

Delegated Decision

May 2019



Local Lettings Policy, believe housing

Ordinary Decision

Report of Economic Development and Housing

Stuart Timmiss, Head of Development and Housing

Electoral division(s) affected:

Countywide

Purpose of the Report

- 1 To agree a Local Lettings Policy (LLP) for all new build homes or purchases by believe housing (formerly County Durham Housing Group).

Executive summary

- 2 To ensure that new homes built or purchased by believe housing are let to people with an exemplary tenancy record, using specific criteria in these estates.

Recommendation

- 3 To agree the LLP to improve sustainability and ensure community cohesion.

Background

4 The intended outcome of this Local Lettings Policy is to:

To ensure a balanced community and prevent anti-social behaviour, for example to prevent an over-predominance of young people within an area or type of property.

5 Furthermore, to create a balance of lifestyles in a stable environment, which promotes a strong sense of community cohesion and long-term sustainability.

Criteria

6 Applicants will be shortlisted as follows:

- Carry out a home visit (where appropriate) with the proposed tenant prior to a formal offer being made
- Not consider any applicant with any records of ASB in the last 6 years, or any open cases of ASB being investigated at the point of offer
- Carry out a Police check on all applicants prior to an offer being made
- Expect that applicants will have a clear rent account, including other charges such as recharges or FTA, for 12 months leading up to the formal offer being made (the Lettings Manager, believe housing, will have final determination of any exceptional cases)

Main implications

7 Increased stock for social housing – and improved neighbourhood cohesion..

Conclusion

8 In approving this LLP, the Council supports its stakeholder (believe housing) in developing sustainable communities.

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Appendix 1: Implications

Legal Implications

none

Finance

none related to DCC

Consultation

none

Equality and Diversity / Public Sector Equality Duty

none

Human Rights

none

Crime and Disorder

none

Staffing

none

Accommodation

No DCC buildings are affected. Units of stock for social housing will increase with new builds.

Risk

All tenants will be risk assessed by believe housing prior to new tenancies commencing.

Procurement

n/a