

BABERGH DISTRICT COUNCIL and MID SUFFOLK DISTRICT COUNCIL

From: Corporate Manager – Housing Options and Senior Sheltered Housing Officer	Report Number: JHB/14/17
To: Joint Housing Board	Date of meeting: 20 March 2017

REPORT ON THE LOCAL LETTINGS POLICY REVISED AS A RESULT OF THE DE-SHELTERING PROGRAMME

1. Purpose of Report

- 1.1 To share with members of the committee the proposals for the introduction of a local lettings policy as a result of de-sheltering a range of sheltered schemes within the BDC/MSDC area from April 2017.
- 1.2 To explain how this will be applied

2. Recommendation

- 2.1 That members of the Board note the proposals.

3. Financial Implications

- 3.1 There are no financial implications to these changes.

4. Legal Implications

- 4.1 There are no legal implications to these changes.

5. Risk Management

- 5.1 The report is not closely linked to any specific strategic risk.

6. Consultations

- 6.1 Consultations / identification of the need for these changes arose as a result of the consultation work undertaken during the review of the sheltered housing schemes.
- 6.2 Over 50% of the residents of sheltered schemes attended or fed back their views as part of the consultation process.

7. Equality Analysis

- 7.1 An Equality Impact Assessment has been completed.

8. Shared Service / Partnership Implications

- 8.1 Babergh and Mid Suffolk share the same Allocations Policy and this local lettings policy will apply to both Councils.

9 Links to Joint Strategic Plan

9.1 There are no specific links to the Joint Strategic Plan.

10 Key Information

10.1 Following a review of sheltered housing in Babergh and Mid Suffolk a decision has been made to “de-shelter” a number of properties from April 2017. Existing tenants in those schemes who wish to move to a property which will continue as sheltered housing are prioritised for vacancies. However a number of tenants do not wish to move and have chosen to stay in their current property without the support provided in sheltered housing.

10.2 The aims of the policy are to:-

- Ensure that the environment remains suitable for the residents who have chosen to stay
- Ensure that vacancies can be allocated in a timely manner

10.3 The local lettings policy will apply to vacancies which occur in any of the 186 properties which from April 2017 will no longer be sheltered.

10.4 This local lettings policy amends and adds to criteria for letting bungalows in the Gateway to Homechoice allocations policy and will also apply to flats which were formerly sheltered. Applicants for vacancies in former sheltered schemes will need to meet the following requirements:-

- Over 60 years of age or
- Over 40 with a medically assessed need for a bungalow or
- Over 40 and releasing a property in need and
- A quiet and settled lifestyle and
- No history of anti-social behaviour from themselves or close family members
- No history of drugs / alcohol issues
- Have no relevant offending history, which would deem them unsuitable to live in the scheme

10.5 Applicants who satisfy the above criteria and who have children can be considered for two bedroom vacancies (subject to section 6.5 of the Gateway to Homechoice allocations policy “Parents with staying access to dependent children or shared residency orders”).

10.6 The need for a continuation of the policy will be reviewed on an annual basis and will take account of any issues relating to new tenancies, the number of allocations made and the percentage of remaining residents who were initially sheltered tenants.

11 Appendices

Title	Location
Local Lettings Policy	Attached
Equality Impact Assessment	Attached

12 Background Documents

12.1 There are no background documents.

Authorship:

Sue Lister

Corporate Manager – Housing Options

Donna Williams

Senior Sheltered Housing Officer

Tel: 01449 724758

sue.lister@babberghmidsuffolk.gov.uk

Tel: 01449 72476