

### **Review of Derby Local Lettings Plans**

Report of the Head of Housing Options and Homelessness

#### **1. SUMMARY**

- 1.1 The report outlines the review of all Local Lettings Plans (LLP).
- 1.2 The provision for LLPs is allowed for within the Allocation Policy 2020-2025. LLPs enable Derby Homes to prioritise allocations to make best use of available stock, for example, to those with a local connection or those in employment or education; or restrict certain groups to address issues which affect the provision of effective housing management, community cohesion/safety or tenancy sustainability.

#### **2. RECOMMENDATION(S)**

- 2.1 To approve the recommendations of the review for the current LLP  
  
See Appendix 1
- 2.2 To approve the new LLP procedure.  
  
See Appendix 2

#### **3. REASON(S) FOR RECOMMENDATION**

- 3.1 The last review of LLPs was carried out in 2013. The report recommended the removal of all but 4 LLPs which remained in place. Since this time new LLPs have been created in addition to the implementation of a revised Derby Allocations Policy in 2020.
- 3.2 A review of four current LLPs was carried out in December 2021. The review was conducted with Housing Options, Housing Management and Anti-Social Behaviour Teams, as well as using empty homes and comparative data.  
  
See Appendix 1 and Appendix 3
- 3.3 The review highlighted the need for the creation and implementation of a new type of LLP.

There have been cases where a property has become vacant which has previously been subject to specific issues, for example significant Anti Social

Behaviour (ASB), criminal activity or 'cuckooing' linked to the individual address.

Applying a LLP will allow us to alleviate community frustration, provide respite to neighbouring households and promote community cohesion.

Each proposed LLP will be agreed in partnership with the Social Housing Options Manager, Area Housing Manager, Anti Social Behaviour Manager and Neighbourhood Managers, as appropriate. A LLP Request and Scope Form will be used to determine the need for and scope of a LLP to ensure they are reasonable and proportionate. Any LLP will be time limited and apply to the next relet only.

- 3.4 To assist in meeting the demand for social housing across the City, Derby City Council and Derby Homes have programmes to increase available stock through acquisition and new build projects.

It is proposed a new LLP will be applied to schemes where plans are for 6 or more properties to be introduced into a community. This will enable us to make best use of the available stock, target those in the most housing need and prioritise certain groups, for example those with a local connection to the area or those needing to downsize and will release a larger property in order to create sustainable communities.

#### **4. MATTER(S) FOR CONSIDERATION**

- 4.1 Derby Homes manages Derby Homefinder, the choice based letting system, on behalf of all the registered partners within Derby. The Local Lettings Process allows us to pro actively support our neighbourhoods to make the best use of available housing stock and meet housing needs in a timely manner, that would not otherwise be achievable.

- 4.2 The LLP process is robust, ensuring transparency and appropriate audit trails.

The process is administered by the dedicated Allocations Team with sign off by the Senior Allocations Officer for offers.

For new LLPs a 3-stage approval process is required by the Social Housing Options Manager, Area Housing Manager and Anti Social Behaviour Manager.

#### **5. OTHER OPTIONS CONSIDERED**

- 5.1 There are no other options to be considered and without this process we will not be able to ensure we make best use of our limited housing stock or address issues affecting community sustainability.

## IMPLICATIONS

The areas listed below have no implications directly arising from this report:

Consultation  
Financial and Business Plan  
Legal and Confidentiality  
Council  
Personnel  
Environmental  
Equalities Impact Assessment  
Health & Safety  
Risk  
Policy Review

For more information please contact:

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Background information:

List of appendices	Appendix 1 – Local Lettings Policy Review
	Appendix 2 – Local Lettings Plan Process
	Appendix 3 – Local Lettings Plan Policy Review

This report has been approved by the following

Managing Director	Maria Murphy	21/02/22
Finance Director/Derby Homes Accountant	Helen Samuel	01/03/22
Company Solicitor	Taran Lalria	28/02/2022
Head of Service	[James Joyce]	11/02/2022