

## **1. Kirklees Local Lettings Framework**

- 1.1 The Kirklees Local Lettings Framework (“the Framework”) is part of the Council’s [Housing Allocations Policy](#). The Framework informs the consideration, formulation and development of Local Lettings Plans. Local Lettings Plans are used to help create balanced and mixed sustainable communities within Kirklees.
- 1.2 The Framework is intended to facilitate KNH (and other housing providers’) ability to promote successful communities that thrive. It is an agreed method that provides consistency, flexibility, transparency in decision making and a review process.

## **2. Background**

- 2.1 In December 2012, Kirklees Council’s Cabinet approved the recommendation to;
  - Adopt an “open” policy on all flats and bungalows, *and* -
  - Introduce a time limited “successful communities policy” which is used in new developments where there is a need for additional management of lettings to ensure the development of cohesive, mixed, sustainable and resilient communities and neighbourhoods, *or*
  - Where there have been lifestyle or anti-social behaviour issues that have or may have a significant effect on local residents, and there is a need to be sensitive about the lifestyle balance between existing and new tenants.
- 2.2 The successful communities’ policy is now referred to as a Local Lettings Plan.

## **3. Kirklees Local Lettings Plan**

- 3.1 The Local Lettings Plan is available when all other housing management tools to deal with issues of unsettled communities or significant anti-social behaviour have been tried without success.
- 3.2 It is a proactive and or a reactive tool to enhance and support existing housing management processes to address social and management problems in a defined area.
- 3.3 It is robust enough for officers to administer and evidence, but flexible enough to adjust to need and tailor to the area/community.
- 3.4 It’s a plan that enables the council to influence the types of groups of people who are allocated new tenancies in particular areas, to bring about a wider social “mix” with the aim of having more integrated and cohesive communities.
- 3.5 It’s for new or re - developments where the council wants its policies to align with corporate objectives, for example by supporting people into employment by pro-actively targeting allocation of housing to low paid workers.
- 3.6 It is “the exception rather than the rule” for housing allocations.
- 3.7 It is to be used as a last resort, be evidence based and as a considered response to a particular issue, for a specific area, time limited, transparent, and where implemented, reviewed in a timely manner.
- 3.8 It can be used to address issues within a single block, a lettings area, neighbourhood or other clearly defined allocation area.

3.9 A Local Lettings Plan is not:

- The “norm” or to be used lightly.
- A blanket approach to specific property types.
- A way to circumvent Kirklees Council Housing Allocations Policy.
- A policy which is escalated on every occasion – decisions are made in line with the Kirklees Local Lettings Framework at the appropriate level.

#### **4. Amendments to the Kirklees Local Lettings Framework**

4.1 On 27<sup>th</sup> August 2019 it was agreed to amend the Housing Allocations Policy for Local Lettings Framework and introduce a 12 month pilot of a ‘sensitive lettings’ approach.

4.2 This decision was made by the Service Director, Growth and Housing in consultation with the Cabinet Member for Housing and Democracy following a review by officers from Kirklees Council and Kirklees Neighbourhood Housing and representatives from the council’s Economy and Neighbourhoods Scrutiny Panel.

4.3 The sensitive lettings approach affects the letting of properties that are being re let following serious cases of anti-social behaviour or neighbour nuisance.

4.4 The introduction of this pilot approach to sensitive lettings acknowledges the importance of having safe and cohesive communities, in Kirklees.

#### **5. Approach to Sensitive Lettings**

5.1 As from the 6<sup>th</sup> November 2019 the Local Lettings Framework includes a 12 month pilot of a ‘sensitive lettings’ approach. In circumstances where homes are being re-let following serious cases of anti-social behaviour or neighbour nuisance this approach will include:

- Advertising the property as being particularly suitable for those who prefer a peaceful and quiet environment / neighbourhood.
- Offering the property to the highest banded, longest registered applicant without any known housing related support needs or previous known significant anti-social behaviour.
- Making the new tenant fully aware of the importance of and expectations in relation to the tenancy agreement and their rights and responsibilities especially in relation to using the property and anti-social behaviour.
- The Housing Officer intensively managing the neighbourhood so as to support the new tenant and neighbours in the development of a sustainable community.

5.2 The pilot will be reviewed and evaluated after 12 months, in November 2020 by the Head of Service, Housing Services and the Head of Neighbourhoods, KNH.

5.3 The outcomes from this review and evaluation will be shared with the Cabinet Member for Housing and Democracy for consideration and a decision on whether to make part of Policy, to amend or to revert back.

5.3 For information about how Local Lettings Plans, including sensitive lettings, are created and operated, please contact the Council’s Housing Solutions Service at [housing.solutions@kirklees.gov.uk](mailto:housing.solutions@kirklees.gov.uk)