

Our Local Lettings Policy



This Local Lettings Plan will be used to prioritise the allocation of the new build affordable rent properties at;

- **Hamminckln Place, Salters Lane, Sedgefield. TS21 3FN**

The affordable rent properties will be owned and managed by Livin Housing Limited. The scheme will be delivered in phases and will encompass;

- 6 x Four bedroom houses
- 22 x Three bedroom houses
- 43 x Two bedroom houses

All allocations will be made through the Durham Key Options Choice Based Lettings system. This LLP will apply to first let only, all future lets will be allocated in line with the Durham Key Options Common Lettings Policy.

CRITERIA

All allocations will be made in line with the Durham Key Options Common Lettings Policy with the addition of the following criteria;

- Priority will be given to applicants with a local connection within the Sedgefield parish boundary.

For the purpose of this Local Lettings Plan “Local Area” refers to the Sedgefield parish boundary. Local connection is defined as follows

- The applicant(s) must be currently resident in the “Local Area” and have lived there for a continuous period of 12 months

or

- The applicant(s) must be in continuous full-time or part-time employment or formal employment training within the Local Area for at least 6 months prior to their housing application date (or date of offer of accommodation).

or

- Applicant(s) living outside the Local Area who have been awarded Welfare Priority following assessment of their housing need(s) within Durham Key

Options and this is specifically to give or receive support. This priority will be considered where a move to the Local Area only would enable support provision; the person(s) giving or receiving the support must live in the Local Area and where failure to deliver this support could result in tenancy / independent housing instability*.

*Appropriate evidence will be required to prove eligibility. This may include third party medical evidence.

Livin Housing Limited will preference to applicants in the following priority order;

1. Local connection
2. Application date

Where no acceptable bids are received from applicants who fulfil the Local Connection criterion within Band 1 or the advertised preference band, we will consider applicants with a Local Connection in the next eligible band and so on.

Where no acceptable bids from applicants with a Local Connection are received, Livin will allocate the applicable property in line with the standard Durham Key Options Common Lettings Policy.

Affordability assessments may be carried out prior to formal offers.

JUSTIFICATION

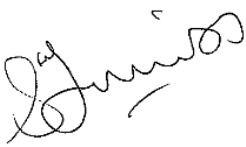
This is a unique development comprising 71 new build homes within Sedgefield and demand is expected to be very high. There is limited affordable housing available in the Local Area and house prices are high resulting in some local people being excluded from the housing market. This Local Letting Policy aims to address that by prioritising households with a Local Connection to the Parish of Sedgefield thus enabling local people access to desirable new homes.

Authorised signatories;



David Rafferty
Livin - Head of Housing Management

Date: 05.02.2020



4.2.21

Stuart Timmiss
Durham County Council - Head of Housing and Development

EFFECTIVE DATE: February 2021

“Local Area” Sedgefield Parish Boundary Map

