

ROWAN PLACE – DRAFT SENSITIVE LETTINGS POLICY

1. The sensitive lettings policy covers all 2 bedroom flats in Rowan Place, Rhymney. Caerphilly Homes Allocations Scheme allows for the allocation of families with 1 or 2 children and childless couples. Due to the size of the second bedroom only families with 1 child, or families with access will be considered and to reduce excessive child density in the area, childless couples may take precedence over families with one child.
2. Any applicant that meets one of the following criteria will be bypassed and not offered a tenancy of the 2 bed flats in Rowan Place for a period of at least two years if the applicant:
 - Is known to have been involved in anti-social behaviour in the last 2 years
 - Is unable to demonstrate an ability to sustain a tenancy for a minimum period of the last 12 months. References may/will be taken up which will include from private landlords/hostels.
 - Has an unspent criminal conviction
 - Has convictions for drug dealing
 - Has been convicted of, or has been held responsible for criminal damage or arson within the last 12 months
 - Has a history of chaotic behaviour
 - Has drug or alcohol related support needs unless on a rehabilitation programme – continuing on the programme will be an additional condition of tenancy
 - Has high support needs that may affect their ability to sustain a tenancy, and is not engaging with support. If there are high support needs but support is in place, fully engaging with the support will be an additional condition of tenancy.
 - Applicants or members of the household who were former tenants of the council and who have excessive outstanding rent arrears and/or recharges that makes the repayments together with current rent and other charges unaffordable.
3. All prospective tenants will be required to satisfy an income/expenditure assessment of their affordability of the tenancy.
4. Where two or more applicants have equal priority, preference will be given to applicants who are working or in training.
5. Any current tenant of Caerphilly Homes who transfers into Rowan Place will continue on a secure tenancy. However all other tenancies will commence on a 12 month introductory tenancy in order that any tenant who behaves inappropriately can be removed from the tenancy quickly.

6. The tenancy will become secure after 12 months if there are no breaches.
7. The eviction procedure will mirror that of the procedure for termination of a demoted tenancy and therefore there will be opportunities for decision to be reviewed prior to eviction.
8. The Sensitive Lettings Policy will be reviewed after 12 months.