

Appendix 4 - Local Lettings Policy

The Council's housing allocations scheme ("the scheme") sets out how the Council arranges for available social housing in the borough to be allocated, in accordance with the Housing Act 1996 Part VI. The scheme is based on a choice based lettings method, where available homes are advertised and qualifying applicants make bids for these homes using points as a form of competitive currency. In certain circumstances prescribed in the scheme the Council may decide not to advertise an available home but may allocate it directly to a qualifying applicant.

The Council may also decide to apply a "local lettings policy" (LLP) to a particular area or development. The Executive Director of Supporting People can set up local lettings plans to help the Council deliver on its priorities, tackle social issues and create sustainable neighbourhoods. To do this, the Council may give priority to different groups of applicants who may not have priority in the wider allocation scheme, give additional priority to certain groups of applicants that are already owed some priority or vary how the Council assesses bedroom need.

Where local lettings policies have been implemented they will be reviewed regularly to make sure that the Council continues to give priority in our allocations to the groups the law says we must give priority to.

Due to the severe level of disruption experienced by the residents of Cartmel, Coniston, Langdale the Council is implementing an LLP covering all tenants in these blocks that express a need to move. The LLP will operate as follows:

1. Any tenant of Cartmel, Coniston and Langdale who applies to the council's housing register after the Cabinet Decision being published will be covered.
2. Any tenant covered by the LLP who is verified as qualifying for the housing register will be awarded a minimum of 1030 points plus any other points they are entitled to under the housing allocations scheme.
3. Tenants awarded these LLP points will be able to bid for homes according to the bedroom standard in the housing allocations scheme (this is not a "like-for-like" scheme).
4. Tenants who are underoccupying will be able to bid for homes on a housing needs plus one bedroom basis.
5. Larger households who require 4 bedroom homes or higher can approach the council to see if the household can be split in order to facilitate a move quicker.
6. Where tenants holding LLP points and bid on any voids in the Regent's Park Ward their bids will be shortlisted in points order separately to and above any bids from bidders who do not have these LLP points. This means they will be shortlisted above residents with higher points who do not qualify for these LLP points. This process will be clearly displayed when such homes are advertised. This over-riding priority does not apply when bidding on any other homes outside of the ward but the minimum of 1000 points will make all bids competitive. Where more than one tenant with LLP points bids on an available home in the Regent's Park Ward and

their points are the same the tenant who has been on the housing register the longest will be prioritised.

6. Where a tenant covered by this LLP has been actively bidding for more than 6 months without success, they can request a direct offer. At the Council's discretion, a suitable direct offer may be made and the suitability of the offer would be for the Council to decide and will take into account the assessed bedroom need, assessed housing and health needs and the areas the tenant would prefer to move to. Due to high need for a limited supply of housing it may not always be possible to make the offer in the area the tenant wants, in which case the offer will be as near as is possible from what is available. Where a direct offer that is suitable is refused, the tenant will revert to having the additional points until the LLP expires.
7. The LLP will next be reviewed after the 19 January 2024.