

Caerphilly Common Housing Register Local Lettings Policy Pro-Forma

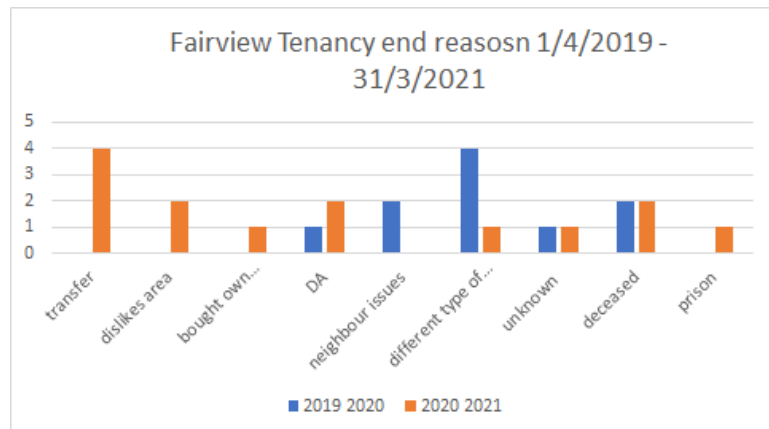
Details of area to be covered:	Nº:	
	Road(s):	Clos Ceirw, Clos Claerwen, Clos Gwendreath, Clos Afon Tywi, Clos Gronw
	Town:	Fairview Blackwood
	Postcode:	NP12 3NS
Details of properties to be covered:	Count:	There are 121 of properties in total, made up of:
	Bedrooms:	
	Type(s):	
	Landlord(s):	Pobl
Reason for requesting a local lettings policy:	<p>Fairview is a Pobl-owned estate in Upper Trelyn, Blackwood which was built around 1991 and consists of five adjoining streets; Clos Ceirw, Clos Claerwen, Clos Gwendreath, Clos Afon Twyi and Clos Gronw. The layout of the estate means that many of the properties face in on the street, so when there are issues many residents can see, hear, and are affected by what is happening.</p> <p>A Community Centre is situated in the middle of Clos Ceirw. The estate is located next to a new build development which consists of around forty houses.</p> <p>Fairview is a well-known hotspot for drug-related activity and associated anti-social behaviour. In the past 12 months Gwent police have acknowledged this, prioritising the area for visible and plain clothes patrols. This has had some impact, however, other areas have taken over as a priority in more recent months.</p> <p>Pobl has been working closely with Police to tackle many of the issues Fairview faces, and by doing so we have been able to make some in roads into some of the issues. However, this alone will not be sufficient to bring about noticeable positive change for Fairview.</p> <p>Allocating on the basis of need alone has resulted in a high concentration of people with support needs, which is affecting the balance/harmony of the estate. By putting in place a Local Lettings Policy we hope to be able to make positive improvements to the estate by encouraging more residents who are working/ on work based training/ undertaking higher education courses, thereby increasing the level of residents with aspirations. We also hope to be able to create a more balanced community with more two parent families/ more families with at least one adult that works / is in training/ education.</p>	

	<p>It is also hoped that by putting in place a local lettings plan we can redress the current high level of support needs of Fairview, by reducing the number of families/individuals requiring intense support.</p>
<p>Summary of evidence base to support local lettings policy:</p>	<p><u>Anti-social behaviour</u></p> <p>In the last 10 months Pobl has obtained 6 injunctions against residents, 1 injunction and exclusion against a non-resident (as a result of an assault and violence), issued one Section 21 Notice, 3 Formal Warnings, 2 Unacceptable Behaviour Notices, and 1 Acceptable Behaviour Contract, all to separate households.</p> <p>One case has been served a NOSP due to cannabis cultivation, where a significant amount of growing equipment was found but no plants – Pobl plan to apply to court for a suspended possession order. There is a further case related to cannabis cultivation (again only growing equipment was found), and another case where the electric meter has been illegally bypassed – action by Pobl is pending on these cases.</p> <p>Two of the injunctions have had breaches. In one case the breaches have been low level so Pobl have advised these may be brought before the court if there is a further significant breach. In the other case Pobl have referred the individual to Housing First for additional support in the hope they can be rehoused elsewhere once positive and long-term changes have been made to their behaviour.</p> <p>Overall, between January 2020 and 18th March 2021 Pobl received a total of 25 complaints of ASB in Fairview. This includes issues around drug dealing/use, verbal abuse, physical violence, noise. This equates to around 20% of properties on the estate.</p> <p>Overall against all letting areas for East and West Fairview has one of the highest levels of ASB, ranking 17th out of 23 for the period 1/1/2019-31/3/21 (1 being the area with the lowest number of ASB cases and 23 the area with the highest number of ASB cases).</p> <p>Below are details of the most serious cases and action taken so far:</p> <p>Case A – without notice injunction obtained in 2020 due to ASB and drug use; several low-level breaches (not taken back before court); NOSP served March 2021.</p> <p>Case B – without notice injunction and exclusion obtained in 2020 – verbal abuse & threats to neighbours as well as physical violence. Resident recently accepted as Housing First client due to complex needs around behaviour and substance misuse.</p> <p>Case C – without notice injunction obtained in 2020 due to drug use and criminal behaviour</p>

Case D – injunction obtained in 2020 due to continued noise nuisance
 Case E – without notice injunction obtained in 2020 as a result of threats to staff
 Case D – without notice injunction obtained in 2020 due to drug use/alcohol related ASB
 Case E – without notice injunction & exclusion from Fairview obtained in 2020 against a non Pobl tenant
 Case F – NOSP served in March 2021 due to large amount of cannabis cultivation equipment located at the property, electric meter bypass and damage to the property.
 Case G – electric meter by passed – tenancy action pending

Fairview	2019 2020	2020 2021
Tenancy ends	11	14
ave tenancy length (days)	579	396
shortest tenancy length	242	48
longest tenancy length	1312	1163

Against all lettings areas for East and West Fairview has one of the lowest average tenancy lengths over the period 1/1/2019-31/3/21, ranking 19th out of 23 letting areas. (1 being top, 23 being bottom or worst)



Overall, against all lettings areas East 7 West, Faiview has the highest number of negative tenancy ends (44.5% of all terminations were negative termination reasons)
 Please refer to attached document for a visual of this information.

Safeguarding

There is a high proportion of safeguarding cases on Fairview in relation to children, adults and domestic abuse (against females). In the period between Jan 2020 and 18th March 2021 we have logged a total of 16 safeguarding issues. A quarter of these related specifically to domestic abuse, and a further quarter related to child safety concerns.

	<p>The number of serious ASB and safeguarding cases increases the workload for the Fairview estate and has required specific partnership working with police and DA services.</p> <p>Fairview has a high proportion of residents with poor mental health and/or substances misuse. Half of the safeguarding cases on the estate since Jan 2020 have related to concerns around mental health/substance misuse. Many residents have indicated that their mental health has been detrimentally affected by the issues on the estate thereby making them more vulnerable.</p> <p>In relation to household make up, 42% of the households on the estate are made up from just 2 groups - single females (18 %) and female single parent families (24%), and Pobl believe this had impacted on the level of safeguarding issues in Fairview. Several of the DA cases have been referred to MARAC and resulted in residents needing urgent relocation for safeguarding purposes.</p> <p>More recently we have seen refusals for at least 2 properties when applicants have visited the area, due to concerns about the estate.</p> <p><u>Rent arrears</u> 81% of those living in Fairview have rent arrears, with 68% of these being on benefits (full or partial HB or UC). In addition, over a quarter of the residents (27%) have rent arrears of £501 or over, and there are 16 tenancies with rent arrears over £1000.</p> <p>Other than the above, as this main issues in Fairview are with ASB/crime, this LLP does not go into detail about rent arrears other than the above. However, it is possible to confirm the following:</p> <table border="1" data-bbox="646 1438 1364 1680"> <thead> <tr> <th>Month</th> <th>Difference in net arrears figure for Income patch including Fairview vs Caerphilly overall</th> </tr> </thead> <tbody> <tr> <td>April 2020</td> <td>Net arrears 0.4% higher</td> </tr> <tr> <td>Sept 2020</td> <td>Net arrears 0.75% higher</td> </tr> <tr> <td>Dec 2020</td> <td>Net arrears 0.9% higher</td> </tr> <tr> <td>March 2021</td> <td>Net arrears 1.3% higher</td> </tr> </tbody> </table> <p>We have not been able to provide any further information with regards to the effect of Covid-19 on rent arrears.</p>	Month	Difference in net arrears figure for Income patch including Fairview vs Caerphilly overall	April 2020	Net arrears 0.4% higher	Sept 2020	Net arrears 0.75% higher	Dec 2020	Net arrears 0.9% higher	March 2021	Net arrears 1.3% higher
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<p>Objective of local lettings policy:</p>	<p>Pobl believe the above factors have led to the creation of a community which is unbalanced, and one which is tipped negatively towards those on low income and those who are often the more vulnerable in society. This in turn led to an increase in the issues around ASB, drug use/dealing and criminality as well as higher levels of safeguarding concerns.</p>										

	<p>If this is not addressed via an LLP Fairview runs the risk of becoming a 'no-go' estate with high levels of empty properties which are hard to let, impacting on Pobl's ability to tackle homelessness in Caerphilly.</p> <p>A local lettings policy will allow us to create a more balanced and sustainable community and to maintain a positive reputation as a social landlord.</p> <p>It will also give us space to manage the problems that currently exist, reassure our tenants that we are proactively working hard to improve their community so that it is a safe and pleasant environment to live in.</p>
<p>Restrictions to be placed on lettings:</p>	<p>No applicants with significant substance misuse within in the last 18 months:</p> <p><u>Clarity around interpretation of terms</u> Significant substance misuse may include significant impairment or distress manifested by one (or more) of the following, occurring within a 12-month period:</p> <ul style="list-style-type: none"> • Recurrent substance use resulting in a failure to fulfil major role obligations at work, school, or home (e.g. repeated absences or poor work performance related to substance use; substance-related absences, suspensions or expulsions from school; neglect of children or household); • Recurrent substance use in situations in which it is physically hazardous (e.g., driving an automobile or operating a machine when impaired by substance use); • Recurrent substance-related legal problems (e.g. arrests for substance-related disorderly conduct; • Continued substance use despite having persistent or recurrent social or interpersonal problems caused or exacerbated by the effects of the substance (e.g. arguments with spouse about consequences of intoxication, physical altercations). <p>No applicants with unspent convictions for violent offences, theft/burglary and/or drug offences.</p> <p><u>Guidance to rehabilitation of offenders Act 1974 (amended in 2014) can be found at the bottom of this document.</u></p> <p>No applicants that have a poor tenancy reference in the past 3 years in relation to ASB, including where they have received the following:- an injunction, possession order, notice seeking possession, demotion notice or demotion order, Section 21 notice due to ASB, CBO, CPN, closure order.</p>

	<p>Applicants coming via homelessness need to have a positive reference from the housing advice team with regards to their conduct in temporary accommodation.</p> <p>Applicants from the general waiting list who are unable to demonstrate a positive history of sustaining via a Landlord reference must have either:</p> <ul style="list-style-type: none"> i. A positive reference from a relevant support professional regarding general conduct or ii. A reference from another professional who knows them in a personal capacity. <p>Homeless team to be contacted prior to any skips to ensure there has not been a change of circumstances for an applicant which may make them eligible under the LLP.</p>	
Details of any community consultation:	The tenants who have fallen victim to the associated problems that have gone on in the past 12/18 months would welcome an LLP to ensure Fairview returns to a more balanced and safer Community.	
Summary of equality impact assessment:	The EIA does not create any major concerns with regards to the LLP.	
Implementation date:	As soon as possible.	
Termination date:	12/05/2023	
Review frequency:	<p>Every 6 months after commencement of the LLP for period of 2 years.</p> <p>The 6-month review will look at allocation bands to see if the LLP needs to be amended overall or for specific streets within Fairview.</p>	
Monitoring and review arrangements:	To enable to Council to assess the level of impact of the LLP on lettings to band 1 and 2 and 3 applicants, every 6 months Pobl will provide the Council with an analysis of lettings carried out.	
Requesting officer:	Name:	Angela Harris
	Position:	Area Neighbourhood Manager
	Organisation:	Pobl
Dated:	14th April 2021.	
Panel decision:	Approved	
Dated:	12/05/2021	
Decision details:	To enable to Council to assess the level of impact of the LLP on lettings to band 1 and 2 and 3 applicants, every 6 months Pobl will provide the Council with an analysis of lettings carried out.	

Is it spent?

The Rehabilitation of Offenders Act 1974 gives people with spent convictions and cautions the legal right not to disclose them when applying for most jobs and for other purposes, like when buying insurance.

Apart from those individuals who are given prison sentences of more than 4 years, most people with convictions will benefit from it at some point in their lives. The table below sets out the time it takes for the main sentences to become spent following the changes that were introduced in 2014. This is known as the 'rehabilitation period' for the conviction. A conviction may have a number of rehabilitation periods depending on the sentence - in this situation, the longest one applies.

If you have access to the internet, you can also use our online tool www.disclosurecalculator.org.uk

Prison sentences & Community orders (with a buffer period)

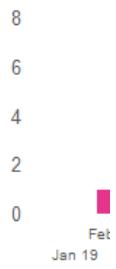
Sentence		Time it takes to become spent	
		Adult (18+) at conviction/disposal	Young person (U18) at conviction/disposal
Prison (including suspended prison sentences)	Over 4 years or a public protection sentence	Never spent	Never spent
	More than 30 months and less than (or equal to) 4 years	Full sentence + 7 years*	Full sentence + 3 ½ years*
	More than 6 months and less than (or equal to) 30 months	Full sentence + 4 years*	Full sentence + 2 years*
	Less than (or equal to) 6 months	Full sentence + 2 years*	Full sentence + 18 months*
Community order / Youth rehabilitation order		Full length of the order + 1 year	Full length of the order + 6 months

*Sentence length includes time spent on licence





Other community sentences (with no buffer period)

Sentence/Disposal	Time it takes to become spent (from date of conviction)	
	Adult (18+) at conviction/disposal	Young person (U18) at conviction/disposal
Fine	1 year	6 months
Conditional discharge	Length of the order	Length of the order
Absolute discharge	Spent immediately	
Conditional caution / youth conditional caution	3 months (or when it ends, if earlier)	3 months
Simple caution / youth caution	Spent immediately	
Compensation order	Once it is paid in full	
Bind over	Length of the order	
Hospital order (with or without restrictions)		
Referral order		
Reparation order	Spent immediately	
Endorsement (imposed by a court)	5 years	2 ½ years
Motoring disqualification (imposed by a court)	Length of the disqualification	
Relevant order	Length of the order	

Cefn Fforest; 138 Units; 27 Ends



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Please ensure that the pro-forma is fully completed before sending via secure email to the common housing register team at CHR@caerphilly.gov.uk . Please telephone 01443 873521 should you need to speak with a member of the team.

