

Sandwell Housing Services Local Lettings Plan

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| Area/block to be included within the Local Lettings Plan (LLP) | Alfred Gunn House, Thompson Road, Oldbury, B68 8RW |
| % LA Tenure | 100% |
| Clear definition of issue | <p>To focus on addressing tenancy sustainment, so we can take the opportunity to create a sustainable and engaged community with households wanting to settle and not move on at the first opportunity. We can achieve this by ensuring that we have a mixed and sustainable community from first letting.</p> <p>One example of this being that there have been historical issues of anti-social behaviour and general tenancy management within the block. This plan will allow Sandwell Council to create new tenancies which will not adversely affect the sustainability of communities and continue to make the best use of housing stock.</p> <p>Between June 2018 and June 2019 there were 213 instances of Anti-Social</p> |

Behaviour (ASB) reported at Alfred Gunn House. A breakdown of further information is provided here:

| ASB Incidents | June 2018- June 2019 |
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| Alcohol | 1 |
| Animal/Dogs | 7 |
| Criminal Activity | 1 |
| Domestic Abuse | 7 |
| Drugs | 2 |
| Loud Music/Noise | 22 |
| Litter | 2 |
| Communal Areas | 45 |
| Other Criminal | 57 |
| Rubbish | 61 |
| Physical Violence | 3 |
| Vandalism | 1 |
| Parking | 2 |
| Vehicle Nuisance | 1 |
| Verbal Abuse | 1 |
| Total | 213 |

How is the issue/problem to be evidenced?

Prior to the refurbishment, there were 120 properties in the block, with a high turnover, one of the reasons being that some of properties were used for

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| | <p>temporary accommodation. The ASB data above is a highly disproportionate and concerning level of ASB for the number of properties within the block, and one of the main factors driving the high turnover.</p> <p>Partners including the Police, Housing, Anti-Social Behaviour team and elected members have all raised issues at ward level neighbourhood partnership meetings. In many cases a partnership approach has been required to resolve the issues raised, due to the detrimental impact on the local community and/or environment.</p> |
| <p>An explanation as to how the existing allocations policy is failing (or will fail) to address the above issue/problem or is contributing to it</p> | <p>Once the refurbishment is completed, there will be 130 properties in the block – comprising of 75 two-bedroomed flats and 55 one-bedroomed flats. This could potentially mean even an even higher number of ASB cases within the block if not managed correctly.</p> <p>A LLP will allow us to the opportunity to set additional criteria to these properties prior to them being marketed. For example, prospective tenants will understand that the lettings for Alfred Gunn House will be subject to them meeting the conditions of this LLP.</p> |
| <p>Best Use of Stock</p> | <p>The Council's Best Use of Stock Team will support households in urgent need, including those facing homelessness, overcrowding, or vulnerability. Properties will be allocated based on size and suitability, encouraging efficient use, such as downsizing for under-occupying tenants. Regular reviews will ensure that the Best Use of Stock Team continue to meet local priorities effectively.</p> |
| <p>What is the intended outcome of</p> | <p>It is anticipated that this LLP will deliver a significant reduction of ASB. The</p> |

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| the LLP? | proposed refurbishment and LLP will contribute towards more sustained tenancies and offer residents the opportunity to enjoy their homes, local environment and feel part of a community. |
| What effect will the introduction of the LLP have on neighbouring communities? | <p>This will enable officers to manage risk and implement sensitive lets that take account of ASB levels in the block and the sustainability of the whole community in Thompson Road and surrounding streets.</p> <p>There will be a reduction in the number of complaints from neighbouring residents in Thompson Road and surrounding streets. It is also anticipated that partner agencies, for example, West Midlands Police will see a reduction in requests for services.</p> <p>In turn, this will create a positive impact on tenant and community sustainability, creating a place and community where people choose to live.</p> |
| Launch date | 1 st May 2024 |
| The length of time for which the LLP will operate | The plan will be in place for 3 years from the date of implementation, however, there will be an option to extend by a maximum of 2 additional years. This will be reviewed every 12 months to ensure that the plan remains relevant and current. |
| Associated targets | <ul style="list-style-type: none"> • Reduction of ASB reports. • Reduction in demand for intensive housing management of tenancies. • Ensuring the new high standards of property condition are maintained after first let. |

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| | <ul style="list-style-type: none"> • Decrease in turnover of tenancies. |
| <p>Define as to how the LLP will differ from the mainstream allocations policy</p> | <p>We will not accept bids from applicants who are a member of the family or household, or any other person proposing to live with the applicant who has engaged in ASB. The applicant must also demonstrate that they can afford the rent and service charges, and accept support on money advice where previous tenancy history demonstrates difficulty in maintaining rent and service charge payments.</p> <p>For one in every 4 properties preference will be given to households who meet the working household criteria, defined as working families, fulfilled with at least one member of the family being of working status, to include full time, part time, contract workers, etc.</p> <p>Applicants for Alfred Gunn House will be expected to take part in pre-tenancy interviews to ensure that we are making the best use of the stock, for example to avoid potential overcrowding situations.</p> |
| <p>Method(s) of Community Consultation</p> | <p>The following stakeholders and the methods of community consultation Sandwell Council will use are listed below:</p> <ul style="list-style-type: none"> • Three elected Bristnall Ward members (via online meeting) • Two previous tenants who have expressed an interest in returning to the block (via face-to-face meeting) • Around 100 households surrounding the block (via postal survey) • A stratified sample of households on the housing allocations waiting list who |

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| | have expressed an interest in either one or two-bedroomed properties (via text message service and online survey). |
| Monitoring process | <p>The plan will be reviewed after 12 months.</p> <p>Officers will monitor the impact that the LLP has on reports of ASB perpetrated by occupants of Alfred Gunn House and will track the impact that is made on the sustainability of tenancies.</p> |
| Responsible Officer | Rachel Price |