



Local Lettings Policy

Hallwood Meadows, Yarm

49 Houses:

11 x 3 bed Affordable Rent – 4 person houses
24 X 2 bed Affordable Rent - 3 person houses

(11 x 3 bed Rent to Buy – 3 person houses
3 X 2 bed Rent to Buy – 3 person houses)

Phased January 2026 to October 2027

Lead Officer: Diane Smith, Director of Housing

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1. Introduction

Hallwood Meadows, Yarm is situated to the outskirts area of Stockton on Tees. It is ideally positioned for commuters with Middlesbrough, Eaglescliffe, Ingleby Barwick, Darlington, Stockton and Thornaby within reach.

There are six primary schools and five secondary schools in close proximity.

The area has excellent transport links to A19/A66. Public transport is available from Yarm train station and local bus route. A range of local amenities is available within one mile of the scheme including Yarm town centre.

The weekly rent for the properties has been provisionally set at:

£147.18 - 3 bed house (4 person)

£133.38 - 2 bed house (3 person)

(this may be subject to slight change).

2. Aims

- Through sensitive lettings, this plan aims to create a balance of lifestyles in a stable environment, which promotes a strong sense of community cohesion and long-term sustainability.
- Contribute towards balance in the community ensuring that all sections of the community are represented.
- To assist in the effective control of tenancies to mitigate management problems, all new tenancies will be awarded an Assured Tenancy.

3. Method

All applicants will be assessed in accordance with the terms of the Tees Valley Home Finder, Sub Regional Choice Based Lettings Policy.

To ensure we have a sustainable community we will take the following approach with all applicants expressing an interest in the scheme:

- A full housing 5 year history will be taken and checked at application stage as per their application on Tees Valley Home Finder.
- A home visit will be conducted on selected applicants suitability.
- 2 references will be sourced (1 landlord – 1 character)
- All applicants will be considered based on an affordability check being carried out by our Welfare Benefits Officers (income & expenditure calculation) to ensure the property is affordable to the applicant.
- Any applicant with any record of serious ASB or rent arrears in the last 5 years will not be considered (applicants in receipt of housing costs paid in arrears will not be discounted). Applicants with rent arrears who have a successful repayment plan in existence may not be discounted.
- Allocations will be made on a quota basis to ensure a balanced community and fairness. This means we will select applicants from a variety of bands when shortlisting from the application list.
- We will allocate 50% of the properties from Band 1, the highest priority band. **Preference will be given to households where the Statutory Homeless Duty has been determined by Stockton Borough Council.** The remaining 50% quota banding will be split equally between bands 2 and 3.
- A Mandatory Local Connection to Stockton.

Sustaining a Tenancy

New tenants will be granted an Assured Tenancy. Any breaches will be dealt with in accordance with our policies and procedures.

4. Covenants

The builder has placed restrictive covenants on the development which North Star tenants must comply with:

For a period of 5 years following completion, you cannot add to or structurally alter the homes, erect anything new on the property or erect any fence, hedge or boundary structure on the front or the side boundaries of the property without Duchy's consent. Standard satellite dishes and 6 x 4 ft sheds are permitted;

Not use or suffer to be used any Dwelling on the Property or any part of it or any building on it for any trade business or manufacture (other than office work at home which is not inconsistent with residential occupation) or for any purpose other than as a single private dwellinghouse for the use of one and not more than one family and as regards to the garage site (if any) as a private motor garage and forecourt only provided that nothing in this clause shall prevent the letting of any Dwelling on the Property or use of the Property and the Dwellings on the Property for the provision of affordable housing by a registered provider of social housing in their normal course of business;

Not to use or suffer the Property or any part of it to be used for the keeping or breeding of any poultry, birds, livestock or other animals other than the keeping (but not breeding) of domestic pets (for the avoidance of doubt the term "domestic pets" shall not include chickens or pigeons) and not to permit any such pet to become the cause of nuisance of whatsoever nature;

No 'for sale' or 'to let' boards may be displayed on the property until Duchy has sold all of its units and vacated the estate;

You are not permitted to build over or plant hedging or shrubs on the route of any service apparatus whatsoever or on any easement or protected strip shown on the plot plans;

You are not permitted to replace or change the front door unless it is consistent with the original style, material and colour without permission;

No commercial vehicles are permitted on the estate i.e. no vans trailers, boat, caravans etc- only cars are permitted on the site;

No untaxed or unroadworthy vehicles permitted on the site;

Only standard type TV aerials permitted. Satellite dishes only permitted to the rear the property;

No bins visible at the front of the property except on collection day.

5. Monitoring

The effectiveness of meeting the agreed objectives of this plan will be monitored by North Star Housing with on-going liaison with Stockton on Tees Borough Council.

Tenancy management issues such as Anti-Social Behaviour will be reported by North Star to Stockton on Tees Brough Council to enable them to monitor the progress of the plan and its effectiveness.

6. Review and Reporting

This Lettings Plan will be reviewed on an annual basis.

Relets, refusals, reasons for termination and turnover as a percentage will be monitored and reported on an annual basis. Number of Anti-Social Behaviour cases, types and actions will also be reported to Stockton on Tees Borough Council.