


Local Lettings Policy

1.	<p>Name of estate or area: Summerfield Close, off West Derby Road</p> <p>Area: West Derby, Liverpool</p>
2.	<p>Stock profile:</p> <p>Summerfield Close (previously named as Mill Bank) is a new-build development consisting of:</p> <p>18 flats in total. These are made up of 5 one-bedroom flats and 13 two-bedroom flats all for affordable rent.</p>  <p>The development is due to be completed and ready to let from 15 January 2025.</p>
3.	<p>Issues affecting the decision to implement a Local Letting Policy:</p> <ul style="list-style-type: none">• Aim to establish a sustainable community of specific household types that meets local housing need.• Need to give due consideration to welfare reform legislation and affordability.• Ensure long term lettings to help sustain the community.• Mitigate anticipated ASB and estate management issues.
4.	<p>Lettings solutions proposed:</p> <p>Seek to attract applicants through criteria set out in a local lettings policy as follows:</p>

	<ul style="list-style-type: none"> • 100% allocation of all initial lettings at Summerfield Close, West Derby to be exclusively open to economically active people from Property Pool Plus (subject to change at discretion if there is insufficient housing demand).
5.	<p>Details of other strategies employed on this scheme/area:</p> <ul style="list-style-type: none"> • Continue with Starter Tenancy Scheme (12-month probationary tenancy which is converted to an assured tenancy after this period subject to compliance with its terms and conditions). • Starter Tenancy home visits to be conducted by Regenda Housing Officer Communities at intervals up to 12 months to assess tenancy management. • All prospective tenants to under-go pre-tenancy affordability checks by Regenda Income Officer.
6.	<p>Consultation:</p> <ul style="list-style-type: none"> • Internal consultation has taken place between the Director of Housing, Care, and Support and Income Manager.
7.	<p>Approval by Director to Local Lettings Policy:</p> <p>Signed: A Carberry.</p> <p>Date: 12 November 2024</p> <p>Andy Carberry, Director of Housing, Care, and Support, Regenda Homes.</p>
8.	<p>Approved by:</p> <p>Date:</p>
9.	<p>Monitoring/term.</p> <ul style="list-style-type: none"> • Local Lettings Policy to be initially implemented for the initial allocation for each of the 18 flats at Summerfield Close, West Derby. • Annual Report to Regenda Homes Development Scrutiny Panel regarding outcome of initial allocations and Liverpool City Council where requested. • All future allocations beyond this policy will be managed through either Property Pool Plus or other commitments we hold in the Regena Homes allocation policy for Liverpool.

