

Special Lettings of vacant Clarion properties from stock Acquisition.

Portsmouth City Council's recent stock acquisition included 5 void Portsmouth properties, PCC wish to use a special lettings policy to let these properties, by generating multiple moves within its own stock. Creation of a chain letting will enable the maximum number of transfers removing peoples from the Housing Waiting List.

The Council has power under S167(2e) of the Housing Act 1996, as amended by the Homelessness Act 2002, to establish a local lettings policy to enable us "to allocate particular accommodation to people of a particular description" in order to achieve a housing policy objective.

The Portsmouth Allocation Scheme policy section 16 specifies conditions by which a special letting arrangements may be applied.

- Special lettings arrangements may be applied for new developments or

where a large number of homes are being let in one location, for example, following a major refurbishment.

- Any special lettings arrangements will follow the general principles of the allocations scheme but may incorporate variations in order to create a more balanced community.
- Details of any special letting's arrangements will be published on the council website prior to the properties being allocated.
- Special letting arrangement will only apply to this first letting. Any subsequent vacancies will be let subject to the normal allocation scheme conditions.

Portsmouth City Council is adopting a special lettings policy for the 5 void Portsmouth properties only.

This general need property will be allocated to a household transferring from a local social housing property, whose move will resolve their housing need, and free up their current home for allocation to another household on the waiting list.

The household transferring from their social housing property will be identified from the existing housing register, with their level of priority assessed in accordance with the current allocation policy.

The aims of the special lettings plan are:

- To maximise the number of moves made possible for people with a housing need registered on the Portsmouth housing register by adopting a chain lettings method.
- Create a chain lettings method to assist an existing overcrowded/under occupying social housing tenants to move into the right size home, positively impacting their financial circumstances and freeing up their home to another household.
- To re-dress the imbalance of number of lettings to transfer households as opposed to applicant households on the housing waiting list.