



PEAKS & PLAINS
Housing Trust

The Trust

Local Lettings
Policy

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1. INTRODUCTION

- 1.1. The purpose of the Local Letting Policy (LLP) is to allow the Trust to use the allocation process to influence the mix of new households entering a community, to create balanced and sustainable communities.
- 1.2. The Trust has the ability to create LLPs as outlined in the prevailing Allocation Policies of the local authority areas within which we operate. The Trust will only use LLPs in limited circumstances and in consultation with tenants and residents and the local authority.

2. POLICY STATEMENT DEFINITION

- 2.1. The Trust recognises that the application of a LLP can provide a mechanism to allow greater flexibility in the allocation process. However by its very design in promoting one group of applicants it will reduce priority to other groups of applicants.
N.B reduced priority applicant may still be successful if no bids from higher priority applicants are received.
- 2.2. The criteria for allocation will be made available on all choice based lettings adverts to ensure transparency between customer, Local Authority and The Trust. Typically, the additional criteria for an LLP will relate to age (e.g. over 25 years of age) and/or economic activity (e.g. working, volunteering, full time study households)
- 2.3. The Trust's Executive Team will approve LLPs. In considering the merit of applying a LLP to a locality detail of the reasons the LLP will be set out, e.g. incidence of anti-social behaviour, customer satisfaction and tenancy sustainment.
- 2.4. The Trust will review all of the LLPs in operation at least annually.

3. NEW DEVELOPMENTS

- 3.1. For new build schemes, there will be no evidence of community cohesion problems. In the letting of new build estates the Trust will work in partnership with the prevailing local authority and any s.106 requirements. If there is evidence that the first tranche of lettings may create housing management sustainability issues, then a LLP may be considered in response to this.

4. LEGAL FRAMEWORK

- 4.1. The Trust's policies and procedures have been designed in line with all current and relevant legislation, which includes:
- Housing Act 1996
 - Homelessness Act 2003
 - Localism Act 2011
 - Welfare Reform Act 2012
 - The Regulatory Framework for Social Housing In England 2012
 - Equality Act 2010

5. EQUALITY AND DIVERSITY

- 5.1. The Trust will monitor the impact of LLPs to ensure that applicants obtaining affordable housing are from households in housing need through monitoring the Band priority of successful applicants.
- 5.2. Unsuccessful applicants will be given advice and support to apply for accommodation for which they are eligible.

6. RESPONSIBILITY

- 6.1. The Director of Operations will be responsible for the effective implementation of this policy, ensuring that all staff involved in the implementation of this policy and its related procedures are fully trained and aware of their responsibilities.

7. CONSULTATION AND MONITORING

- 7.1. The Trust will consult with tenants and residents in the development of this policy and its implementation.
- 7.2. The Trust Executive management team will receive information on the operation of local lettings schemes and report to Board if appropriate to do so.

8. ASSOCIATED DOCUMENTS

- 8.1.
- Allocation Policy
 - Cheshire Home choice
 - West Cheshire Homes allocations policy
 - High Peak Home Options
 - Tenancy Management Policy
 - Equality and Diversity Policy
 - Cheshire Home Choice Allocation Policy & Procedure

POLICY INFORMATION

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