a balanced community • Flats over garages (FOGs) represent an opportunity to extend a shared housing pilot 	
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. We assure local communities that we will try to allocate these properties sensitively.</p> <p>We are building a supported housing scheme on the estate, which will house very vulnerable people who are likely to be very vulnerable to coercion and intimidation.</p> <p>We have a new development in Caerphilly borough that was not subject to an LLP and the majority of new tenants had support requirements, which often led to conflict and housing management difficulties.</p>	
Objective of local lettings policy:	<ul style="list-style-type: none"> • To prevent any housing management issues arising. • To maintain a positive reputation as a social landlord and enhance chances of local support for future social housing developments. • To mitigate any negative or adverse impacts on the vulnerable residents living in the area. • To prevent too many residents with high support needs living in one small area. • To create a sustainable community where people want to live. • To create opportunity for single people, who may 	

	<p>otherwise struggle to afford to live independently via flat sharing.</p>
<p>Restrictions to be placed on lettings:</p>	<p>Applicants (including proposed household members) with a positive tenancy history, no history of anti social behaviour in the locality in the past 5 years.</p> <p>No applicants (including proposed household members) others members of the applicants proposed household with cautions/convictions for violent/sex offences, theft-related offences, harassment, intimidation and/or drug offence in the last 5 years or unspent convictions of a similar nature.</p> <p>No applicants (including proposed household members) with a history of substance misuse issues in the last 5 years. Applicants that have completed successful rehabilitation and can evidence a period of abstinence will be considered.</p> <p>This will be established during the pre-tenancy process.</p> <p>Applicants with children over the age of 4 that can safely walk unaided up the communal stairs (for the 2 bedroom flats).</p> <p>Priority to two single adults for the FOGs or a referral via Young Persons Shared Accommodation Scheme for a pair of applicants that are deemed suitable for a flat share.</p>
<p>Details of any community consultation:</p>	<p>The manager of the supported housing service that will be based on the site has stressed the importance of a safe and tranquil environment for the people living in the supported housing scheme. They said "From experience, people who are in this type of scheme are at their lowest point in terms of vulnerability and need to feel safe and secure in the area that they are living.</p> <p>This scheme will have a mix of service users with high complex needs, including mental health and potentially substance misuse issues. They may be susceptible to manipulation and coercion and it is important that there are not people in the immediate vicinity that may cause harassment or distress. A safe and tranquil environment is essential to ensuring that the service users receive the best</p>

	possible support and are able to move on safely and successfully.”	
Summary of equality impact assessment:		
Implementation date:	From September 2019	
Termination date:		
Review frequency:	After 12 months of handover	
Monitoring and review arrangements:		
Requesting officer:	Name:	Andrew Frame
	Position:	Sustainable Communities Manager
	Organisation:	Charter Housing Association
Dated:	18/09/2019	
Panel decision:	Approved / Rejected	
Dated:	01/10/2019	
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.

