ForFutures (Salford) Local Lettings Policy

Version Number	3
Date Applies From	27/10/2025
Policy Owner	Director of Neighbourhoods
Next Review Date	27/10/2028
Strategy Link	Customer focused and equitable services

Key connected legislation/regulation:

- Homeless Reduction Act
- The Tenancy Standard

Annual Checks

Policy owners should ensure that an annual check of hyperlinks, roles, and names is undertaken. These checks are in addition to formal review process. Please see Policy and Procedure framework guidance for further details.

If you need this information in an alternative language please call

0161 605 7260

For other formats please call

0300 123 5522

Introduction

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 the ForHousing 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 recognizes the need to develop sustainable communities that have a diverse tenant base and to maximize 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

The three ForFutures schemes were built in Eccles, Salford in 2020 by utilizing open spaces within our neighbourhoods that were under the ownership and management of ForHousing. These sites were identified as being prime locations for development. The schemes have significantly transformed the aesthetic appeal of the neighbourhoods in which they have been built and have supported ForHousing and the Local Authorities in addressing the under 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 are unable to 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 schemes 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 enhanced 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 on to other accommodation, preferably within the ForHousing portfolio, and the support that will help break

a cycle of deprivation.

ForHousing is committed to ensuring all allocations to the ForFutures 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 via a partnership allocation process with representatives from both ForHousing and Salford City Council.

The criteria used will vary, as the stability and needs of the ForFutures 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 were 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 Homeless Prevention and Partnerships Lead 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.

Equity, Diversity, and Inclusion

We value diversity and work to create an inclusive environment for our customers and colleagues, where everyone has access to the same opportunities. We welcome our responsibility to comply with equalities legislation and regulatory requirements that relate to equity, diversity and inclusion and aim to do more. Through our activities we aim to remove systemic barriers to equal opportunities and eliminate all forms of discrimination, harassment, and victimisation within our organisation.

We are committed to providing excellent customer services, which are fair, equitable and inclusive. As such, we will endeavour to understand and make any reasonable adjustments required for customers in line with ForHousing's Reasonable Adjustment Statement and the Equality Act 2010. Any reasonable adjustment provided will be recorded and kept under active review.

The Inclusive Decision Making Framework completed in Sept 2025 did not identify any equality considerations regarding this policy.

Implementation and Communication

The Policy sets out ForHousing's overall approach to the allocation of properties within the three ForFutures schemes.

The Policy will, on approval, be communicated to colleagues 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 colleagues 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.

Monitoring, Recording, Reporting

If colleagues 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.

Related Documents

- ForHousing Allocations Policy
- ForHousing Allocations Procedure
- Tenure Policy

Co-production

The Policy was developed in conjunction with colleagues of ForHousing, and Salford Community Voice was consulted and approved the Policy.

Approval & Review History

With effect from 23/10/2024 the approval route for the ForFutures (Salford) Local Lettings Policy is:

- SLT – EMT (Noting)

Date	Version	Approved by	Detail
21/10/19	1	Not known	New Policy
15/03/21	2	-	Expanded reference to incorporate more than financial support.

Date	Version	Approved by	Detail
02/10/23	2.1	Director of Neighbourhoods	• Transferred policy to new template. • Amends to allocation process as now via partnership panel with SCC. • Removed reference to 'new build'
26/07/24	2.2	-	Equity and reasonable adjustment statement added.
27/10/25	3	SLT	• Reference to allocations partnership panel amended to state allocations partnership process • Reference to the appeals process - Job title amended from Neighbourhood Services Manager to Homeless Prevention and Partnerships Lead • Reference to staff or employees throughout the document changed to colleagues • Reference to completion of IDMF in Sept 25