

Local Lettings Initiative Application

Landlord: **Taff Housing Association**

Area covered by the

Local Lettings Initiative: **1 to 23 Turner Court, Taff Embankment, CF5 1BT**

Implementation date: **23 November 2015**

Review date: **23 November 2016**

Legislative setting

The statutory basis for 'local lettings initiatives' is set in section 167(2E) of the 1996 Housing Act. This allows for an Allocation Scheme to include policy priorities other than those specified in legislation provided that:

- they do not dominate the scheme; and
- overall, the scheme operates to give reasonable preference to those in the statutory reasonable preference categories over those who are not.

Local lettings initiatives can be used to support these locally identified priorities and can be applied to certain types of property or those within a specific area.

Background

Turner Court is a purpose-build block of 23 flats, built in 2010. The block consists of 3 general needs three bed roomed flats, 12 general needs two bed roomed properties, 6 general needs one bed roomed flats and there 2 wheelchair adapted mobility flats.

Over the past 2 years there has been a high rate of tenancy turnover in the block and some ASB issues with former tenants.

The results of a consultation exercise involving all the tenants living in the block show that 100% of the tenants support the introduction of a Local Lettings Initiative in order to improve the situation.

Aims of the Local Letting Initiative

1. To help create and develop a stable community
2. To strengthen and empower the community
3. To enhance and improve the reputation the scheme

Criteria

We wish that all future general needs applicants for Turner Court fulfil the following additional criteria: -

1. they are over 40 years old

2. they have not breached the conditions of any previous social housing tenancy
3. they do not have any criminal convictions

Monitoring & Review arrangements

This Local Letting Initiative will be regularly monitored, in line with our own in house procedures measuring the number of new lets, ASB incidents, rent arrears levels and general tenant satisfaction, tenancy turnover etc to measure the impact of the initiative.

The Initiative will be reviewed on an annual basis to ascertain whether the new arrangement have had the desired beneficial outcome on the housing management of the block and to assess whether the temporary measures can be removed. The lifespan of the initiative will depend on its aims being met but we anticipate that this initiative will be in place for a maximum of 3 years.