

Caerphilly Common Housing Register Local Lettings Policy Pro-Forma

Details of area to be covered:	Nº:	Golygfa mynydd
	Road(s):	Islwyn Sir Ivor's Road
	Town:	Pontllanfraith
	Postcode:	NP12 2RT
Details of properties to be covered:	Count:	9x2bedroom three person flats
	Bedrooms:	11x1bedroom two person flats
	Type(s):	Ground floor (B2) First and second floor flats (D)
	Landlord(s):	Pobl
Reason for requesting a local lettings policy:		<p>Sir Ivor's Road is an over 55s new development in Pontllanfraith. we would like to request an LLP for all new lettings on this development for the first 12 months 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 on the basis of need alone could result in a high concentration of people with support needs, which may affect the balance/harmony .</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>Due to the high number of elderly and vulnerable residents, they have the potential to be exploited by others for anti-social and illegal purposes Both Police and ASB team have identified the area as a current hotspot.</p> <p>Pobl also manage stock within this area and have identified their own trends which include a rise in violence and crime associated with mental health conditions and substance misuse.</p> <p>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</p>

	<p>for services from us as a landlord. An LLP can assist with our aspiration to create a cohesive and sustainable community where people will thrive and want to live.</p> <p>Pobl would like to encourage local tenants who are under-occupying to consider moving into Sir Ivors road this way freeing up much needed two and three bedroom stock within the borough and be willing to take recommendations from partners.</p> <p>Age eligibility will be for people aged 55 and over, we would still like to promote a cohesive and balanced community amongst this age group, by considering applicants with different needs and abilities.</p> <p>If properties could not be allocated to Pontllanfraith alone I propose we extend the search area to take into account the below area's</p> <p>Springfield, Gelligroes, Lower/Upper Penllwyn, Woodfieldside, Wylie, Blackwood, and Pentwynmawr .</p>
Objective of local lettings policy:	<p>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.</p>
Restrictions to be placed on lettings:	<p>No applicants with significant substance misuse within in the last 18 months:- <u>Clarity around interpretation of terms</u> Significant substance misuse may include significant impairment or distress 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 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

	<p>automobile or operating a machine when impaired by substance use);</p> <ul style="list-style-type: none"> • 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). <p>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).</p> <p>Applicants coming via homelessness need to have a positive reference from the housing advice team with regards to their conduct in temporary accommodation.</p> <p>Applicants from the general waiting list who are unable to demonstrate a positive history of sustaining via a Landlord reference must have either:-</p> <ol style="list-style-type: none"> 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. <p>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.</p> <p>No applicants with unspent convictions for violent offences in the last three years for, 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.</p>
Details of any community consultation:	
Summary of equality impact assessment:	<p>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.</p>

Implementation date:	There currently no occupants yet as the site is not complete.	
Termination date:		
Review frequency:	12 months of completed site handover	
Monitoring and review arrangements:		
Requesting officer:	Name:	Natasha Williams
	Position:	Neighbourhood Housing Officer
	Organisation:	Pobl
Dated:	14/02/2023	
Panel decision:	Approved	
Dated:	08/03/2023	
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.

