

ROTHERHAM BOROUGH COUNCIL – REPORT TO DLT

1.	Meeting:	Cabinet Member for Safe and Attractive Neighbourhoods
2.	Date:	29th September, 2014
3.	Title:	York Gardens, West Melton – Petition
4.	Directorate:	Neighbourhoods and Adult Services

5. Summary

A petition has been received from residents at York Gardens, West Melton. The petition is attached as Appendix 1.

The petition raised concerns about the process of allocating properties on York Gardens. In addition, the petition also asked that a recent mutual exchange request be reconsidered. Petitioners requested a meeting with Council officers to discuss these issues in more detail.

The petition was acknowledged and the lead petitioner and residents have subsequently been visited to discuss the issues raised.

The allocation process has been explained and has been applied correctly to lettings to York Gardens. The mutual exchange request is still being processed and a decision will be communicated to both parties once the usual checks have been concluded.

The Area Housing Officer will maintain regular contact with residents and deal with any further concerns they may have.

6. Recommendations

That the Cabinet Member notes the action taken in response to the petition.

7. Proposals and Details

7.1 Background

York Gardens is a complex of 34 bungalows in West Melton. Generally bungalows are let to persons over 50 years of age or persons with a medical need or physical disability who would benefit from ground floor and level access accommodation.

Housing applicants circumstances are checked and verified by our Key Choices team, in accordance with the allocations scheme and any other allocations criteria, such as Local Lettings Policies. In addition, Area Housing Officers also undertake 'It's Your Move' meetings with applicants to discuss issues relating to taking a Council tenancy and the conditions of tenancy.

There have been a total of eight new lettings made in York Gardens over the last three years. The petition alluded to two particular properties which were let in 2012. There have been no reports of anti-social behaviour relating to these properties.

7.2 Action taken in response to the petition

The lead petitioner was contacted to acknowledge receipt of the petition. Receipt of the petition was also initially reported to the Cabinet Member for Safe and Attractive Neighbourhoods in September.

The Area Housing Manager and Area Housing Officer for York Gardens have held discussions with individual residents and residents collectively to discuss the issues raised in the petition. In summary:

- Residents were concerned about a specific tenancy. Through discussion with residents there was clearly some apprehension, but there was no suggestion that there had been any particular problems caused by the tenant towards others. No specific complaints had been made.
- The mutual exchange referred to in the petition was on hold pending further investigations in accordance with due process. The Council had not agreed to the exchange and then retracted it, as suggested by the petitioners. The mutual exchange process was ongoing and both parties would be contacted with an outcome once all checks had been concluded.

7.3 Proposed response to the petition.

Having considered the issues raised by the petitioners, it is proposed that residents are advised that:

- Lettings to York Gardens have been completed in accordance with the Council's allocations policy and procedures and all the relevant applicant checks were made prior to letting.

- Tenancy support will be offered to any tenants who require assistance and are agreeable to such support. Where tenants have existing support services in place, agencies will be contacted should any problems arise.
- The mutual exchange will now progress and be concluded in accordance with Council procedures and both parties notified formally of the outcome.
- The Area Housing Officer will maintain regular contacts with the residents to discuss and resolve any concerns they may have. Tenants can also contact us by ringing our contact centre on 01709 336009.

8. Finance

There are no financial implications arising as a result of this petition.

9. Risks and Uncertainties

None to report.

10. Policy and Performance Agenda Implications

Ensuring care and protection is available to those that need it the most.

People in need of care and support have more choice and control to help them live at home.

Helping to create safe and healthy communities. People feel safe and happy where they live.

11. Background Papers and Consultation

The Petition received from York Gardens residents is attached as Appendix 1.

Contact Name/s :

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