



Tai Sir Ddinbych
Denbighshire Housing
Buddsoddi yn ein Cymunedau • Investing in our Communities



LLWYN EIRIN, DENBIGH

NEW BUILD SCHEMES IN DENBIGHSHIRE

LOCAL LETTINGS POLICY

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Local Lettings Policy, New Build Schemes in Denbighshire

1. Introduction

Social Landlords in Denbighshire work in partnership with Denbighshire County Council to provide housing for those in need in the County.

Landlords recognise the need to balance the housing needs of individuals with ensuring we can promote sustainable communities and reflect different needs of our communities.

The Housing Act 1996 (amended by the Homelessness Act 2002 and 2014), requires local authorities to have a written policy that determines the priorities and the procedures to be followed in letting housing. Whilst reasonable preference must be given to defined groups, sections 167 (2E)/[s.16(3)] enables authorities to let properties to people of a particular description where there is a clear need for this approach.

The “Code of Guidance for Local Authorities on the Allocation of Accommodation and Homelessness” published by Welsh Government sets out the framework for prioritising needs and includes guidance on appropriate use of local policies.

Section 3.69 of the code of guidance states that “*Local lettings policies can be used to address a number of issues such as:*

- *Creating more mixed communities”.*

All Social Landlords in Denbighshire can decide whether to agree to adopt this “local lettings” criteria when allocating housing in new build developments.

Specific Objective of this Policy

The specific objective of this policy is to reflect that the **new build schemes** will generally involve larger numbers of allocations from the housing register on one site at the same time and therefore creating a whole new community.

“Larger number” new build schemes will be classed as any development with more than 10 new homes.

This therefore requires a different approach to the wider allocation of individual social rent homes throughout existing stock as governed by the full Allocations Policy.

Whilst we recognise that social rent homes are provided for those households most in need at that time, we also have to acknowledge that larger volumes of lettings in one area will require reasonable and wider consideration of:

- The need to develop sustainable communities
- The need to create a positive, mixed community that’s avoids a significant concentration of households with significantly high levels of need.
- Homes are developed to meet local need and promote sustainable communities

Tenure

The tenure mix of new build schemes will be determined in the planning process and will be driven by the Local Housing Needs Assessment.

This policy relates to the allocation of **Social Rent** homes in **new build schemes** from the common housing register, currently governed by the SARTH Allocations Policy.

General Principles

The general principles applied by this policy will be to set out a mixed approach to allocations to reflect that, in general, households in priority groups within the Allocations Policy are likely to have higher needs the higher their priority. It is important to recognise that all households accepted onto the SARTH Common Housing Register have a need for housing whether Band 1 “Urgent Need” or Band 2 “Housing Need”.

All homes will be assessed and allocated in accordance with the Allocations Policy but with regard to balancing access from the main groups on the Common Housing Register through this Local Lettings Policy.

The appropriate mix may vary depending on the specific need of a particular scheme and this should be set out below. However, the general principle will be to determine the apportionment prior to the allocations process commencing so it is clear for all involved.

In addition to a mix of needs, we recognise that new homes are developed based on local need in the area. To meet that local need and enable new households to form a sustainable community we can allow additional local connection criteria to that specific area. This will support us to ensure we meet the need in that community, avoid households having to leave their local area due to housing issues and also to avoid a new community of households, who have a local connection and support networks to Denbighshire but not specifically to the local community where the new homes are built.

In addition, other identified needs of an area can be considered, such as the need to promote the Welsh language or support regeneration through targeting households in employment for example.

Llwyn Eirin, Denbigh - New Build Development

This policy specifically relates to the development of 22 new homes at **Llwyn Eirin, Denbigh**.

This is a development of 22 family houses built to “Passivhaus” standard of energy performance.

Whilst we accept that the purpose of our Allocations Policy is to meet housing need, this new build scheme will bring a relatively large, new community to Denbigh and deliver much needed social rent homes in the town.

In order to ensure we ensure we meet the identified need in Denbigh, and also consider the need to create and maintain a sustainable, new community the following criteria will apply to initial allocations –

A Mixed Sustainable Community

To ensure we can create a mixed community in one of the top 200 most deprived wards in Wales (WIMD 2019), we would seek to ensure that there is a 30% maximum of households from Band One - Urgent Need.

This support avoiding an overconcentration of potentially high need households in a new community of the outskirts of the main town, In addition we want to promote homes for households who already have a connection to the community as opposed to moving households based on the short term available supply of housing.

Community Connection

This will be administered in accordance with the following priorities -

Priority 1

Applicants currently living or in employment in the **Denbigh Caledfryn Henllan and Denbigh Lower** Community Council ward areas, and have been for a continuous period of at least 1 year at the time of application.

Applicants who have previously lived in the community for a period of at least 5 years and wish to return to live there.

Applicants who need to move to the community in order to give or receive support to or from an immediate family member (defined as a parent or child) for which the immediate family member is currently residing in the community and has been for a continuous period of at least 5 years.

Also included in priority 1 are any households that have been identified through the Specialist Housing Group where a property on the new development would meet a specific need.

Priority 2

Applicants currently living or principally in employment in the community for a continuous period of 3 years at time of application.

Priority 3

Applicants satisfying a local connection to the wider cluster community councils around the geographical area.

Priority 4

Applicants satisfying a local connection in relation to the County of Denbighshire as a whole and where a move to this location is deemed necessary and appropriate for the needs of the household.

Community Resilience

It is recognised that any new housing community will require support and intervention to ensure all households can settle and integrate with the wider existing community.

Therefore, a **community development plan** will be developed by the Council. This will include the approach to supporting the community in areas such as education and support on “Passivhaus” living.

2. How will applications be processed

3.1 All applications received will be assessed in terms of their:

Eligibility for the SARTH (Single Access Route to Housing) Common Housing Register

Applications will be prioritised in accordance with the priority groups as stated in the policy.

3. Exemptions

This policy can be exempted under special circumstances only. The exemption must be for issues which cannot otherwise be solved via alternative housing options within the county.

It is acknowledged that this this policy cannot override an agreed agreement under s106.

4. Monitoring

The Policy will only apply to the initial letting of the development. Future vacancies on this development will be let in accordance with the wider Allocations Policy.

5. Impact Assessment

A Well-being Impact Assessment has been completed to assess the use of Local Lettings Policies -

- It is recognised that any policy that considers the priority for much needed social housing will have an impact on households. This policy aims to support households on a long term basis through delivering sustainable communities and avoid an over concentration of higher needs and vulnerabilities.
- This policy ensures that anyone benefiting from the policy will have been assessed as being in “Urgent Need” or “Housing Need”.
- This Local Lettings Policy only applies to specific new build developments so all other allocation of social rent homes will be in accordance with the published Allocations Policy.

- As this policy seeks to create a community mix based within the existing needs and priority assessment within housing and welfare need categories, it is not considered to have a detrimental effect on any particular characteristic group.
- This approach seeks to avoid households moving around the county based on short term availability of housing supply rather than their specific needs and location of their support networks and family needs.

The aim of the policy is to ensure that no person or group of people applying for accommodation is treated less favorably than any other person or group of people on the basis of age, disability, race, religion, marital status, nationality, sexuality, language, gender, ethnic origin, family situation, illness (such as HIV/AIDS) or any condition or justice in law.

6. Authority to Make this Decision

Authority to adopt this policy is delegated to the Head of Communities & Customers / Lead Member for Housing.

For all allocations where this policy is used, a written record of the decision making process will be kept to ensure fairness and transparency.