

EXECUTIVE – 29TH FEBRUARY 2016
0821. NEW BOLSOVER – LOCAL LETTINGS POLICY

Executive considered a report of the Portfolio Holder for Housing and IT which sought approval of a local letting policy for New Bolsover.

The report proposed making temporary changes to the Allocation Policy in light of the major regeneration and refurbishment scheme at New Bolsover which would require tenants to move from their properties for a period of around 13 weeks while work was completed. Some tenants would move to temporary 'decant' accommodation for the duration of works before moving back to their own home while others would make their own arrangements. In some cases, it was likely that residents would want to make permanent moves either to properties that had already been refurbished or to other areas.

The changes were intended to be temporary and would only apply to tenants of the Council who were living in unimproved properties in New Bolsover. The changes would not apply to situations where the Council would not obtain vacant possession of the property following a move.

The rest of the report set out the proposed changes to the policy and its implications.

Moved by Councillor J Ritchie and seconded by Councillor K Reid.

RESOLVED that:-

- (1) A local lettings policy be adopted for existing tenants of New Bolsover on the following basis.
 - (a) Any tenant applicant from New Bolsover can be direct matched with any improved property on New Bolsover for a property of the appropriate size. This means that such properties will not be advertised.
 - (b) Any tenant applicant who wishes to move to another area must apply through the Council waiting list. In considering such applications appropriate weight will be given to their needs in the light of the requirement to undertake extensive refurbishment to their existing home.
 - (c) Any tenant applicant who wishes to be re-housed in a sheltered housing scheme, or has a need for a property with adaptations will be directly matched with a property to suit their needs.
- (2) If the Council have begun possession proceedings against a tenant (defined as the tenant has a current Notice of Seeking Possession, or a Court order for any breach of tenancy) any decision will be considered by the Housing Allocations Review Panel (HARP) Panel before any offer of accommodation is made. The HARP panel decision would be based on a balance of the

status of the tenancy, the amount of rent arrears, the payment history of the tenant and the age of the debt, as well as the personal situation of the tenant. The Panel would be able to approve a move, refuse a move or make a move conditional.

- (3) From April 2016 for a period of two years the Council provide assistance for tenant applicants who move within New Bolsover or to an alternative Council property as a result of this scheme. This would include removal costs, lifting and refitting carpets and disconnection and connection of cookers and washing machines.
- (4) Resolutions (1) and (3) only apply to tenants of the Council who were living in unimproved Council owned properties on New Bolsover. These changes would not apply to situations where the Council would not obtain vacant possession of the property following a move.
- (5) The scheme starts from 1 April 2016 and runs until 31 March 2019 and may be extended by the Assistant Director – Head of Housing and Community Safety, following consultation with the Portfolio Holder for Housing and IT.

REASON FOR DECISION: To allow sufficient flexibility to cope with a large regeneration scheme.

OTHER OPTIONS CONSIDERED: None.
(Assistant Director –
Community Safety and Head of Housing [BDC])