

LOCAL LETTINGS POLICY FOR NEW DEVELOPMENT

Scheme	Southfield Road, Hinckley
Landlord	Hinckley and Bosworth Borough Council
Acquisition Date	TBC – Handover expected to begin October 2017
Properties covered by the Local Lettings Policy	<p>Total of 30 rented properties;</p> <p>6 x 1 bed ground floor flats No. 8,10,12,15,17,19 Bennett Close, LE10 1BJ</p> <p>6 x 1 bed first floor flats No. 9,11,14,16,18,20 Bennett Close, LE10 1BJ</p> <p>7 x 2 bed houses No. 1,2,3,4,5,6,7 Bennett Row, LE10 1BF</p> <p>8 x 3 bed houses No. 32,33,34,35,36,37,38,39 Bradley Row, LE10 1BF</p> <p>3 x 2 bed bungalows No. 29,30,31 Bradley Row, LE10 1BF</p> <p>Lettings will be at Affordable Rents. This Local Lettings Policy covers arrangements for the allocation of the rented units within this scheme only.</p>
Purpose of this Local Lettings Policy	<p>Hinckley and Bosworth Borough Council is committed to creating balanced communities and the purpose of this policy is to ensure that the allocations process for these new homes contributes to a sustainable community.</p> <p>The Council’s Housing Allocations Policy will remain the overarching mechanism against which eligibility will be determined and allocations made. Applicants will need to satisfy both the Housing Allocations Policy and the Local Lettings Policy in order to be considered for an allocation on this scheme. In accordance with the Housing Allocations Policy a Local Lettings Policy can be produced in addition to encourage the creation of a settled and balanced community.</p>
Marketing	All properties will be advertised on the Council’s Choice Based Lettings Scheme. Applicants who may wish to be considered for this scheme will need to be accepted and registered with the Council before the properties are advertised in order to bid.
Allocations Criteria	The Council will seek to create a balanced community by allocating a mix of applicants from different housing need bands across the scheme. Whilst we will continue fulfil our obligations to applicants in reasonable preference categories, applicants in lower housing need bands will also have the opportunity to access new housing that would otherwise be

largely unavailable to them. All properties will be allocated in accordance with the Housing Allocations Policy with regard to household eligibility and property type and all the usual criteria will need to be satisfied before an offer can be made. Within each band applicants will be ordered by effective date (length of time within band) and then by registration date.

Each property type will be allocated in the following way. Properties may be advertised individually rather than be multiple advert to ensure the necessary criteria can be applied. Initially, successful applicants may not be made aware of the number of the property that they are to be allocated in order to try to ensure a mix of housing need band across each property type.

2 x ground floor 1 bed flats - **Priority need band only**

2 x ground floor 1 bed flats - **High need band only**

Preference to transfer applicants affected by welfare reform i.e spare room subsidy. In such cases, preference to applicants with clear rent accounts

1 x ground floor 1 bed flat - **Medium need band only**

1 x ground floor 1 bed flat - **Low need band only**

Whilst the ground floor flats do not have any support element e.g emergency alarm, they will be available to bid on for applicants who have a need ground floor accommodation as well as applicants who are considered to have a general housing need. If the properties have specific features such as a level access shower or other mobility facilities they will be advertised as such and the relevant preferences will apply as per the Housing Allocations Policy.

Total = 6 x Ground floor flats

2 x first floor 1 bed flats - **Priority need band only**

2 x first floor 1 bed flats - **High need band only**

Preference to transfer applicants affected by welfare reform i.e spare room subsidy. In such cases, preference to applicants with clear rent accounts

1 x first floor 1 bed flat - **Medium need band only**

1 x first floor 1 bed flat - **Low need band only**

Total = 6 x First floor flats

	<p>3 x 2 bed houses - Priority need band only 2 x 2 bed houses - High need band only Preference to transfer applicants affected by welfare reform i.e spare room subsidy. In such cases, preference to applicants with clear rent accounts</p> <p>1 x 2 bed house - Medium need band only 1 x 2 bed house - Low need band only</p> <p>Total = 7 x 2 bed houses</p> <p>2 x 3 bed houses - Priority need band only 2 x 3 bed houses - High need band only 2 x 3 bed house - Medium need band only 2 x 3 bed house - Low need band only</p> <p>Total = 8 x 3 bed houses</p> <p>1 x 2 bed bungalow - Priority need band only 1 x 2 bed bungalow - High need band only 1 x 2 bed bungalow - Medium and Low band only</p> <p>Bungalows are available to bid on for applicants aged 60 or over and applicants aged 40 or over with a need for this type of accommodation. If the properties have specific features such as a level access shower or other mobility facilities they will be advertised as such and the relevant preferences will apply as per the Housing Allocations Policy.</p> <p>Total = 3 x 2 bed bungalows</p>
<p>Non compliance with the Local Lettings Policy</p>	<p>All properties will be advertised through the Council’s Choice Based Lettings Scheme. However, in some cases it may be necessary for the Council to make a “direct match” or management allocation as described in the Housing Allocations Policy.</p> <p>In the event that insufficient bids are received to meet the requirements for each housing need, a further advert will be placed to give opportunity for applicants who had previously not bid to do so. Allocations for any remaining properties after two advertising cycles which we have been unable to allocate within this Local Lettings Policy, will then be made in accordance with the usual Housing Allocations Policy. This will avoid rent losses and ensure no detrimental impact on the area as a result of properties being left empty long term.</p>
<p>Termination of the Local Lettings Policy</p>	<p>This Local Lettings Policy will apply to first lets on the scheme only. Any future relets will be made in accordance with the Councils Housing Allocations Policy.</p>
<p>Monitoring and Review</p>	<p>This Policy will be reviewed throughout the allocation process to ensure that the objectives are being met and a review may be possible if there is a</p>

	need for this type of policy to be applied in the future.
Equal Opportunities	In producing this Local Lettings Policy, Hinckley and Bosworth Borough Council are required to comply with equality legislation and ensure that there is no unlawful discrimination in the allocation of dwelling.