

DELEGATED DECISION

Real, Housing Solutions

May 2018

Local Lettings Policy, North Star



Report of Sarah Robson, Head of Economic Development and Housing

Purpose of the Report

- 1 To agree a Local Lettings Policy (LLP) for:

Four new build properties - all 3 bedroom houses, situated at The Green, Newton Aycliffe.

Background

- 2 The intended outcome of this Local Lettings Policy is to:

The LLP will contribute towards balance in the community ensuring that all sections of the community are represented.

- 3 Prioritisation will be as per Durham Key Options scheme with additional criteria:

- Priority for allocations will be given to applicants with a local connection to the area (see definition further below);
BUT
- 60% of the homes (i.e. at least two the four available) will be allocated to applicants engaged in positive activity. This includes Key Workers (Key Worker being defined as employed as part of the Emergency Services, Hospitals, Armed Forces, Schools/Colleges or local industry/manufacturing), those in employment, education, training, volunteering or community work in order to improve the sustainability of the area.

- 4 Applicants will be shortlisted with preference to those with local connection:

- Currently resident in the local area (or; has left the area within the last 6 months and has lived for a continuous period of 12 months prior to either their date of application; or the date that they left the area; and/or

- Currently resident outside of the area who supports or requires support from someone who has been resident in the area for at least 2 years; and/or
- In continuous full or part time work* in the area for at least 12 months prior to the date of application (part time work means a minimum of 16 hours per week)

The local area is defined as Newton Aycliffe in the first instance, followed by the former Sedgefield Borough area and then all other County Durham areas.

5 Additional criteria:

North Star will also:

- Carry out a police check on all applicants prior to an offer being made
- Not consider, any applicant with any records of ASB in the last 5 years

Details of any alternative options considered and rejected when making the decision

6 n/a

Recommendations and reasons

7 To agree the LLP which will ensure people with local connection are given preference for these new builds, but also to ensure a proportion are in work – to improve sustainability.

Decision

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Background papers

- DKO template LLP document (North Star draft)

Contact: John Kelly, CBL Co-ordinator, 03000 262545

Appendix 1: Implications

Finance – none related to DCC

Staffing – none

Risk – none

Equality and Diversity / Public Sector Equality Duty – none

Accommodation – Levels of stock are increased slightly for social housing, and no DCC buildings are affected.

Crime and Disorder – none

Human Rights – none

Consultation – North Star consulted with local residents

Procurement – n/a

Disability Issues – Disabled applicants will qualify for homes but if only if property is suitable ie adaptations available where needed.

Legal Implications – Exemptions given for armed forces and statutory duty homeless applicants fleeing DV.
