

## **REVIEW OF LOCAL LETTINGS PLANS**

Report of the Acting Chief Executive of Derby Homes

### **1. SUMMARY**

- 1.1 A review of current local lettings plans (LLPs) was carried out in January 2013 together with Derby City Council's Housing Options Centre. These LLPs have been considered in the light of the Council's new Allocations Policy. Within this policy there are options to promote sustainable communities by using the Community Contribution Need. This is defined as:
- Carrying out voluntary work for a continuous period in the last six months
  - Working
  - Providing unpaid care and support.
- 1.2 We will use this need award as an alternative to local lettings plans unless there is a particular issue within a neighbourhood which can only be addressed by a specific plan for that area.

### **2. RECOMMENDATION**

To approve the recommendations of the LLPs review and manage local lettings through the new Allocations Policy unless there is a particular issue within a neighbourhood which can only be addressed by a specific plan for that area.

### **3. MATTER FOR CONSIDERATION**

- 3.1 Each of the current LLPs were reviewed in line with the Allocations Policy and current issues within each area were considered:

**The following LLPs are to be retained and reviewed in 2014:**

#### **Rivermead House**

- 3.2 This LLP has been in place for a number of years to ensure that lettings to this high rise block are sensible and promote sustainability.
- 3.3 The recommendation is to retain this LLP but to update it in line with the new Allocations Policy. The proposal is to amend as follows:
- Applicants with children under 10 will not be offered a flat in this block
  - Ground floor accommodation will be offered to people with medical or mobility needs
  - Applicants for vacant properties at Rivermead House will be interviewed

prior to the offer being made. During this visit they will be told about local tenancy conditions and the concierge service. Once an offer has been made the usual lettings arrangement will follow.

- Where there are sufficient grounds to believe that an individual may have a negative effect on community stability we will gather further information to assist in sustaining the tenancy
- Offer support where necessary to maintain a tenancy and have this acceptance of support written into their tenancy agreement
- We would aim to sustain the community by ensuring that an allocations ratio of 60 – 40 split in people not in employment/working.
- To by-pass applicants with a history of any ASB with or without conviction where there is no evidence to support that their behaviour has changed
- No pets.

### **Alder Walk**

3.4 This LLP was established in order to alleviate issues with ASB, in particular with street drinkers, drug and prostitution problems.

3.5 The recommendation is to retain this LLP and review in April 2014. Work is on-going in the area to deal with the issues and this will be supported by this LLP

3.6 The proposal is to amend the LLP as follows:

- Applicants with a history of alcohol/substance abuse and/or ASB to be excluded if they cannot evidence that their behaviour has changed.
- Offer support where necessary to maintain a tenancy and have this acceptance of support written in to their tenancy agreement
- Preference to be given to people in employment or have been awarded a Community contribution need
- Preference to be given to applicants who have successfully held a tenancy with Derby City Council or other social landlord.

### **Gerard St/Crompton St**

3.7 This LLP was established in order to alleviate issues with ASB, in particular with drug abuse and noise problems.

3.8 The recommendation is to retain this LLP and review in April 2014 but to update it in line with the new Allocations Policy. Work is on- going in the area to deal with the issues and this will be supported by this LLP.

3.9 The proposal is to amend as follows:

- Applicants with a history of alcohol/substance abuse and/or ASB to be excluded if they cannot evidence that their behaviour has changed.
- Offer support where necessary to maintain a tenancy and have this acceptance of support written in to their tenancy agreement
- Preference to be given to people in employment or have been awarded a Community contribution need
- Preference to be given to applicants who have successfully held a tenancy with Derby City Council or other social landlord.

## **Exeter House**

- 3.10 This LLP was established to ensure sensitive lettings to a City Centre block of flats.
- 3.11 The recommendation is to retain this LLP but to update it in line with the new Allocations Policy. The proposal is to amend as follows:
- Applicants with children under 10 will not be offered a flat in this block
  - Ground floor accommodation will be offered to people with medical or mobility needs
  - Applicants for vacant properties at Exeter House will be interviewed prior to the offer being made. During this visit they will be told about local tenancy conditions and the concierge service. Once an offer has been made the usual lettings arrangement will follow.
  - No pets
  - Where there are sufficient grounds to believe that an individual may have a negative effect on community stability we will gather further information to assist in sustaining the tenancy
  - Offer support where necessary to maintain a tenancy and have this acceptance of support written in to their tenancy agreement.

**The following LLPs are to be removed but will be reviewed if further problems arise:**

## **Cobden St**

- 3.12 This LLP has been in existence for a number of years to address issues with ASB in the local area.
- 3.13 The recommendation is to remove this LLP as the issues within the area have been alleviated by sensitive lettings.

## **Abbotts Barn Close**

- 3.14 This LLP was established in order to alleviate issues with ASB in the neighbourhood.
- 3.15 The recommendation is to remove this LLP as the issues within the area have been alleviated by sensitive lettings.

## **Katrine Walk**

- 3.16 This LLP was established in order to alleviate issues with ASB in the neighbourhood.
- 3.17 The recommendation is to remove this LLP as the issues within the area have been alleviated by sensitive lettings but this will be reviewed if further problems arise.

**The following LLPs were established for the new build properties in order to promote a sustainable community.**

## **Elton Road**

3.18 The recommendation is to manage local lettings through the new Allocations Policy

## **Cowsley Road**

3.19 The recommendation is to manage local lettings through the new Allocations Policy

## **4. CONSULTATION IMPLICATIONS**

This review has been carried out with Derby City Council and through consultation with the local teams.

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

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

If Board Members or others would like to discuss this report ahead of the meeting please contact:

Author: Mary Holmes/Customer Services Manager / 01332 888439 / Email  
mary.holmes@derbyhomes.org