

7TH SEPTEMBER 2017

Executive Board Member:	Portfolio:
Cllr. Linda Davies-Evans	Housing

Purpose: To outline a plan for reviewing the effectiveness of Local Lettings Plans

Recommendations / key decisions required:

- The way we prioritise and allocate social housing is governed by the law. Local authorities are required to formalise and publish their allocation policies. In Carmarthenshire we have recently reviewed our policy for allocating social housing. The new policy was introduced on the 1st of April 2017.
- There are some circumstances where there may be the need to adopt local policies to make sure that homes in a particular location are allocated to deal with specific issues.
- Since 2011 eight local letting policies have been adopted. All local lettings policies require regular review to determine if they are relevant and appropriate.
- It is recommended that the existing local lettings policies are reviewed in accordance with the attached programme.

Reasons:

- Some local lettings policies have been in place for a number of years and the reasons they were put in place may be no longer applicable. In addition the law has changed particularly in relation to equalities.
- The Code of Guidance for Local Authorities on the Allocation of Accommodation and Homelessness has redefined the criteria relating to local lettings arrangements.
- The impact of individual local lettings policies need to be considered to establish if they have been effective.
- Measuring the effectiveness of each policy will involve appropriate consultation with partners, tenants and elected members. This will require a planned approach.

Directorate: Communities		
Name of Head of Service:	Designation	Tel No. ext 7232
Robin Staines	Housing Services Manager	
Report Author:		E Mail Address:
Jonathan N Willis		JNWillis@carmarthenshire.gov.uk

Declaration of Personal Interest (if any):

None

Dispensation Granted to Make Decision (if any):

N/A

DECISION MADE:

Signed:

DATE: _____

EXECUTIVE BOARD MEMBER

The following section will be completed by the Democratic Services Officer in attendance at the meeting

Recommendation of Officer adopted	YES / NO
Recommendation of the Officer was adopted subject to the amendment(s) and reason(s) specified:	
Reason(s) why the Officer's recommendation was not adopted:	

EXECUTIVE SUMMARY

Executive Board Member for Housing

7TH September, 2017

To outline a plan for reviewing the effectiveness of Local Lettings Plans

Local authorities are required to publish a policy for allocation of social housing and give priorities to certain households. There are some circumstances where there may be the need to adopt local policies to ensure that allocations in a particular location deal with specific issues.

Prior to introducing local lettings policies local authorities need to be satisfied that they have clear evidence of need.

Guidance produced in 2016 as part of the Housing (Wales) Act require local lettings policies to be regularly reviewed which should include an equalities impact assessment. To ensure we meet the requirements of guidance, have sufficient time to undertake appropriate consultation and analysis we are proposing a planned programme of review.

It is proposed to consider the impact and relevance of existing individual policies against its original purpose. For example a local lettings policy was introduced in the Tyisha Ward in 2011. The purpose of this local lettings policy was:

- Increase stability by reducing tenancy turnover
- Achieve a better mix of age groups and household types
- Improve community sustainability by assisting new tenants to establish and maintain their tenancies
- Increase demand for the area and for specific property types
- Reduce the fear of crime
- Reduce incidents of anti-social behaviour
- Influence residents' perceptions about anti-social behaviour/crime
- Improve the overall perception of the Tyisha ward as a residential area

For this local lettings policy we will therefore consider if there has been:

- Decrease current and former tenant arrears
- Decrease in deprivation/increased employment and income levels
- Reduction of ASB/ fear of crime
- Increase in the length of time tenancies are sustained
- Reduction in void turnaround
- Improved perception of our estates

Appendix 1 lists local lettings policies currently in operation, the main reason for introduction and proposed timescale for review.

We are currently working to amend a local lettings policy involving extra-care schemes with a view of adopting a consistent approach across the county.

We are also working on the policy relating to the Tyshia ward on the basis it has been in existence the longest and involves the most properties. This work will inform requests from local members for local lettings policies to be considered for Glanymor and Llwnhendy wards.

The reviews will be reported to appropriate Executive Board Member Meetings.

Recommendation

It is recommended that we review the attached in accordance with the programme outlined in Appendix 1.

IMPLICATIONS

I confirm that other than those implications which have been agreed with the appropriate Directors / Heads of Service and are referred to in detail below, there are no other implications associated with this report :

Signed: Robin Staines

Head of Public Protection and Housing

Policy and Crime & Disorder YES	Legal YES	Finance NONE	ICT NONE	Risk Management Issues NONE	Organisational Development NONE	Physical Assets NONE
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1. Policy, Crime & Disorder and Equalities

The purpose of the programme is to review, amend or withdraw local lettings policies. Some of the policies are in place to improve fear of crime and anti-social behaviour.

As part of individual policy reviews an Equalities Impact Assessment will be undertaken.

2. Legal

Local lettings policies can be introduced as part of Section 167(2E) of Housing Act 1996.

Code of Guidance for local Authorisation the Allocation of Accommodation and Homelessness March 2016 sets out criteria and gives guidance on how they are reviewed.

CONSULTATIONS

I confirm that the appropriate consultations have taken in place and the outcomes are as detailed below

Signed: Robin Staines

Head of Public Protection and Housing

1. Scrutiny Committee

Not applicable

2. Local Member(s)

The appropriate local members will be consulted as part of the review of individual policies.

3. Community / Town Council

Appropriate Community/Town Councils will be consulted as part of the review process.

4. Relevant Partners

Relevant partners including will be consulted as part of the review process.

5. Staff Side Representatives and other Organisations

Not applicable

Section 100D Local Government Act, 1972 – Access to Information

List of Background Papers used in the preparation of this report:

THESE ARE DETAILED BELOW

Title of Document	File Ref No.	Locations that the papers are available for public inspection
Local Letting Policies		Council File Plan