

Local Lettings Policy

1.	<p>Name of estate or area: Waverley Court, 251 Price Street, BIRKENHEAD, Merseyside, CH41 3PU</p> <p>Area: Wirral, CH41</p>
2.	<p>Stock profile:</p> <p>Waverley Court is consists of 14 flats in total.</p> <p>4 X 1 Bed Ground Floor 3 X 2 Bed Ground Floor 4 X 1 Bed Upper Floor 3 X 2 Bed Upper Floor</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. • Ensure long term lettings to help sustain the community. Ten of the fourteen properties have been relet in the last 5 years. • Mitigate anticipated ASB and estate management issues. • Two partial closure orders are in place in conjunction with Wirral Council and Merseyside Police due to ASB from residents. • Three open internal safeguarding cases due to the impact residents causing ASB are having on other residents. • The condition of the scheme is poor due to how the residents have behaved in the communal area.
4.	<p>Lettings solutions proposed:</p> <p>Seek to attract applicants through criteria set out in a local lettings policy as follows. Future lets in this scheme from August 2025 – August 2026:</p> <ul style="list-style-type: none"> • Advertised on PPP with minimum age of household members on adverts as 18 (safeguarding risk due to existing issues) • Satisfactory Landlord reference history indicating no ASB for at least 5 years • 50% of adverts to give preference to applicants in current employment
5.	<p>Details of other strategies employed on this scheme/area:</p> <ul style="list-style-type: none"> • New tenancy home visits to be conducted by Regenda Homes 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 Homes Welfare Benefits Officer. • Review scheme facilities such as CCTV Maintenance. • Management of ASB cases by Tenancy Enforcement Officer and Housing Officer Communities. • Quarterly Scheme Inspections to tackle any new environmental issues.

6.	Consultation: <ul style="list-style-type: none"> Internal consultation has taken place between the Head of Housing Management and the Director of Housing Management.
7.	Approval by Director to Local Lettings Policy: Signed: Joanne Walsh Date: 20 August 2025. Joanne Walsh Regional Director
8.	Monitoring/term. <ul style="list-style-type: none"> Local Lettings Policy to be initially implemented for all allocations to the flats in Waverley Court from August 2025 – August 2026. Annual Report to Regenda Homes Development Scrutiny Panel regarding outcome of initial allocations and Wirral Council where requested. All future allocations beyond this policy will be managed through either Property Pool Plus or other commitments we hold in the Regenda Homes allocation policy for Wirral.