

Forfutures New Build Local Lettings Policy

Policy reference number: ALLOC4 -POL-FH

Version number: V2

Date applies from: 01/04/2021

UNCONTROLLED IF PRINTED

Aim of policy

Local Lettings Policies are intended to ensure that the allocation of properties supports a balanced and sustainable community, whilst continuing to ensure the best use is made of our housing stock.

This policy will complement the requirements of ForHousing's Allocations Policy and our commitment to support the Local Authorities aims in reducing and preventing homelessness along with meeting current demands and pressures on housing waiting lists.

ForHousing recognises the need to develop sustainable communities that have a diverse tenant base, maximise the wellbeing in our neighbourhoods, which includes improved levels of employment and household income whilst addressing housing need.

The Local Lettings Policy has been developed as an anti poverty/homeless prevention initiative, that provides entry level tenancies at reduced rent, alongside access to support and a pathway to employment that are added features of the forfutures specialist housing solution.

Policy

There are many open spaces within our neighbourhoods that are under the ownership and management of ForHousing. These were identified as being prime locations for development. The developments will not only significantly transform the aesthetic appeal of the neighbourhood, it will also support ForHousing and the Local Authorities in addressing the supply of housing stock in the area. Detailed planning and consultation with tenants, partners and stakeholders was undertaken prior to taking the decision to develop the land and build homes for those who can not afford a standard social housing tenancy.

ForHousing is committed to working with tenants, partner agencies and stakeholders in making significant improvements to the quality of life of tenants.

The forfutures new build will provide fixed term tenancies of two years duration, for those who cannot afford a standard social housing tenancy, private rented sector or the housing market rates.

The targeting criteria will not include social need other than having insufficient financial backing to make a move into independent accommodation, or to secure single accommodation where shared accommodation is lost through family or relationship breakdown. However, like in many social housing communities, the impact of poverty is found in economic, health and social risks, including lower levels of educational attainment, expectations and aspirations, poor diet, and a high prevalence of mental health issues, so it is anticipated that support will be required.

The aim is for tenants to be able to take advantage of an opportunity to live independently and healthily in their own homes, and use this as a springboard from which they can build future economic and social wellbeing.

During the two year tenancy, tenants will have access to a clear pathway to other accommodation, preferably within ForHousing portfolio, and the support that will help break a

cycle of deprivation.

ForHousing is committed to ensure all allocations to forfutures new build properties will mirror the requirements of the transfer agreements between ForHousing and the respective Local Authority in relation to Nominations, as far as practicable. This will be managed through the existing Choice Based Lettings Schemes.

The criteria used will vary, as the stability and needs of the forfutures new build schemes varies, but the overall aim will remain constant, to provide entry level tenancies at a reduced rent, alongside access to support.

In addition to this all applicants must agree to:

- Have any checks with relevant agencies, including the Police, which are felt necessary in order to assess suitability
- Engage with support services where identified as a requirement.

Allocation of Properties under this Policy

Reasonable preference will be granted to those applicants who are homeless whether they have a priority need or not taking into account the financial resources open to applicants to meet housing costs.

In addition to the Reasonable Preference criteria above Additional Preference will be granted to those applicants who:

- Are not economically active
- Have aspirations to improve their economic wellbeing, through employment, and or training opportunities.

Applicants should be advised that they may appeal restrictions and reasons for being refused by making an appeal to the Neighbourhood Services Manager within 14 days of the original decision, who will investigate and advise the applicant of the outcome, in writing, within 10 working days of receiving the appeal. If the appeal is accepted, the restrictions will be removed from their application and they will be considered in the future for ForHousing properties.

How the policy will be delivered

The Policy sets out the ForHousing overall approach to allocations of properties within the forfutures new build schemes.

The Policy will, on approval, be communicated to employees via the intranet. It will be published on the internet site for tenants and stakeholders and news stories will draw attention to its publication.

If employees become aware that there are problems with the effective operation of the Policy, or the associated procedures, they should report this to the responsible officer for the Policy. This feedback will be incorporated into the policy / procedural review process.

Related documents

- ForHousing Allocations Policy
- ForHousing Allocation Procedure
- Tenure Policy

Equality analysis

Date of approved equality analysis	12/09/19
Actions taken forward to mitigate any potential negative impact	N/A

Consultation and business intelligence

ForHousing's Community Voice Group was consulted during the development of the policy, and approved the final draft..

Monitoring arrangements

If staff become aware that there are problems with the effective operation of the Policy or the associated procedures, they should report this to the Policy Owner.

This feedback will be incorporated into the policy / procedural review process.

Control data and approval history

Policy owner:	Director of Neighbourhoods
Next review date:	01.04.23

Action	Approved by	Date
Approval	Relevant lead or director	30.09.19
Approval	ForHousing Senior Leadership Team representative(s)	21.10.19
Approval	Relevant board	N/A
Equality Analysis review and advise	Business Excellence	12.09.19
Health and safety review and advise	Health and Safety	N/A

Legal review and advise	Legal Services Executive	14.10.19
Human Resources review and advise	Human Resources (Trade Union and staff consulted when required)	N/A

Document revision history

Date approved	Version number	Version history
21.10.2019	V1	New Policy
Date amended	Version number	Key changes
<u>15/03/2021</u>	V2	<u>Expanded reference to support to incorporate more than financial support.</u>