

Local Lettings and Allocations for new build Council properties – JANUARY 2011 – JANUARY 2012

2010 Rotherham Ltd will manage the new build stock on behalf of Rotherham Metropolitan Borough Council. A total of 127 new build properties will be added to existing stock.

How will properties be advertised?

Properties detailed over the page, with the exception of the 5 Disabled Persons units (DPU), on Wood Street (1) Albert Road (2) Newlands Avenue ((2) will be advertised on a quota basis in Key Choices Letting Scheme. All properties (with the exception of the DPU's) will only be let to secure Council Transfer applicants living in Rotherham with a good management behaviour history over the past 2 years. This will free up more accommodation for applicants on the housing register.

The DPU's will be offered to any household irrespective whether they are a Council tenants or not, with a medical need for the adaptations contained within the DPU. E.g. the successful applicant for the DPU's may not necessarily be a Council tenant.

These 127 properties will be advertised and let in accordance with this separate Local Lettings Policy as follows:

All of the 127 properties will be advertised in accordance with the normal advertising quotas and be let in accordance with Local Lettings Policy as follows:

All properties will be offered to the Priority Plus group first. However only secure Rotherham Council Transfer applicants with a clear rent account and who haven't had any management issues (defined in the table below) including anti social behaviour, or who have damaged or misused their property over the past 2 years will be considered in this group.

Properties will then be offered solely to existing Rotherham Council Tenant Transfer applicants who have held a Council tenancy in Rotherham for the past 2 years and whom have a clear rent account and no housing management issues i.e. – history of anti social behaviour, property damage or misuse etc.

For those qualifying applicants the approach to be followed is:

- 50% Priority Group
- 30% to the General Plus Group
- 20% to the General Group.

Of these lettings 10% of the total vacancies will be let to Rotherham Council Transfer applicants who are employed. This will be based on the main applicant or the joint applicant whom must be employed or self employed when the offer of accommodation is made. Tenants who lose their employment status after moving in will not be expected to leave the accommodation. .

The Right to Buy still applies with the exception of the Disabled Persons Units, which are exempt from the Right to Buy

The local lettings will be closely monitored and reviewed in six months time following the date of the first lettings. i.e If the date of the first letting is February 2011 the review date will be September 2011.

Area	Address	Local Letting Policy Criteria Preference will be given to applicants who:	Rationale
Wentworth South	36 properties – Wood Street / School Street Thrybergh 8 x 2b apartment 14 x 2b house 10 x 3b house 3 x 4b house 1 x 4b DPU house	<ul style="list-style-type: none"> • Are Rotherham Council Transfer applicants with a clear rent account and has a good management behaviour history over the past 2 years. • Have not been convicted of anti social behaviour within the previous 12 months. • Where the conviction resulted in a custodial sentence they MUST have also in the opinion of the Council demonstrated good behaviour in the 	<p>Reduce ASB and increase sustainability.</p> <p>Reduce high levels of anti social behaviour or crime statistics which have been supplied as evidence by Safer Neighbourhood teams, Crime Involvement Unit or Joint Action Groups.</p>

		<p>Community within the last 12 months.</p> <ul style="list-style-type: none"> • Demonstrated good behaviour in the Community for the last 12 months. • Do not have a police record of anti social behaviour, where the last offence is less than 12 months ago. • Have not been prosecuted for an offence within the last 12 months where illegal drug use played a major part in the conviction. e.g. stolen goods to pay for drug addiction. • Do not have a drug or alcohol problem unless they can demonstrate that they are actively engaging in a rehabilitation treatment programme. • Have not been requested to sign an Anti Social Behaviour Contract (ABC) within the last 12 months. 	
Wentworth South	<p>21 properties at Albany Road, Kilnhurst</p> <p>8 x 3b house 1 x 4b house (detached) 4 x 4b house</p>	<ul style="list-style-type: none"> • Are Rotherham Council Transfer applicants who have a clear rent account and has a good management behaviour history over the past 2 years. • Have not been convicted of anti social behaviour within the previous 12 months. 	<p>Reduce ASB and increase sustainability.</p> <p>Reduce high levels of anti social behaviour or crime statistics which have been supplied as evidence by Safer Neighbourhood teams,</p>

	8 x 2b house	<ul style="list-style-type: none"> • Where the conviction resulted in a custodial sentence they MUST have also in the opinion of the Council demonstrated good behaviour in the Community within the last 12 months. • Demonstrated good behaviour in the Community for the last 12 months. • Do not have a police record of anti social behaviour, where the last offence is less than 12 months ago. • Have not been prosecuted for an offence within the last 12 months where illegal drug use played a major part in the conviction. e.g. stolen goods to pay for drug addiction. • Do not have a drug or alcohol problem unless they can demonstrate that they are actively engaging in a rehabilitation treatment programme. • Have not been requested to sign an Anti Social Behaviour Contract (ABC) within the last 12 months. 	Crime Involvement Unit or Joint Action Groups.
Wentworth North	29 properties Albert Road, West Melton 4x2b houses 10x3b houses 1x4b houses	<ul style="list-style-type: none"> • Are Rotherham Council Transfer applicants who have a clear rent account and has a good management behaviour history over the past 2 years. • Have not been convicted of anti social behaviour 	Reduce ASB and increase sustainability. Reduce high levels of anti social behaviour or crime statistics which have been

	<p>1x2b DPU bungalow 1x4b DPU houses 9x2b apartment 3x1b apartment</p>	<p>within the previous 12 months.</p> <ul style="list-style-type: none"> • Where the conviction resulted in a custodial sentence they MUST have also in the opinion of the Council demonstrated good behaviour in the Community within the last 12 months. • Demonstrated good behaviour in the Community for the last 12 months. • Do not have a police record of anti social behaviour, where the last offence is less than 12 months ago. • Have not been prosecuted for an offence within the last 12 months where illegal drug use played a major part in the conviction. e.g. stolen goods to pay for drug addiction. • Do not have a drug or alcohol problem unless they can demonstrate that they are actively engaging in a rehabilitation treatment programme • Have not been requested to sign an Anti Social Behaviour Contract (ABC) within the last 12 months. 	<p>supplied as evidence by Safer Neighbourhood teams, Crime Involvement Unit or Joint Action Groups.</p>
<p>Wentworth Valley</p>	<p>Newlands Avenue, Maltby (8 properties)</p>	<ul style="list-style-type: none"> • Are Rotherham Council Transfer applicants who have a clear rent account and has a good 	<p>Reduce ASB and increase sustainability.</p>

	<p>4 x 4b Houses 2 x 3b Houses 2 x 2b DPU bungalow</p>	<p>management behaviour history over the past 2 years.</p> <ul style="list-style-type: none"> • Have not been convicted of anti social behaviour within the previous 12 months. • Where the conviction resulted in a custodial sentence they MUST have also in the opinion of the Council demonstrated good behaviour in the Community within the last 12 months. • Demonstrated good behaviour in the Community for the last 12 months. • Do not have a police record of anti social behaviour, where the last offence is less than 12 months ago. • Have not been prosecuted for an offence within the last 12 months where illegal drug use played a major part in the conviction. e.g. stolen goods to pay for drug addiction. • Do not have a drug or alcohol problem unless they can demonstrate that they are actively engaging in a rehabilitation treatment programme • Have not been requested to sign an Anti Social Behaviour Contract (ABC) within the last 12 months. 	<p>Reduce high levels of anti social behaviour or crime statistics which have been supplied as evidence by Safer Neighbourhood teams, Crime Involvement Unit or Joint Action Groups.</p>
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<p>Wentworth Valley</p>	<p>Stone Park Close, Maltby</p> <p>4x1 bed flats</p>	<ul style="list-style-type: none"> • Are Rotherham Council Transfer applicants who have a clear rent account and has a good management behaviour history over the past 2 years. • Have not been convicted of anti social behaviour within the previous 12 months. • Where the conviction resulted in a custodial sentence they MUST have also in the opinion of the Council • Demonstrated good behaviour in the Community within the last 12 months. Demonstrated good behaviour in the Community for the last 12 months. • Do not have a police record of anti social behaviour, where the last offence is less than 12 months ago. • Have not been prosecuted for an offence within the last 12 months where illegal drug use played a major part in the conviction. e.g. stolen goods to pay for drug addiction. • Do not have a drug or alcohol problem unless they can demonstrate that they are actively engaging in a rehabilitation treatment programme 	<p>Reduce ASB and increase sustainability.</p> <p>Reduce high levels of anti social behaviour or crime statistics which have been supplied as evidence by Safer Neighbourhood teams, Crime Involvement Unit or Joint Action Groups.</p>
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		<ul style="list-style-type: none"> • Have not been requested to sign an Anti Social Behaviour Contract (ABC) within the last 12 months. 	
Rotherham South	<p>29 properties at Rother View, Canklow</p> <p>1 x 5b bungalow 16 x 4b house 12 x 3b house</p>	<ul style="list-style-type: none"> • Are Rotherham Council Transfer applicants who have a clear rent account and has a good management behaviour history over the past 2 years. • Have not been convicted of anti social behaviour within the previous 12 months. • Where the conviction resulted in a custodial sentence they MUST have also in the opinion of the Council demonstrated good behaviour in the Community within the last 12 months. • Demonstrated good behaviour in the Community for the last 12 months. • Do not have a police record of anti social behaviour, where the last offence is less than 12 months ago. • Have not been prosecuted for an offence within the last 12 months where illegal drug use played a major part in the conviction. e.g. stolen goods to pay for drug addiction. 	<p>Reduce ASB and increase sustainability.</p> <p>Reduce high levels of anti social behaviour or crime statistics which have been supplied as evidence by Safer Neighbourhood teams, Crime Involvement Unit or Joint Action Groups.</p>

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