

Caerphilly Common Housing Register Local Lettings Policy Pro-Forma

Details of area to be covered:	N ^o :	42, 44, 46, 48, 30 and 32 Beech Avenue
	Road(s):	
	Town:	Aberbargoed
	Postcode:	
Details of properties to be covered:	Count:	4 x 1 bed properties
	Bedrooms:	1 x 3b
	Type(s):	1 x 2b
		The GFF are classed as B1 The FFF are classed as D The houses are classed as B1
	Landlord(s):	Caerphilly Homes
Reason for requesting a local lettings policy:	<p>Beech Ave is part of phase 1 of a new mixed tenure development built by Llanmoor Homes at Bedwellty Field, Aberbargoed. The development consists of 101 homes with 55 being provided in phase 1. We would like to request an LLP for the 6 new lettings on this development which will enable us to create a balanced and sustainable community therefore propose a mixture of applicants with varying needs and priorities to be considered.</p> <p>Allocating based on need alone could result in a high concentration of people with support needs, which may affect the balance of the estate. These properties are the first new development undertaken by Caerphilly Homes in some considerable years and there is likely to be a high-profile focus on them in the coming months.</p>	
Summary of evidence base to support local lettings policy:	<p>Whilst Caerphilly Homes has not developed new properties recently, there is evidence from other CHR social landlords of issues of ASB in new developments if allocations are not managed sensitively.</p> <p>Pobl had previously reported increased ASB on a new estate in Oakdale until an LLP was implemented.</p> <p>UWHA has also reported ASB and other issues associated with allocating a batch of new tenancies without carefully managing relationships and developing communities.</p>	

Objective of local lettings policy:	<p>To ensure that Caerphilly Homes can contribute to a balanced community by ensuring that new customers have a range of experiences and requirements, that they are engaged and responsive to their obligations and responsibilities</p>
Restrictions to be placed on lettings:	<p>Caerphilly Homes is proposing that a maximum of one household with needs that are challenging to professionals or have high support needs are accommodated within the development which equates to one household in the block.</p> <p>Each application will be looked at on an individual basis and given proper consideration and will include reviewing whether there is information regarding applicants that indicates:</p> <ul style="list-style-type: none"> • Previous or current ASB that has led to the loss of accommodation. • Previous ASB which has culminated in enforcement action (NSP/ injunction/ Possession/ ASBO/Closure Order) • Significant mental health conditions that affect the household's ability to manage a tenancy (where medication is either not taken or proving effective). • Conviction of criminal behaviour – which has a direct relevance to maintaining a tenancy and/or respectfully living in a community with others • Significant substance misuse issues <p style="text-align: center;"><u>Significant substance misuse issues:</u></p> <p>Some clarity around interpretation of terms:</p> <p>Significant substance misuse may include significant impairment or distress, as manifested by one (or more) of the following, occurring within a 12-month period:</p> <ul style="list-style-type: none"> • Recurrent substance use resulting in a failure to fulfill major role obligations at work, school, or home (e.g., repeated absences or poor

	<p>work performance related to substance use; substance-related absences, suspensions or expulsions from school; neglect of children or household)</p> <ul style="list-style-type: none"> • 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) 						
Details of any community consultation:	These properties are part of a wider development for mixed tenure that were built by Llanmoor Homes and acquired by Caerphilly Homes.						
Summary of equality impact assessment:							
Implementation date:	12th November 2021						
Termination date:	11th November 2022						
Review frequency:	To be reviewed at 10 months following first letting						
Monitoring and review arrangements:	Caerphilly Homes new tenancy procedures include regular visits and meetings with customers particularly in the first year of the tenancy. Caerphilly Homes will monitor complaints and compliments which relate to these tenancies and record outcomes of any issues or incidents which demonstrate the performance of the LLP.						
Requesting officer:	<table border="1"> <tr> <td>Name:</td> <td>Elizabeth Willington</td> </tr> <tr> <td>Position:</td> <td>Area Housing Manager</td> </tr> <tr> <td>Organisation:</td> <td>Caerphilly Homes</td> </tr> </table>	Name:	Elizabeth Willington	Position:	Area Housing Manager	Organisation:	Caerphilly Homes
Name:	Elizabeth Willington						
Position:	Area Housing Manager						
Organisation:	Caerphilly Homes						
Dated:	28/10/2021						
Panel decision:	Approved						
Dated:	12th November 2021						

Decision details:	
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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.

