

**Bolsover District Council**

**Cabinet**

**Date of meeting**

B@Home – Local Letting Policy

**Report of the**

This report is public

**Purpose of the Report**

- To consider introducing a local letting policy for new council properties developed under the B@Home project.

**1 Report Details**

- 1.1 The B@Home project is concerned with building over 100 new high quality council houses in conjunction with our development partner Robert Woodheads Ltd
- 1.2 The project is also about maximising the additional social benefits arising from a large capital investment, including the use of local labour, apprenticeships and local suppliers.
- 1.3 Allocations to new developments need to be handled carefully. For the new community to flourish there needs to be a mix of residents including tenants of different ages and experience.
- 1.4 It may also be appropriate to give additional priority to local people who are living in close to the new development, and those with health and mobility problems who would gain maximum benefit from the high standard of the properties, including the designed for life standard.
- 1.5 The current allocations system is not sufficiently sophisticated to take account of this range of factors and therefore it is recommended that a local letting policy is developed for each scheme. This scheme will be temporary and only last for the initial allocation of each property and any relets within six months of the handover of the final property. Note that any property with adaptations is excluded from this as the policy is that these are allocated via the HARP panel.
- 1.6 For each scheme it is proposed the following system is adopted.

- a. Each property is advertised on the CBL system as Band C properties – this will exclude applicant from outside the area and without a local connection. The listing will make it clear a local letting policy was being applied.
- b. Prior to letting each applicant is asked to attend a formal interview by a Housing Needs Officer – this will discuss issues such as local connection, health and disability issues, a affordability assessment, and an assessment of how well they have managed their current tenancy (or a risk assessment for applicant who are not tenants)
- c. That a HARP panel consisting of the Housing Needs Manager, the Housing Enforcement Manager, and both the Tenancy Management Officer and Housing Needs Officer for the area, considers this information together with the information from the application form and determines who will be offered each property.
- d. The final decision will be a composite decision based on both the points of the applicants, and the information from the interview. This decision will be confirmed to the applicants but there will be no right to appeal.

## **2 Conclusions and Reasons for Recommendation**

- 2.1 That a local letting policy is adopted for all new B@Home schemes. This will minimise the risk of tenancy failure and ensure that priority is given to people who would benefit.

## **3 Consultation and Equality Impact**

- 3.1 Not directly. However the proposal does take account of health and disability issues.

## **4 Alternative Options and Reasons for Rejection**

- 4.1 Allocate via CBL system only – rejected as this is unlikely to produce a balanced community.

## **5 Implications**

### **5.1 Finance and Risk Implications**

None

### **5.2 Legal Implications including Data Protection**

None

### **5.3 Human Resources Implications**

None

## 6 **Recommendations**

- 6.1 That a local letting policy is adopted for new properties that are built as part of the B@Home project.

## 7 **Decision Information**

|  |    |
|--|----|
| <b>Is the decision a Key Decision?</b><br>(A Key Decision is one which results in income or expenditure to the Council of £50,000 or more or which has a significant impact on two or more District wards) | No |
| <b>District Wards Affected</b>   |    |
| <b>Links to Corporate Plan priorities or Policy Framework</b>  |    |

## 8 **Document Information**

| <b>Appendix No</b>   | <b>Title</b>          |
|--|-----------------------|
|  |                       |
| <b>Background Papers</b> (These are unpublished works which have been relied on to a material extent when preparing the report. They must be listed in the section below. If the report is going to Cabinet (NEDDC) or Executive (BDC) you must provide copies of the background papers) |                       |
|  |                       |
| <b>Report Author</b>   | <b>Contact Number</b> |
|  |                       |

Report Reference –