

Caerphilly Common Housing Register Local Lettings Policy Pro-Forma

Details of area to be covered:	N ^o :	37 properties
	Road(s):	Bryn Y Gaer
	Town:	Gelligaer
	Postcode:	CF82 8GE
Details of properties to be covered:	Count:	1 bed flats x 10
	Bedrooms:	2 bed houses x 13
	Type(s):	3 bed houses x 8 4 bed houses x 2 2 bed bungalow x 4
	Landlord(s):	United Welsh
Reason for requesting a local lettings policy:		<p>Gelligaer school site is a new development of 37 properties on the site of the former school. The site is adjacent to the new primary school.</p> <p>LLP requested for the new lettings to create a stable and balanced community.</p>
Summary of evidence base to support local lettings policy:		<p>United Welsh has found that from experience there are often challenges around settling in new communities. In the first 12 months there is often a higher than average rate of ASB and demand for services from us as a landlord. A LLP can assist with our desire to create sustainable communities where people want to live.</p>
Objective of local lettings policy:		<ul style="list-style-type: none"> • To create a sustainable community • Neighbourhood is a place people want to live • Tenants are engaged in their community • Neighbourhood is balanced

<p>Restrictions to be placed on lettings:</p>	<p>Important note: the following criteria are not mandatory per se but must be used as a template to attempt to create a balanced community of the site.</p> <p>All households shortlisted for the new homes will be considered on a case by case basis, and United Welsh are happy to enter into dialogue with CCBC during the allocation process, to ensure that the spirit of the LLP is maintained throughout and to discuss marginal or ambiguous cases.</p> <p>Where agreement cannot be reached during such dialogue, United Welsh as landlord, will make the ultimate decision, whilst ensuring to remain within the confines of the criteria set out within this LLP.</p> <p>The process will follow 3 stages as follows:</p> <p>Stage 1</p> <p>Each property type to have a mixture of households from the banding types (please see appendix for detail)</p> <p>Stage 2</p> <p>40% or 15 properties allocated to applicants who have a household member in employment or training or who commits to working with United Welsh's employment team to gain employment.</p> <p>Balanced communities do require people with a range of incomes and</p>

personal circumstances. This criteria also encourages aspiration within the new community and the presence of positive role models.

Stage 3

Complex needs cases/ high support needs- United Welsh understand that there will be several households that may have complex needs or require high support levels to manage a tenancy.

United Welsh is fully committed to assist in offering accommodation to such households whilst also recognising the fact that a high density of households with complex needs or high support needs within a very small geographical area (or in the same street) can create unintended consequences such as:

- increased risks to vulnerable households
- increased volatility in the street
- Increased volatility in the community
- adverse effects on cohesive communities
- a poor reputation of the new site

United Welsh therefore proposes a maximum of 4 households (11%) with complex needs or high support needs are accommodated across the 37 properties and ideally dispersed across the site. All 4 must be actively engaged in support.

Details of definition of complex cases can be found in the appendix.

United Welsh is an inclusive landlord; and so, will work closely with colleagues

	<p>in CCBC Homeless and Common Housing Register team to identify complex cases and determine if an allocation would be appropriate.</p> <p>All applicants</p> <p>All shortlisted applicants that have gone through the 3-stage selection process will also need to fulfil the following criteria</p> <ol style="list-style-type: none"> 1. Each applicant that has a previous tenancy will be asked for 2 references. If an applicant has no tenancy history, character references will suffice. 2. Flats only- Pets permitted but restricted to 1 small cat or dog as maximum per flat (due to no communal areas or garden) Bona fida assistance dogs accepted regardless of size. 3. Estate Agreement to be signed by all successful applicants. 4. MAPPA cases will need to have accommodation approved via PPU. 5. Bungalows- no age criteria to be applied, applicants that require level access accommodation to be considered based upon accessibility grounds.
Details of any community consultation:	No details of consultation are available
Summary of equality	EIA completed, groups that may be

impact assessment:	<p>impacted identified as those that have mental health issues that may be linked to previous ASB.</p> <p>This will be overcome through flexibility around model, if an individual can provide evidence of a successful tenancy since ASB this will be considered.</p> <p>Due consideration will also be given to employment history, any support provided to the household, along with medication taken to alleviate mental health conditions.</p>	
Implementation date:	20/03/2019	
Termination date:	20/03/2020	
Review frequency:	annually	
Monitoring and review arrangements:	To review success of LLP 6 months following handover	
Requesting officer:	Name:	Vicki Miller
	Position:	Neighbourhood Lead
	Organisation:	United Welsh
Dated:	20/03/2019	
Panel decision:	Approved	
Dated:	21/03/2019	
Decision details:	Approved	

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.



Appendix to LLP Gelligaer

1.1 Banding details

Property type	Band 1	Band 2	Band 3
1-bedroom flats	4	4	2
2-bedroom houses	5	5	3
3-bedroom houses	4	3	1
4-bedroom houses	1	1 from either band 2 or band 3	
Bungalows	Let based on accessibility grounds to most suitable applicant		

1.2 Complex cases

United Welsh understand that there will be several applicants that may have complex needs and require rehousing. United Welsh is committed to assisting resettling such cases but also recognises the need to balance individual need with that of the local community. For the development a view has been taken that 4 complex cases can be taken forward on basis that 1 in 10 allocations can be facilitated where there is increased management required.

What is classed as a complex case?

In terms of this LLP United Welsh considers complex needs or high support needs to relate to households that have exhibited the following behaviours (by any member of said household) within the previous 3 years (from date of consideration):

- significant substance misuse issues
- previous ASB that has led to the loss of accommodation
- previous ASB which has culminated in enforcement action (NSP/ injunction/ possession/ ASBO)

- significant mental health conditions that affect the household's ability to manage a tenancy (where medication is either not taken or proving effective)
- convicted of criminal behaviour which has a direct relevance to maintaining a tenancy and/or respectfully living in a community with others
- persons subject to MAPPA (levels 1-3)

1.3 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:

1. Recurrent substance use resulting in a failure to fulfil major obligations at work, school or home (e.g. Repeated absence or poor work performance related to substance- related absences, suspensions or expulsions from school, neglect of children or household).
2. 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)
3. Recurrent substance- related legal problems (e.g. arrests for substance related disorderly conduct)
4. 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 fights)