

**HULL CITY COUNCIL
SHELTERED HOUSING SCHEMES:**

- **ENFIELD COURT**
- **BEECROFT COURT**
- **WHILELEES COURT**

LOCAL LETTINGS POLICY

June 2025

Housing Allocations - local lettings policy Sheltered Housing Schemes - Enfield Court, Beecroft Court and Whitelees Court,

1. Background

Enfield Court, Beecroft Court and Whitelees Court are Hull City Council sheltered housing schemes where all of the facilities under one roof, i.e. where individual flats and communal areas are accessed via communal corridors.

In total there are 72 x 1 bedroomed flats located within the main building of these three sites.

In order to ensure that these properties are allocated to applicants who will benefit from sheltered accommodation and whose needs can be met within this specific style of sheltered housing scheme without adversely impacting on other vulnerable residents, a local lettings policy has been agreed for each of these scheme's.

This approach was taken at Cherry Hinton Court in August 2020 and has proved successful in helping to ensure that suitable lettings are made which meet the needs of the applicants and safeguard the welfare of existing tenants and the stability of the community within the scheme.

2. Scope

This local lettings policy applies to all allocations at Beecroft Court, Enfield Court and Whitelees Court until:

- a decision to the contrary is made following a review of this policy, or,
- any change is made to the Council's Allocations Policy which amends the criteria for sheltered housing citywide and therefore supersedes this policy

3. Eligibility criteria

Applicants must meet the following criteria:

1. Applicants should be aged 55 or over and have **long term low level** support needs.
2. Applications may be considered from younger adults with a physical or learning disability who have a long term low level support needs (see section 4 below).
3. Applicants must not have a history of any behaviour which would make them unsuitable to live in a housing scheme for vulnerable people with internal communal areas (see section 5 below).

4. Care and support needs

In the context of sheltered housing, long term low level support needs means that you can live independently but you need a little extra input from a Sheltered Support Worker and access to a 24 hour lifeline service to give you the necessary security, reassurance or confidence to do so.

Each case will be considered on its merits taking into account the needs of the applicant, any care and support package they may have in place and the services the Sheltered Housing Team is able to provide. Some examples of low level practical support include but are not limited to, help with understanding and responding to letters and bills, assistance to report repairs, support to contact other council departments and partners to resolve problems or access services and help to find ways to tackle social isolation.

Properties in this scheme are not suitable for applicants with high level or complex care and support needs.

Decisions not to make an offer will be made by the Independent Living Manager after careful consideration of all of the evidence. Where a decision is made not to make an offer due to the applicant either a) not having any support needs or b) having high or complex support needs, the applicant will be advised of their right of appeal. The appeal will be considered by an officer more senior than the original decision maker who has had no previous involvement with the application for the scheme.

Where an applicant makes a successful appeal, an offer of the next similar available property will be made (providing their housing need is still the same) under the 'similar alternative property' Direct Let category.

5. Behaviour

The council will carry out checks on applicants to ensure that there is no history of any behaviour which makes them unsuitable to live in a housing scheme for vulnerable people with internal communal areas.

Properties in this scheme are not suitable for applicants with a history of behaviour that may have an adverse impact on other vulnerable residents living in the scheme.

Where there has been such behaviour, the Independent Living Manager will consider the evidence and where their decision is not to make an offer due to behaviour history, the applicant will be advised of their right of appeal. The appeal will be considered by an officer more senior than the original decision maker who has had no previous involvement with the application for the scheme.

Where an applicant makes a successful appeal an offer of the next similar available property will be made (providing their housing need is still the same) under the 'similar alternative property' Direct Let category.

6. Priority for the properties

Applicants will be prioritised in accordance with the council's Allocations Policy, subject to the eligibility criteria in this local lettings policy being met.