



**MID DEVON DISTRICT COUNCIL**

**LOCAL LETTINGS POLICY**

**WELLPARKS, CREDITON**

**IN ASSOCIATION WITH THE**

**DEVON HOME CHOICE**

**CHOICE BASED LETTINGS**

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# **Mid Devon District Council**

## **Local Lettings Policy For Well Parks, Crediton**

### **1 BACKGROUND**

#### **Introduction**

- 1.1 Mid Devon District Council (MDDC) has built a new development of 22 properties at Well Parks, Crediton. These properties will be let on affordable rents (80% of the market rent level).

### **2. COMMON POLICIES**

- 2.2 The Policy documents sets out in detail how the scheme will operate, how applicants will be prioritised and how properties will be let.
- 2.3 The Devon Home Choice Policy Document and Mid Devon Housing Services Allocation Policy will also be included with this Local Lettings document.

### **3. ALLOCATION OF WELL PARKS, CREDITON**

#### **Sustainable Communities**

- 3.1 Mid Devon District Council are keen to address the housing needs of local people when allocating the properties at Well Parks, Crediton. Consideration is also been given to the Localism Bill, in particular the Social Housing allocation reform.
- 3.2 Up to 50% will be allocated giving preference to Mid Devon District Council/Registered Social Landlord Tenants.

## **Local Need/Connection Qualification Criteria**

In determining the allocation of these affordable homes the District Council will utilise the following cascading criteria to determine the suitability of potential occupants and will include service personnel who fall within one or more of the reasonable preference categories and who have urgent housing needs.

### Local Need/Connection Qualification Criteria

1. The intended household has been continuously resident in the Parish of Crediton for at least five years in Bands A-D;
2. The intended household is permanently employed in the Parish of Crediton in Bands A – D and whose work is primarily based in this parish. For the purposes of this criteria ‘permanently employed’ means having held a permanent contract for a minimum of 16 hours per week for at least the preceding 6 months;
3. Former residents (who previously lived in the Parish of Crediton for a period of at least three years within the last 10 years. Those in the Armed Forces (definition below) will be considered above those former residents who wish to return to the Parish in Bands A – D;
  - Those who are currently serving in the regular forces or who were serving in the regular forces at any time in the five years preceding their application for an allocation of social housing
  - Bereaved spouses or civil partners of those serving in the armed forces where (i) the bereaved spouse or civil partner has recently ceased, or will cease to be entitled to reside in Ministry of Defence accommodation following the death of their service spouse or civil partner, and (ii) the death was wholly or partly attributable to their service.
  - Current or former members of the reserved forces who are suffering from a serious injury, illness or disability which is wholly or partly attributable to their service.
4. The intended household is in the A – D band and has a close living relation resident in the Parish of Crediton according to clauses 1, in order of preference. This means immediate family members (parents, siblings, dependent and non-dependent children) who themselves live in the parish of Crediton and have done so for at least five years. Exceptional circumstances will be taken into consideration;

5. The intended household have been continuously resident in the Parish of Crediton for six months or more in Bands A – D);
6. The intended household has a local connection to the Parish of Crediton according to clauses 1 – 5, in order of preference, in the E Band where the household income is insufficient to enable them to afford or to sustain to rent or purchase a property suitable for their needs in the parish of Crediton.
7. Those residents with a local connection to Mid Devon District in Bands A-D. For the purposes of determining ‘local connection’ the Devon Home Choice Local Connection Criteria will be used (Section 3.9.4).
8. All Devon Home Choice applicants.

#### **4. GENERAL**

##### **Publicity**

- 4.1 This Policy is a formal document and is not intended to be used as a publicity document.
- 4.2 Full details of the Devon Home Choice Scheme and the Council’s Policies will be produced in leaflet format and on the Council’s website in a user-friendly format.

##### **Policy Review**

- 4.3 The Council’s allocation policy will be monitored regularly and reviewed and updated annually.