

Local Lettings Plan
Maes Famau, Llanbedr,
Denbighshire

5.12.19

LOCAL LETTINGS POLICY

1. Introduction

In addition to the Association's current lettings policy (i.e. the partnership arrangement within the Denbighshire Single Access to Housing Register), it intends adopting a local lettings criteria when allocating housing on the site of Maes Famau, Llanbedr Dyffryn Clwyd, Denbighshire.

These criteria have been developed following discussions with the Denbighshire County Council in order to develop a sustainable community and to meet the needs and aspirations of the local community who are currently marginalised in the current housing market.

This policy has a number of specific objectives:-

- To increase stability by reducing the tenancy turnover rate
- To make best use of *specifically adapted homes to as defined by DCC Specialist Housing Group in line with the Denbighshire Single Access to Housing Register (SARTH)*
- To achieve a better balance by the development of a mix of household types.
- To ensure that lettings are not made to households whose previous anti social behaviour was documented and substantial.

The Local Lettings Policy will be pertinent to the first and subsequent let/sale of the properties within the scheme. All properties will be allocated for rent/sale *as tenure neutral* in accordance with Welsh Assembly Government guidelines and regulations, therefore the Association's Sales Policy will apply where applicable. .

2. Priorities

The following priorities will be used to let the properties developed at maes Famau, Llanbedr Dyffryn Clwyd, Denbighshire.

- Priority 1
- a) Applicants who have lived in or have been employed in the **Community of Llanbedr D C** for a continuous period of at least **5 years** at the time of application.
 - b) Applicants who have lived in or have been employed within a **radius of 5 miles of Llanbedr D C** for a continuous period of at least **5 years** at the time of application.
 - c) Applicants who have lived in or have been employed within a **radius of 10 miles of Llanbedr D C** for a continuous period of at least **5 years** at the time of application.
- Priority 2
- a) Applicants who have lived in or have been employed in the **community of Llanbedr D C for a** period of **3 years** at the time of application
 - b) Applicants who have lived in or have been employed within a **radius of 5 miles of Llanbedr D C** for a period of **3 years** at the time of application.

- c) Applicants who have lived in or have been employed within a radius of 10 miles of Llanbedr D C for a continuous period of at least 3 years at the time of application.
- Priority 3 a) Applicants who have previously lived in the community of Llanbedr D C for a period of at least 5 years and wish to return to live there;
- b) Applicants who need to move to the Llanbedr D C community in order to give or receive support to/from an immediate member of family (defined as a parent or child) who have lived within the community for a continuous period of at least 5 years.
- Priority 4 Applicants with a firm offer or have recently taken up employment in the community of Llanbedr D C, and who would otherwise be unable to take up the offer because of the lack of affordable housing.
- Priority 5 Applicants satisfying any of the above criteria in relation to Denbighshire as a whole.

3. Monitoring

The Policy will be reviewed annually to ensure it meets the original aims whilst complying with relevant legislation and to ensure that it does not discriminate unlawfully

The Policy will be reviewed every 12 months

Carol Hooper 5.12.19