

LOCAL LETTINGS VARIATIONS AND PLANS

The Allocations Policy allows for:

Local Lettings Variations – where the terms of the Allocations Policy are varied, with the agreement of the Council, to allow for an ongoing change in the way properties are let.

Local Lettings Plan – where a defined number of properties are the subject of a set of rules for allocation that either differ from, or are in addition to, the terms of the Allocations Policy. LLPs will have a specific aim and, usually, a limited timescale.

As of April 2009 there was one, agreed, LLP in force in Wolverhampton.

LOCAL LETTINGS PLAN SUMMARY DOCUMENT

PLAN NAME: WODENSFIELD TOWER

Background

Wolverhampton Homes is the Arms Length Management Organisation that manages around 22,500 homes owned by Wolverhampton City Council

The allocation policy approved at Cabinet 18 July 2007 enables managing agents for Wolverhampton City Council's homes, e.g. Wolverhampton Homes, to put in place local lettings plans where a particular areas needs are not met by way of the main allocations policy.

Wolverhampton Homes will use local lettings plans to improve the balance and sustainability of communities, and will always consult with the relevant local community and Wolverhampton City Council prior to introduction of a local lettings policy.

This document outlines the specific changes to the allocation policy used within the above local lettings plan.

Aims of this Local Lettings Plan

Wolverhampton Homes recognises that as the Arms Length Management Organisation for Wolverhampton City Council it plays a key role in the provision of accommodation to those in housing need.

Wolverhampton Homes will work closely with Wolverhampton City Council to maximise choice and access opportunities to housing through the best use of its available housing stock.

Wolverhampton Homes will let properties as efficiently and effectively as possible and in ways that contribute towards building balanced, sustainable communities and minimising social exclusion.

The letting processes used by Wolverhampton Homes will be fair, open, and non-discriminatory, appreciating the diverse needs of the communities it serves.

This local lettings policy has received Executive approval

Specific changes to allocation criteria

Prior to any offers of accommodation in Wodensfield Tower the applicant will be asked for details of any criminal convictions. Applicants will also be asked to give their consent for enquiries to be made to the Police to verify this information.

The Police will categorise each applicant as red or green in line with the information they hold regarding the customers convictions. Red indicated that the customer has the following criminal convictions

- Convictions for dealing or possession with intent to supply any illegal drugs.
- Convictions for burglary or robbery.
- 2 or more offences involving violence or criminal damage in the last 5 years.

In line with this policy those categorised as red will not be considered for housing in Wodensfield Tower but this will not disqualify them from being re-housed elsewhere.

If the Police categorise the applicant as Green the allocation will be allowed to proceed.