

SUBJECT: LOCAL LETTINGS PLAN

DIRECTORATE: HOUSING AND REGENERATION

REPORT AUTHOR: SIMON WALTERS, STRATEGIC DIRECTOR

1. Purpose of Report

- 1.1 To agree a local lettings plan in relation to Council own new build accommodation.

2. Executive Summary

- 2.1 The Council has invested significantly in a new build development programme 2017 – 2020, which sees some 400 (total programme) new build properties being available for occupation from July 2018 onwards.
- 2.2 Executive is asked to approve the attached Local Lettings Plan which seeks to offer priority for these new properties to the Council's existing tenants who may be in housing need due to their current accommodation being unsuitable for them.

3. Background

- 3.1 Local Housing Authorities are required by the Housing Act 1996 to have in place a scheme for the allocation of Council housing. Section 166A(6)(b) however, of the Housing Act 1996, also allows Council's to agree a local lettings policy which sits outside this standard allocations policy.
- 3.2 In accordance with section 166A(6)(b) the Council may allocate particular accommodation to people of a particular description whether or not they fall within the 'reasonable preference categories' as required by the allocation policy. Such local lettings policies may be agreed in order to achieve particular Council or housing management aims or objective.

4. Main Body of Report

- 4.1 As described above, the Council's new build programme sees 400 (total programme) new build properties being ready for occupation from July 2018 onwards.

The Council wishes to give priority for these new build properties to its existing council house tenants who may be in housing need.

- 4.2 As members will note from the attached local lettings plan, there are currently 1700 applicants on the housing register of which 45% are existing council tenants. The Council proposes through the proposals in the attached policy, to give priority to the new build to these existing tenants.

- 4.3 It is worth noting that such a policy of letting new properties to existing council tenants has the additional benefit of freeing up the existing council properties these moving tenants leave behind for other people on our wider housing waiting list.
- 4.4 It is estimated that delivering approximately 400 new homes by the end of the vision 2020 plan period will generate approx. two and a half times that number of properties in total being made available.

5. Strategic Priorities

5.1 Let's deliver quality housing

The new build programme brings some significant new build properties becoming available, with priority given to existing tenants.

6. Organisational Impacts

6.1 Finance (including whole life costs where applicable)

There are no financial implications arising from this report

6.2 Legal Implications including Procurement Rules

As outlined in the report.

6.3 Equality, Diversity & Human Rights (including the outcome of the EA attached, if required) – **Please ensure that if a full Equality Impact Assessment is not required confirmation is provided that equality implications have been considered. Do not remove this section from the report.**

7. Risk Implications

7.1 (i) Options Explored

7.2 (ii) Key risks associated with the preferred approach

8. Recommendation

8.1 To agree to the local lettings plan for new build, as attached to this report.

Is this a key decision?

Yes

Do the exempt information categories apply?

No

Does Rule 15 of the Scrutiny Procedure Rules (call-in and urgency) apply?

No

How many appendices does the report contain?

Two

List of Background Papers:

None

Lead Officer:

Simon Walters, Strategic Director