

# HOUSING CABINET MEMBER MEETING

## Agenda Item 59

Brighton & Hove City Council

**Subject:** Amendment to Local Lettings Plan  
**Date of Meeting:** 11 November 2009  
**Report of:** Director of Adult Social Care and Housing  
**Contact Officer:** Name: Helen Clarkmead Tel: 293350  
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**Key Decision:** No  
**Wards Affected:** All

**FOR GENERAL RELEASE/ EXEMPTIONS** *[Delete as applicable].*

### 1. SUMMARY AND POLICY CONTEXT:

- 1.1 On July 17 2009, the Cabinet Member for Housing agreed a Local Lettings Plan where 25% of 2 bed and larger properties in 9 deprived areas of the city is let with priority to working households.
- 1.2 This report recommends a variation to the original Local Lettings Plan.

### 2. RECOMMENDATIONS:

- (1) That the proportion of property allocated under the Working Households Local Lettings Plan pilot is increased from 25% to 50% of 2 bed and larger property. Adapted property and that meeting the council's mobility 1, 2 or 3 standard is exempt.

### 3. RELEVANT BACKGROUND INFORMATION/CHRONOLOGY OF KEY EVENTS:

- 3.1 On July 17 2009, the Cabinet Member for Housing agreed a Local Lettings Plan where 25% of 2 bed and larger property in 9 deprived areas of the city is let with priority to working households. 25% is proving too small a proportion of lettings by which to effectively evaluate the impact of this scheme.
- 3.2 It is therefore recommended that for the remainder of the pilot period 50% of vacant 2 bed and larger properties in the 9 areas named in the Cabinet Member report of July 2009 is let with priority to working households.

#### **4. CONSULTATION**

- 4.1 There was extensive consultation and broad support for the Local Lettings Scheme before the report was presented to the Housing Cabinet Member in July 2009. As this proposal does to significantly change the nature or impact of the Local Lettings Plan, further consultation has not been undertaken.

#### **5. FINANCIAL & OTHER IMPLICATIONS:**

##### Financial Implications:

- 5.1 There are no direct financial implications to the HRA Budget from the recommendations in this report.

*Finance Officer Consulted: Susie Allen*

*Date: 14/10/09*

##### Legal Implications:

- 5.2 "By virtue of section 169 Housing Act 1996, the Communities Secretary is entitled to issue guidance to local housing authorities in connection with the exercise of their powers under Part VI of the Housing Act 1996 - allocation of housing accommodation. Local Authorities are required to have regard to this guidance when exercising their allocation functions. In pursuance of this section, in August 2008 CLG issued a guide entitled, "Allocation of Accommodation: Choice Based Lettings - Code of Guidance for Local Housing Authorities." The guidance includes a section on local lettings policies. The recommendations in the report are compatible with that section."

*LaWyer Consulted: Liz Woodley*

*Date: 25/05/09*

##### Equalities Implications:

- 5.3 The proposed amendment has no significant equalities implication.

##### Sustainability Implications:

- 5.4 The proposed amendment would serve to further increase balance and sustainability in the most deprived communities in the city.

##### Crime & Disorder Implications:

- 5.5 There are none

##### Risk and Opportunity Management Implications:

- 5.6 This amendment has no significant risk and opportunity management implications.

Corporate / Citywide Implications:

5.7 There are none.

**6. EVALUATION OF ANY ALTERNATIVE OPTION(S):**

6.1 The alternative is not to increase the proportion of property let under the Working Households Local Lettings Plan. This would not achieve the objective of making sufficient lets during the pilot period to allow effective evaluation.

**7. REASONS FOR REPORT RECOMMENDATIONS**

7.1 The decision is sought in order that sufficient lettings are made during this pilot scheme to enable effective evaluation.

**SUPPORTING DOCUMENTATION**

**Appendices:** There are none

**Documents In Members' Rooms:** There are none

**Background Documents**

1. Local Lettings Plans – General Needs Housing.  
Report to the Housing Cabinet Member 17 July 2009.

