

Caerphilly Common Housing Register Local Lettings Policy Pro-Forma

Details of area to be covered:	N ^o :	
	Road(s):	Kennard Point
	Town:	Crumlin
	Postcode:	NP11 4AQ
Details of properties to be covered:	Count:	4 x one bedroom flats
	Bedrooms:	
	Type(s):	
	Landlord(s):	Charter
Reason for requesting a local lettings policy:	<p>Kennard Point is a small development set on an elevated plot, surrounded by established woodland. The new development has direct access into Crumlin Park and is just a 5 minute walk to the local primary school. There are 8 social housing properties and the rest have are private sales, which has helped finance the development.</p> <p>We would like to promote a balanced community and therefore propose a mixture of applicants with varying needs and priorities to be considered for the single person accommodation. Allocating on the basis of need alone could result in a high concentration of people with support needs, which may affect the balance/harmony of the estate.</p>	
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 do assure local communities that we will try to allocate these properties sensitively.</p> <p>We would propose a split of allocations of the flats; one to an under occupier needing to downsize and the remainder to applicants from the waiting list in priority order.</p>	
Objective of local lettings policy:	<p>To ensure that we create a balanced community from the 1st let.</p> <p>Prevent any housing management issues arising.</p> <p>To maintain a positive reputation as a social landlord.</p>	
Restrictions to be placed on lettings:	<p>Any applicants that have a poor tenancy reference in the last 5 years, including causing serious anti-social behaviour (received an injunction, possession order or notice seeking possession). Consideration will be given to historical poor tenancy conduct, depending on the severity and consistency.</p>	

	<p>An applicant that has unspent convictions for violent offences, theft/burglary and/or drug offences will be not be considered.</p> <p>Any applicants that are currently misusing substances.</p>
Details of any community consultation:	This new site will be under close scrutiny from local residents.
Summary of equality impact assessment:	
Implementation date:	From handover – due June/July 2018
Termination date:	12 months from implementation
Review frequency:	N/A
Monitoring and review arrangements:	N/A
Requesting officer:	Name: Andrew Frame
	Position: Sustainable Communities Manager
	Organisation: Charter Housing
Dated:	17/05/2018
Panel decision:	Approved
Dated:	23/07/2018
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.

