

Resident Questions for Housing Area Panel

Department	Housing
Date question raised	28-03-2022
Date of Area Panel	17-03-2022
Area in city	East
Star rating applied by residents	3
Deadline for officer response	22-04-2022, 12pm
Name of officer responding	Alan Davis, Head of Housing Options
Department / team	Housing Needs

Title of question: Drug dealing in Craven Vale – impact on local residents

Issue raised by residents:

The council are housing people who have a known history of drug dealing in areas where there is known to be an existing problem. They are failing in their duty of care to other residents by doing this.

Background:

There have been ongoing problems in Craven Vale for many years, mainly centred around three local drug dealers on the estate. Two have now been evicted after years of concerted effort by local people, but another two have been housed on the estate by the council. In addition, a vulnerable young tenant has been cuckooed within days of moving into her new flat.

The Residents Association are working closely with the council and police, but know it will take at least 9 months, and possibly years, before these new tenants are evicted for breach of tenancy.

This situation is very frustrating for local residents, especially as those who have recently been moved into the area had a known history of dealing. It is felt that the council are failing in their duty of care to local residents, especially those who are vulnerable, by housing people near to them who have previous convictions for dealing drugs.

Action requested by residents:

It was agreed to raise this at all Area Panels.

A report is requested in relation to pre-tenancy checks prior to allocations for both temporary and permanent tenancies. In particular, what action the council is taking to:

- check the history of tenants before they are housed to ensure they have not previously been evicted for violent offences or drug dealing
- ensure that people who could be vulnerable to cuckooing are not housed in areas where there is a known problem or network of drug dealers
- ensure that their duty of care to existing tenants is balanced against the needs of those they are housing

Officer Response:

Applicants' suitability for allocation to social housing is assessed in accordance with the [Housing Allocations Policy](#). Past convictions are considered as part of the assessment process. Each case is considered individually.

For 'homeless priority' applicants, past convictions would be investigated as part of the homeless assessment process. This assessment is used when allocating temporary accommodation.

If a block or flat is particularly sensitive, then a request can be made for a sensitive let to be considered.

Officer contact details:

Alan Davis, Head of Housing Options,
Alan.Davis@brighton-hove.gov.uk

Specific Action: *No Specific Action.*

Timeline:

Start date:

End date: