**Blaenau Gwent Common Housing Register**

**Local Lettings Policy Pro-Forma**

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| **Address:**  | No:  |  1 to 23 |
| Road:  |  Colbourne Close |
| Town:  |  Sirhowy, Tredegar |
| Postcode:  |  NP22 4FG |
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| **Property:**  | Type:  |  4 x 1b2p flats 2 x 2b3p flats 13 x 2b4p houses 4 x 3b5p houses23 in total |
| Size:  |  As per above |
| Void/handover date:   |  December 2020/January 2021 |
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| **Reason for requesting a Local Lettings Policy:**    |  Colbourne Close is a new development of 23 United Welsh properties situated in Sirhowy, Tredegar.A ‘Local Lettings Policy’ is being requested for the new lettings to create a stable, sustainable, balanced and cohesive new community, within an existing wider community setting while complying with the requirements of the Allocation Policy. |
| **Details of how the community has been affected:**   |  UW has found that from our extensive experience there are often challenges around the creation and settling in of new communities.We develop and hence let, approximately 430 new homes per annum and in our experience the first 12 months occupation of new developments are crucial in establishing a new and cohesive community.Bringing together 23 households to live within a new community inevitably presents challenges to establish respect and understanding between the new neighbours, some of which may never have previously held any form of tenancy. The objective of this Local Lettings Policy would be to;* To create a sustainable community
* The neighbourhood is a place people want to live and remain
* Tenants are engaged in their community
* The neighbourhood is balanced
* Ensure compliance with statutory requirements

Fully researched comprehensive SL’s can assist with our shared desire to create sustainable, cohesive communities where people want to live and promote economic, social and environmental well-being. The implementation of a successful LLP would also help to reduce the number of tenants wishing to submit applications to transfer accommodation.  |
| **Restrictions to be placed on letting:**    |  SL to be used for all initial lets and relets that occur within 6 months of occupancy. UW will monitor to ensure that the SL is working effectively and meeting the intended outcomes. A review of its effectiveness and breakdown of the let’s will occur approximately every quarter from the date of the first handover.All households shortlisted for the new homes will be considered on a case by case basis, and UW are happy to enter into dialogue with BGCBC during the allocation and letting process to ensure the spirit of the SL is maintained throughout, and to discuss marginal or ambiguous cases etc.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 SL, and endeavouring to meet its intended outcomes.**Stage 1**Half of the flats and 12 of the houses to be allocated to applicants who have a household member (aged 16+) in employment or training. Conversations will be had with applicants to ascertain employment status of the householdThis is to ensure there is a mix of households within the new development which are in full or part time employment, training to enter employment and households on partial/full benefits. The inclusion of this criteria would help to create balanced communities containing people with a range of incomes and personal circumstances. This would also encourage aspirations within the new community and the presence of positive role models.We have found that on other developments when tenants engage with us positively around future aspirations this has reduced likelihood of anti-social behaviour and created more sustainable tenancies. Consideration should be given to applicants that may have worked previously and are looking to regain employment and are willing to engage with United Welsh’s Employment team to secure job or training.**Stage 2**United Welsh understands that there will be several households that may have complex needs and/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 concentration of households with complex needs or high support needs within a very small geographical area (or in the same street/block) can create unintended consequences such as; * Increased risks to vulnerable households
* Increased volatility in the block/street
* Increased volatility in the community
* Adverse effects on cohesive communities
* Poor reputation of the new site leading to difficulty in letting future void properties

UW therefore propose that priority be given to those applicant’s who do not fall into the following categories;* Previous or current substance misuse issues in the past 3 years;
* Previous or current ASB that has led to the loss of accommodation;
* Previous or current 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 or cautioned for criminal behaviour – which has a direct relevance to maintaining a tenancy and/or respectfully living in a community with others

Should no applicants be available that fit the above criteria then the applicants to be discussed with UW on a case by case basis, however any households considered with complex needs must be actively engaged in support. **Interpretation of terms;**Substance misuse may include significant impairment or distress, as manifested by one (or more) of the following, occurring within a 12-month period: * Recurrent substance use resulting in a failure to fulfill 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 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)
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| **Details of any community consultation:**    |  Data collation drawn from similar new build sites within the locality.UW are committed to building relationships with tenants at all stages of their tenancy. We will shortly be introducing a number of new procedures, one of which is where all new tenants will be contacted and visited periodically within the first 12 months of their tenancy to ensure that they have settled into their home and identify and rectify any issues that make negatively impact upon the tenancy sustainment.As part of the new procedure we will be gathering data from tenants and along with information from other departments we will be feeding this knowledge into the quarterly review and any future Sensitive/Local Lettings Policies.  |
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| **Requesting officer:**  | **Name:**  |  Craig John Singler |
| **Position:**  |  Senior Neighbourhood Officer |
| **Organisation:**  |  UW |
| **Dated:**  | **16/09/2020** |
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| **Request permitted:**  | **Yes**  | **No**  |
| **Details:**  |  This has been approved by taking into account Section 3 of the Blaenau Gwent Common Housing Allocation Policy whereby, ‘when registered social landlords are in the process of or have completed new developments, the initial lettings can be made via a Local Lettings Policy, created in partnership with the Council. This is to ensure balanced and sustainable communities are created.   |
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| **Authorising officer:**  | **Name:**  |  C:\Users\congr_m\AppData\Local\Microsoft\Windows\Temporary Internet Files\Content.Outlook\F0PVX951\Mark Congreve Signature.tif |
| **Position:**  | Team Manager – Housing Solutions & Compliance |
| **Organisation:**  | Blaenau Gwent CBC  |
| **Dated:**  | **21.10.20**  |

Please ensure that the pro-forma is fully completed before sending via secure email to the Senior Housing Access Officer at Sian.Staley@blaenau-gwent.gcsx.gov.uk .  Please telephone 01495 354600 (option 1) should you need to speak with a member of the team